

for sale



Property Marketing Consultants
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Fox and Cubs,
East Meadow,
Eastacombe, Barnstaple,
North Devon, EX31 3SZ



STAGS

01271 322833

W T YOUNG & SON

CASTLE DEVELOPMENTS (DEVON) LTD

Just completed and ready for early occupation



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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 Class 1 Slate
- Floor Base: solid concrete and insulated
- Kitchen: 'Wren' range or similar with built in 'Neff' appliances
- Bathrooms: 'Roper' range of fitted furniture, anti mist sensor mirrors, spacious showers, feature lighting and fully tiled
- Front Entrance Door: Secure Composite construction with etched glazing.
- Internal Doors: with oak veneers and chrome fittings
- Flooring to Bedrooms: carpets
- Flooring to Hallway, kitchen, study, utility and cloakroom; bespoke vinyl flooring with border detail
- 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: Air Source Heat Pump with mechanical ventilation and heat recovery system, running hot water and zoned smart controlled underfloor heating.
- Windows: triple glazed with with toughened and laminated glass, dual colour white/grey UPVC complimented by chunky natural slate cills
- 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:

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Price Guide in Excess of £725,000

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 is made up of just eight properties; 4 individual luxury bungalows and 4 houses set around a central green.

Fox and Cubs, 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 elevations 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 electric gates to the paved driveway or via pedestrian side gate. A paved pathway extends around the bungalow with side gates. The gently sloping site makes the most of the sun throughout the day. Space for SUV.

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!



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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"

East Meadow, Eastacombe, Barnstaple, North Devon. EX31 3SZ



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.

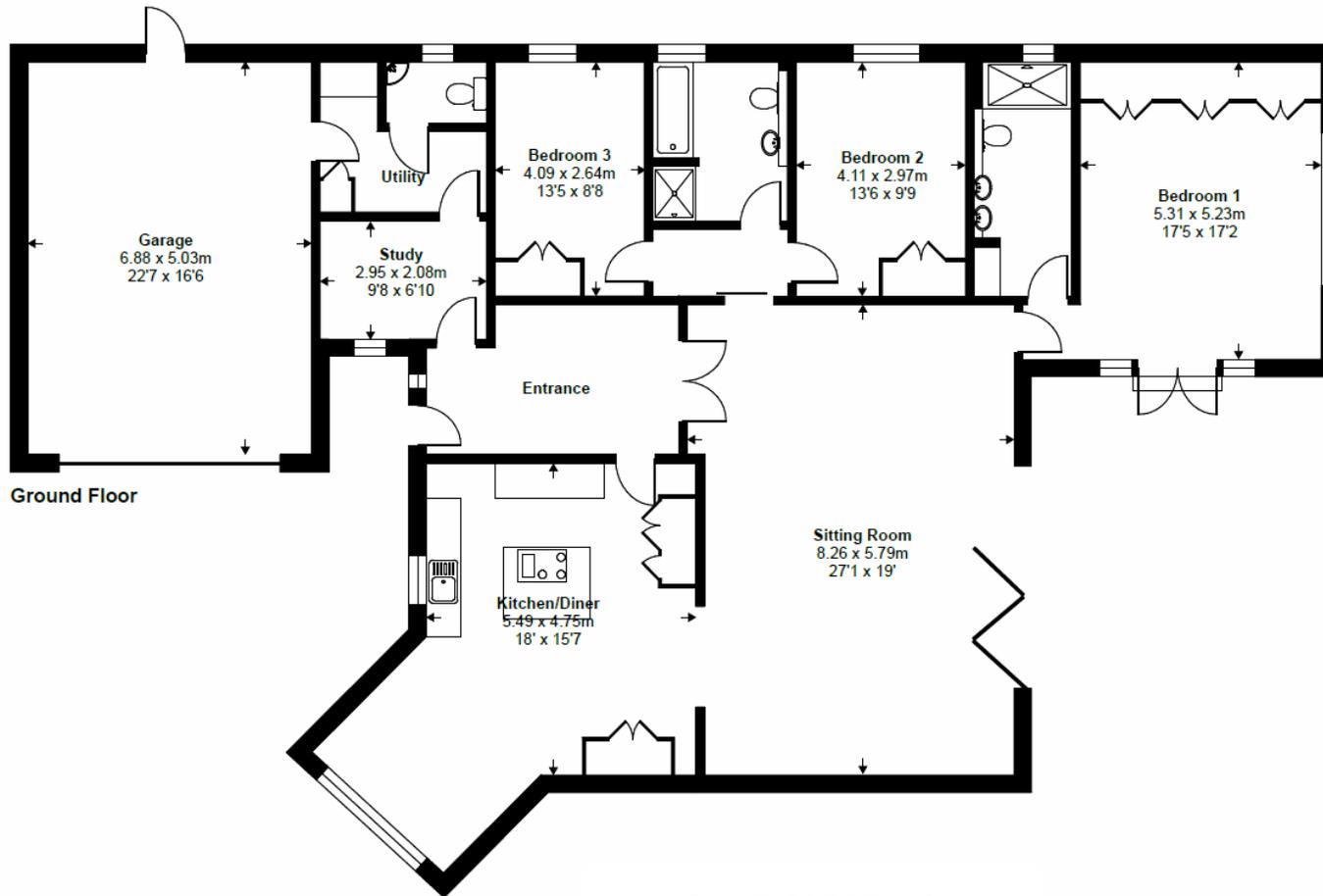
North Devon's other attractions include the picturesque coastline and popular sandy beaches at Saunton, Croyde, Putsborough, Woolacombe and Westward Ho!, Exmoor National Park, The Tarka Trail popular with cyclists and walkers alike which skirts the edge of The Taw Torridge Estuary and beyond. A number 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 3SZ to locate the development.

Approximate Area = 2256 sq ft / 209.6 sq m (includes garage)

For identification only - Not to scale



Ground Floor



Design & Building Services

www.castledevelopmentsdevonltd.co.uk

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

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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 complimented with contrasting natural slate cills and security measures to comply with the new document Q Building Regulations in light grey wood effect outside with natural slate 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, glazed rear door. This space has potential for conversion to further accommodation subject to necessary consents if required. There is ample parking and space for a motorhome, boat or caravan to the side of the bungalow.

Gardens

The gardens are fully enclosed with hedging and fencing. The extensive driveway is approached via twin electric gates, or via pedestrian side gate. The generous plot makes the most of the sun throughout the day with an additional patio area to the top end of the garden, ideal for a summer house or just a bench, with power supplied for any future plans.

Security

Triple glazed windows and doors with multipoint locking together with toughened and laminated glass, gives a super secure surrounding when built into traditional solid masonry, sensor security lighting, electric garage door and electric gates.

INTERIOR

Kitchens

‘Wren’ kitchen or similar with built in Neff (or similar) appliances (‘hide and slide’ oven, combi microwave oven, warming drawer, large induction hob, Kooker hot tap, dishwasher and fridge freezer) All this is stylishly complimented by solid resin limestone worktops and glass splash backs.

Bathrooms

‘Roper Rhodes’ range of fitted furniture with contrasting resin stone solid worktops, slate effect shower trays and a Mira Platinum shower in the master en suite.

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

Digital TV is wired to all bedrooms and lounge which also benefits from cat 6 cabling back to the main internet hub location. The cat 6 cabling is further extended in the loft to 2 further locations for net work access points to boost the whole house wi-fi. Vanity and feature lighting compliment the bathroom and en suite and further feature lighting sets the mood in the extensive kitchen. There are ample USB sockets throughout and dimmable LED lighting in the lounge and dining area. Also provided, is an electrical supply for an electric car charger, ready to connect the appropriate socket. All this together with the many features and appliances mentioned elsewhere, provide a very high specification

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 and W T Young and Son, are both NHBC and LABC registered and build to required specification and beyond. LABC Warranty standards 10 year 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.





