



**STAGS**

The Saunton , Cleave Wood, Bideford, North Devon EX39 4PJ

A prestigious and exclusive new development of eight bespoke architecturally designed houses

Bideford Town 1 mile, Instow/beach 3 miles, Barnstaple 9 miles

- 5 Bedrooms
- 4 Bathrooms
- Double garage with electric doors and car charging point
- Circa 3,500sqft
- Short drive to coast and countryside
- Private, gated development
- Quality internal and external specification
- Freehold

Guide Price £1,350,000

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## SITUATION

Bideford offers a wide range of amenities including many independent shops, butchers, greengrocers, cafes, pubs & highly regarded restaurants. In the prestigious Muddy Stiletto awards 2019 Bideford had more entries across the categories than any other town in Devon! There is a thriving & lively music scene, similarly artists & crafts people abound and North Devon local food producers are renowned in the SW. Bideford has schooling for all ages (public & private), a large selection of supermarkets & an outlet village. There is access to the Tarka Trail from Bideford which affords superb walks and cycle rides extending beyond Torrington and Barnstaple and which form part of the national cycle trail. The popular friendly beach at Instow is around 3 miles away (also accessible via the Tarka Trail), with the renowned coastal town of Westward Ho! even closer with its three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. The regional centre of Barnstaple is approximately 10 miles away. There are also good transport opportunities via the A361 Link Road which connects to the motorway network at Junction 27 of the M5 motorway or via the railway to Exeter

## CLEAVE WOOD

Stags are privileged to bring to the market Cleave Wood, a prestigious and exclusive new development of eight bespoke architecturally designed houses located on the outskirts of the historic market and port town of Bideford and only a short drive to both coast and countryside.

The site itself sits secluded down a single-track lane alongside an ancient wood, with stream and uninterrupted rural views, making it an idyllic location for a luxury cluster of high-end homes.

Uniquely, the eight luxurious properties incorporate a style and design to reflect the tranquil surrounding where some stunning sunset vistas can be enjoyed from the contemporary living spaces, and balconies. Internally, the standard finish will be of high specification but can be 'tweaked' by any purchaser to personalise your own finish.

Each property will benefit from driveway parking, double garage and private terraced gardens.

Created by renowned local architects, Köst, and built to the highest specifications throughout, the homes range in size from 3,000 sqft to 3,500 sqft and are sympathetically designed using materials to complement the surrounding environment.

We envisage Cleave Wood would make a perfect main residence, investment, very successful holiday let, second home or retirement opportunity.

## THE SAUNTON

The Saunton is an exceptional, five bedroom, four bathroom, three story home



with approximately 3,500sqft of very spacious, light and quality accommodation.

On the ground floor there will be two double bedrooms (one en-suite) and an additional gym/snug but could be adapted as another bedroom. You have access to the double garage and a further bathroom and utility room.

The first floor is the real wow factor of the home and includes a stunning open plan kitchen/living/dining area which covers the whole footprint of the home, a fantastic family or entertaining space, this will also include a large terrace with views across the surrounding countryside, perfect for outdoor dining.

The second floor boasts three more double bedrooms with fine views. The principle bedroom will benefit from a large and quality en-suite and fitted wardrobes. All three bedrooms will have access to the terrace and the family bathroom.

## SERVICES

All mains connected. Air source heat pumps. Superfast broadband speeds

## REGISTERING YOUR INTEREST

All plots available are being offered for sale off-plan. All offers will be accepted, Subject to Contract and subject to the buyer depositing with their solicitor a reservation fee of £5,000, which will be held pending exchange of contracts, and deductible from the 10% deposit due on exchange of contracts.

A comprehensive specification will be provided outlining the standard build finishes, which will be of extremely high quality. Optional finishes will be offered by previous arrangement at an additional cost.



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