



The choice of 2 New Houses





# The choice of 2 New

West Buckland, Barnstaple, Devon, EX32 0SE

Within walking distance of village amenities, West Buckland private school. Open countryside & Link Road access nearby.

Construction advancing - The choice of 2 superb brand new detached residences backing onto open fields on the fringe of a favoured village.

- Both very well appointed
- Hall, Cloakroom, Utility room
- Snug/Bedroom 5, 10 Year warranty.
- Underfloor heating by ASHP, Triple Glazed
- Landscaped Gardens, extensive Sun Deck
- Completion anticipated Spring 2023
- Open Plan Living Area/Kitchen
- 4/5 Bedrooms, 3 Bathrooms
- Double Garage, additional Parking
- Freehold. Council Tax band tbc

Guide Price £825,000

## SITUATION AND AMENITIES

Located on the fringe of the pretty village of West Buckland, 1 mile from the A361 North Devon Link Road which leads on, in about 30 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London, Paddington in just over 2 hours. The reputable West Buckland private school for ages 3 to 16+ is less than a mile away or a healthy walk. Exmoor National Park is about a 15-minute drive and the nearest town at Barnstaple is about 6 miles to the west. As the regional centre, Barnstaple houses the area's main business commercial, leisure and shopping venues as well as Pannier market, live theatre and District Hospital. Less than half an hour beyond Barnstaple are the famous surfing beaches at Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe. The nearest International airports are at Bristol and Exeter. The market town of South Molton is also easily accessible.

## DESCRIPTION

This brochure, prepared in conjunction with the developers, Mid Devon Homes Ltd, is to bring an early birds view of what these two new homes are planned to look like once completed. To do this virtual images have been created, derived from the actual computer model that will dictate the final construction. Whilst there can be no substitute for walking the actual floor and rooms in due course, this should allow interested parties to make an informed decision at this early stage in the process, as to whether one of these could be for you. These CGI's and specifications may be subject to change.

Until recent years, the ground the houses will stand on was occupied by a car repair garage which ceased operations in 2018. So if green credentials are important to you, take comfort from the fact that this is a brownfield development and has not come about by paving over any previously pristine pasture or woodland. Furthermore, don't worry - as part of the planning process, extensive testing of the soil and foundations has been carried out and any contamination, safely removed.

Other examples of Mid Devon Homes Ltd projects are available upon request from the selling agents.





**A VIEW FROM THE ROAD**

Here is what passers-by will see of the properties. The two 188 square metre (2020 square feet) houses will be mirror images of each other. Access will be through retracting electric timber gates on to a Herring bone bricked drive with turning space for two cars and access to the integral garage of 25 square metres (270 square feet). A brick wall with decorative panels will delineate the front boundary and a close boarded fence will separate the two plots. As a condition of the planning approval and with the aim of increasing net bio habitat, artificial hedge banks, planted with a mixture of species will flank the sides of the site and a variety of trees will be planted. The elevations will be rendered in an off-white hue under a roof of genuine slate. The double glazed windows and external doors will be grey, low maintenance anodised aluminium. The vast glazed gables do not only flood the living space under the vaulted ceiling interior with light but allow one to take full advantage of the stunning distant views. A step through the bi-fold doors on to the glass and stainless steel railed extensive deck leaves you almost standing in the fields running up to the garden fence at the rear.

**THE INTERIOR**

The floorplans show the bright living space housing the kitchen and flexible living and dining spaces. When something easier is required, a snug lounge is set back in the heart of the ground floor, flanked by utility room, an En-suite bedroom, single bedroom or study, cloakroom and storage cupboard. Upstairs is the third bedroom, family bathroom, the master En-suite with dressing area and glazed doors again overlooking the view. The accommodation allows for bedrooms on the ground floor for those unable to manage the stairs or for future proofing. A bat and a bird box each provide homes for winged visitors too. The bathrooms are planned to feature Lusso Stone sanitary ware made from a resin/stone composite, making them almost shatterproof and featuring a silky matt finish. Oak sliding doors in the master suite's dressing area conceal plentiful hanging space and further shelf space. The family bathroom will echo the theme in the master En-suite.

**SERVICES**

Mains drainage, electricity and water are connected. there is no gas supply in the village. Heating and hot water is to be supplied by air sourced heat pumps. The estimated annual energy consumption to run the pumps is 4,000kw of electricity. This is based on average UK household energy usage statistics and the pumps used having a COP rating of 3. The heating system will be underfloor on the ground floor with radiators at first floor level.

**SPECIAL NOTES**

The planning application number for the project is North Devon District Council 73539. All the related documents can be found by entering that number on the North Devon Council Planning Portal website. Construction is certified by an RICS (Royal Institution of Chartered Surveyors) registered company and Mid Devon Homes Ltd Chartered Surveyors are qualified to the highest standard. A contamination survey was carried out prior to demolishing the original building. Both that and the related remediation strategy report are available upon request. The properties will benefit from a 10-year new home warranty. SAP ratings will be provided when produced. The majority of floors will either be in engineered oak or carpeted the kitchens will be handmade with granite worktops.

**DIRECTIONS**

Entering North Devon on the A361 Link Road, on the outskirts of South Molton cross straight over the Aller Cross roundabout. Continue for about 3 miles and bear right signposted West Buckland and East Buckland. Follow the road for approximately 1 mile and the site will be found on the right-hand side just prior to entering the village, identified by site boards. What3words: concluded/essays/race.





30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

These particulars are a guide only and should not be relied upon for any purpose.

Approximate Gross Internal Area  
(Including Garage / Excluding Void)  
211.5 sq m / 2384 sq ft



Upper Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID 902520)



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London