



turners



Plot 15 Chivenor, Barnstaple, EX31 4BN

£169,995

Tarka's Nook Lodge features a sleek mono-pitch roof, panoramic windows, luxurious interiors with clever storage, modern lighting, a fully equipped kitchen, and a main bedroom en-suite.

Property Description

The Tarka's Nook Lodge— is a striking new addition that sets a fresh benchmark in contemporary, high-quality holiday lodges.

With its sleek mono-pitch roofline, the lodge offers a bold architectural statement, enhancing both space and style. Expansive floor-to-ceiling windows flood the interiors with natural light while framing panoramic views, creating a sense of openness and connection to the outdoors.

Inside, every detail has been carefully designed to maximise comfort and practicality. Clever storage solutions, modern lighting, and refined styling combine to deliver a truly luxurious living environment. The fully equipped kitchen boasts integrated appliances and a premium American-style fridge freezer.

The shower room offers generous proportions and a large, domestic-style shower, while the master suite is a sanctuary of its own, complete with private en-suite and an impressive array of fitted wardrobes.

With its innovative design and uncompromising attention to detail, Tarka's Nook Lodge is a standout addition to the range.

Location

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Gold Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Agent Notes

Open for 11 months of the year (closed Feb)
99 year lease (commencing from new purchase)
Annual Service Charge - £4800 including VAT

****All location and marketing images provided are for marketing purposes only and will differ from each plot location****

****Note the specification can differ across the range of models****

Directions

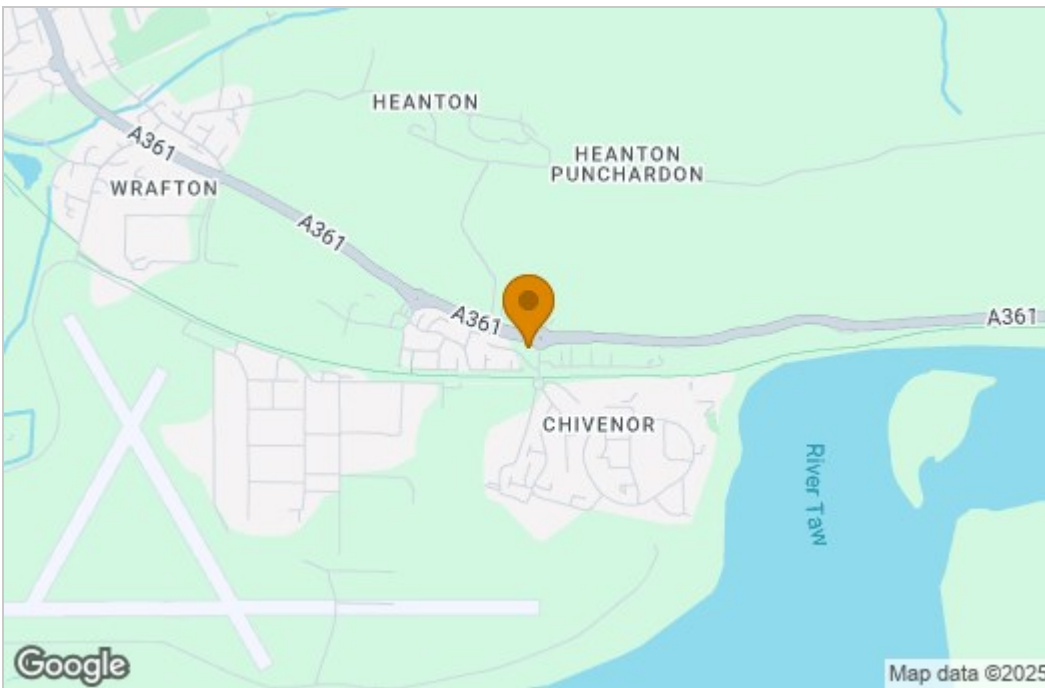
From our office, head east on Caen Street towards the

A361. Once you reach the second traffic lights, turn right onto A361 towards Barnstaple. At the roundabout, take the first exit and follow the A361 towards Barnstaple. Continue over the first roundabout, at the next roundabout a short distance after take the first exit, left into Chivenor Park, follow the road around to your right where reception will be found immediately in front of you and a sales team member will greet you.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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