

for sale



Property Marketing Consultants
Sales & Acquisitions

01237 420899

www.markdevitt.co.uk

Fox and Cubs,
Plot 4, East Meadow,
Eastacombe, Barnstaple,
North Devon, EX31 3SZ



STAGS

01271 322833

W T YOUNG & SON
CASTLE DEVELOPMENTS (DEVON) LTD



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*Barnstaple Square 3.5 miles
 Bideford Quay 8.4 miles
 Torrington Square 8.7 miles
 Instow Waterfront 5.3 miles
 Westward Ho! 9.5 miles
 Saunton Sands 11 miles
 South Molton Square 13.7 miles
 M5 Motorway 43.5 miles
 Exeter City Centre 46 miles
 Exeter Airport 54 miles*

- Walls: Render painted in 'Weathershield Extreme', feature brickwork to base and local stone feature wall at entrance
- Roof: Natural slate
- Floor Base: solid concrete and insulated
- Kitchen: 'Wren' range or similar
- Bathrooms: 'Roper' range
- Front Entrance Door: painted steel faced door
- Internal Doors: with oak veneers and chrome fittings
- Flooring to Bedrooms: carpets
- Flooring to Living Rooms: carpets
- Flooring to Hallway; 'Livin click' vinyl flooring and carpet
- Flooring to Bathrooms/Shower Rooms: 'Livin click' vinyl flooring
- Flooring to Kitchen: 'Livin click' vinyl flooring
- Light Fittings: recessed white low voltage units and feature downlights
- Socket Covers: white, some include USB points
- Heating: Under floor, Air Source Heat Pump with mechanical ventilation and heat recovery system
- Windows: triple glazed dual colour white/grey UPVC
- Triple Glazed Exterior Doors:
- Exterior Facings: Soffits and fascias in White UPVC
- Rain Water Goods: Guttering and down pipes in matching anthracite cast iron style pvc.
- Garages: with power, light, and remote electric insulated door
- Driveway: porous pavements, providing ample parking
- Boundary treatments: Feather edged and trellis topped fencing to sides, post and rail fencing with beech hedging to front.
- Gate Pillars: Brick with capping stone (shaped to mimic the roof profile)
- Front Entrance gates: Powder coated and Galvanised entrance gates with electric operation
- Front Pedestrian gate: Powder coated and Galvanised
- Patio: Indian sandstone 'Rivan' slab paving
- Pathway: Indian sandstone 'Rivan' slab with gravel edging
- Outside lighting and Garden taps:
- Gardens: laid to lawn with timber gates to sides

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 Barnstaple, North Devon.
 EX31 3SZ

Price Guide £650,000

East Meadow is a South facing site with uninterrupted country views located just outside Barnstaple on the edge of the popular hamlet of Eastacombe. This very select development is being built by Castle Developments (Devon) Ltd incorporating WT Young & Son. This select site will be made up of just eight properties of varying house and bungalow designs.

Plot 4, offers a great opportunity to the discerning purchaser looking for a quality home, in a country setting yet having the conveniences of modern day living in a brand new energy efficient home set within a generous yet easily manageable plot.

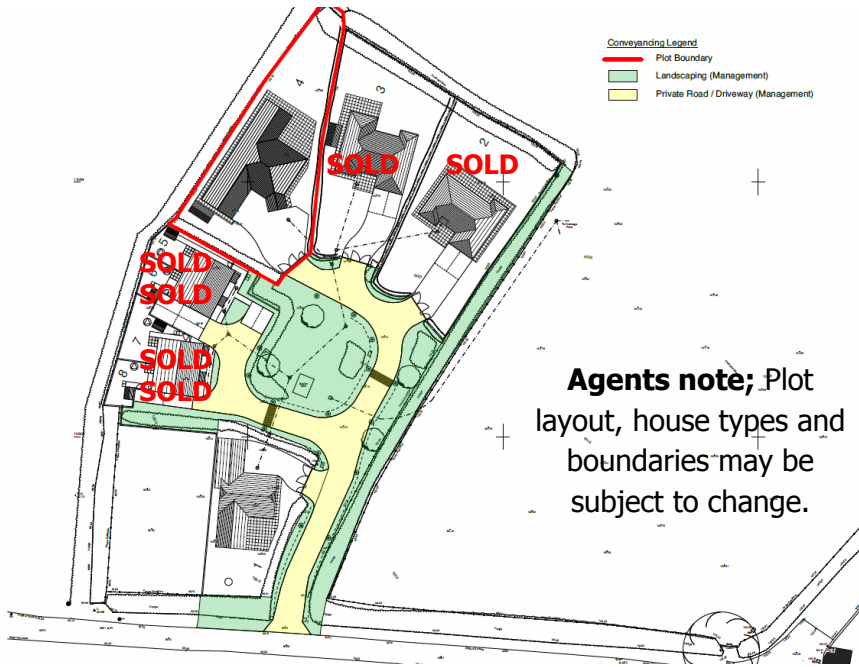
The property is designed for ease of maintenance having low level rendered elevations on a brick plinth with feature stone elevation to the front, a hipped slate roof, UPVC triple glazed windows and exterior doors, powder coated aluminium insulated shutter style electric garage door, PVC soffits, fascias and rainwater goods. The gardens are fully enclosed with hedging and fencing and approached via twin gates to the paved driveway or via pedestrian side gate. A paved pathway extends around the bungalow with side gate. The gently sloping site makes the most of the sun throughout the day.

This is a very rare opportunity to purchase a brand new bungalow in a country setting, in a very much sought after part of the country. Considered ideal with those planning retirement in an area renowned for its amazing scenery and amenities including the beaches, the estuary, Tarka Trail and the national parks.

North Devon is a great place to live and work or even retire to. You will never look back!



Photos of plot 3



Agents note; Plot layout, house types and boundaries may be subject to change.



Castle Developments (Devon) Ltd:

Castle Developments (Devon) Ltd, has evolved from the expansion of established and very well respected local builders W T Young & Son.

Martin Young, Director of Castle Developments and principle of W T Young & Son has been involved in construction all his life, Martin's father William Thomas Young (Bill) was also life served from carpentry apprentice through carpentry lecturer, Building Employers Confederation President until he was head hunted to work in Bermuda. Bill established W T Young & Son in 1978 and ran a highly respected local building firm until he passed it over to Martin in 1998 who has continued with his father's ethos of building select quality homes.

After achieving an honours degree in construction, Martin worked for a national contractor in Avon, Oxfordshire, Gloucestershire and the midlands gaining experience as a quantity surveyor, site engineer and site agent, before joining the family firm in 1993.

Having gained a vast and varied knowledge of the building industry, adopting a "belt and braces" approach to every job and an attitude of quality with a flair for good design means we are the perfect builder for your future home "An Englishman's home is his Castle"

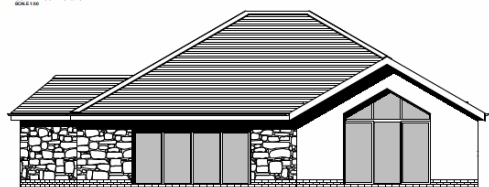
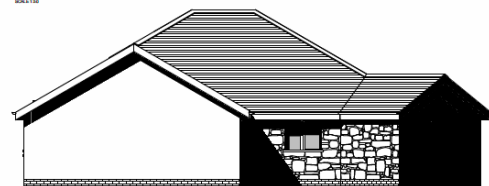
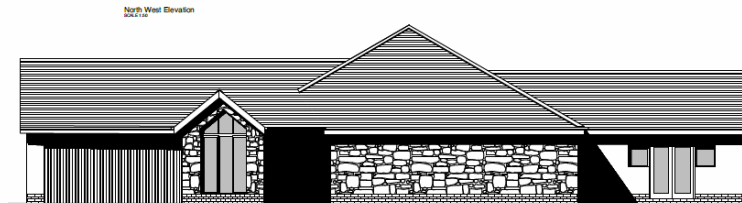
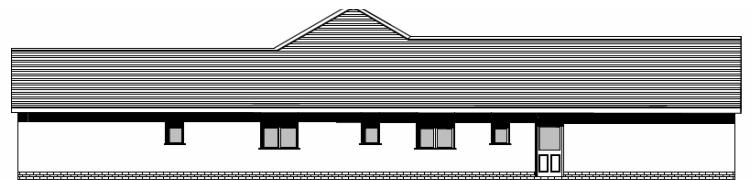
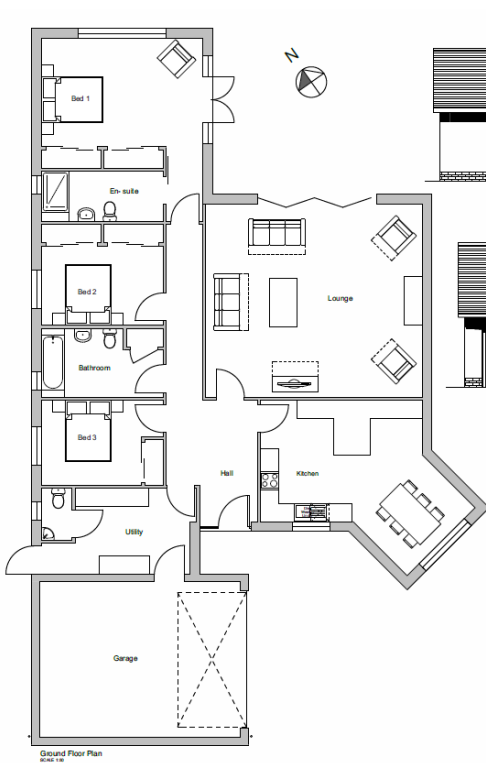
Location: Eastacombe, is a small hamlet situated 3.5 miles southwest of Barnstaple just off the B3232 which connects Barnstaple and Torrington. Conveniently located for easy access to the A39/A361 connecting with North Cornwall to the west and the M5 motorway to the east and the B3232 which connects Torrington with Barnstaple. The nearby village of Tawstock has a delightful thatched primary school and parish church which lies en route to the A377 which connects Barnstaple and Exeter.

Barnstaple is North Devon's regional centre and offers a good selection of High Street and precinct shops, theatre, leisure facilities, hotels, restaurants and secondary schooling. The town has good bus links with nearby towns and coastal villages. A branch line station connects via the Tarka Line with the main line stations at Exeter, an alternative mainline rail link is available at Tiverton connecting with London Paddington in just over 2 hours. The nearest airport is at Exeter.

North Devon's other attractions include the picturesque coastline and popular sandy beaches at Saunton, Croyde, Putsborough, Woolacombe and Westward Ho!, Exmoor National Park, The Tarka Trail popular with cyclists and walkers alike which skirts the edge of The Taw Torridge Estuary and beyond. A number of golf courses are not far away which include Barnstaple, Ilfracombe, Saunton and Westward Ho! The nearby estuary village of Fremington offer a selection of shops and amenities as does Instow which also offers a yacht club and sandy beach.

DIRECTIONS

Leave the A39 at The Roundswell Roundabout, between Barnstaple and Bideford, take the B3232 towards Torrington, proceed up the hill and follow the road for approximately 1 mile then turn left in to the hamlet of Eastacombe, continue along the lane through the hamlet around the left hand bend towards Tawstock and after a short distance you will see East Meadow on the left before you reach the chapel. Use postcode EX31 3NX to locate the development.



Entrance Hall:

Living Room: 23' 7 x 20' 9 (7.19m x 6.32m)

Kitchen: 17' 4 x 13' 1 (5.28m x 3.98m)

Dining Room: 12' 5 x 7' 7 (3.78m x 2.31m)

Bedroom 1: 17' 4 x 11' 8 (5.28m x 3.55m)
plus wardrobes

En Suite:

Bedroom 2: 13' 2 x 8' 7 (4.01m x 2.61m)
plus wardrobes

Bedroom 3: 13' 2 x 9' 3 (4.01m x 2.82m)
including wardrobe

Bathroom: 13' 2 x 7' 5 (4.01m x 2.26m)

Utility Room: 15' 11 x 9' 4 (4.85m x 2.84m)
including cloakroom

Cloakroom:

Double Garage: 22' x 16' 3 (6.70m x 4.95m)

Garden Store: 10' x 8' (3.05m x 2.44m)



Design & Building Services

To arrange a viewing or for more details
please contact
Either of the joint selling agents

www.castledevelopmentsdevonlt



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CONSTRUCTION

Walls

Traditional solid cavity walls – stud walls are 4” with sound deadening quilt and ½” plasterboard and 2 coat skim. Every item is detailed, no ‘flimsy’ timber frame here.

Roof

The roof is covered with class 1 Natural Slate for a great look that will last and last. A complex roof construction with insulation above and beyond current regs.

Flooring

Concrete floors and with above regulation insulation and zoned under floor heating.

Windows

Triple glazed laminated glass to windows and doors with security measures to comply with the new document Q Building Regulations in light grey wood effect outside with contrasting anthracite cills and white finish on the inside. Colour matched cast iron effect pvc rain water goods, white pvc soffits and fascias.

EXTERIOR

Gates

Powder coated and galvanised with electrification opening and trigger on off soft lighting to the gate pillars welcoming you home.

Pathways and Patio

Indian Sandstone slabs to pathways and patio with a gravel margin wrap around the property.

Paving

Block paving to the drive and brick gate pillars that match the home, give a quality feel as you approach.

Garaging

Electrified and insulated, folding panel garage door to get you home in the dry.

Gardens

The generous plot is approached via twin gates to the driveway plus pedestrian gate for visitors. Mature hedgerows and new Beech hedging is secured by post and rail fencing to the front and feather edged fencing to either side hedge to rear. The gardens as a whole are laid to grass and gently slope to the south complimenting the natural contours of the surrounding land.

Security

Triple glazed, multipoint locking on all doors and windows, wired for an alarm, exterior security lighting and electric garage door and electric gates.

INTERIOR

Kitchens

‘Wren’ kitchen or similar.

Bathrooms

‘Roper’ Bathroom and Shower room.

Doors

Contemporary Oak internal doors with partial glazing to kitchen and lounge.

Ironmongery

Quality chrome door handles, latches and matching hinges compliment the contemporary minimalist style.

Lighting

A range of lighting ideas to suit the mood or task, contemporary design and clever additions to the hall, bathroom, en suite and kitchen.

Heating

Turn on the heating from your phone before you arrive! With modern air source heat pumps, underfloor heating and mechanical ventilation with heat recovery; the design is based on low environmental impact, low running cost occupant comfort and health, as well as the future proofing of the system and its longevity.

Insulation

Insulated beyond current regulations means a very efficient environment, both cool in summer and warm in winter; even the garage has triple glazing and an electric door which is made from insulated powder coated aluminium with draft exclusion, cavity insulation also runs in the garage walls together with skimmed ceilings, the garage becomes another room – if only for your treasured car!

Electrical

The whole house is wired with cat6 in all rooms (except bathrooms) for great internet and TV wherever, as well as sensors to bring on soft lighting as you enter rooms and the hallway.

Outside

Electric opening galvanised entrance gates hung on brick pillars, Double width paved driveway leading to double garage. Front garden laid to lawn with pathway leading to front door and around the bungalow, leading to rear terrace and garden laid to lawn. Garden lighting and taps

All of this attention to detail by Castle Developments (Devon) Ltd delivers a new home to be proud of in every aspect.

WARRANTIES

Certification

Castle Developments (Devon) Ltd, are both NHBC and LABC registered and build to required specification and beyond LABC Warranty standards. 10 year LABC Warranty.

Services:

mains electric, water, treatment plant drainage

Residents facilities:

A landscaped residents green with low impact lighting and 'estate' style railings. A block paved roadway serves the East Meadow cul de sac.

Maintenance of Communal areas:

To be maintained by a resident owned management company, each dwelling contributes an equal 1/8 share of the costs; this will cover the electricity for communal lighting and a contribution towards ongoing maintenance of the treatment plant.



Plot 3, Completed and Sold



Plot 2, Completed and Sold





