



LONG CLOSE

LANDKEY

Established in the region for over 75 years, Pearce Homes take pride in their commitment to providing homes of quality and style in superb locations, and are pleased to introduce an exciting new development in rural North Devon.

Landkey Parish nestles perfectly in the rolling North Devon countryside. It is a village which remains largely unspoilt and retains much of the character of a rural country community.

Originally a Saxon farming area, Landkey became a parish in its own right during the 12th Century. The church, an attractive building, entirely late 15th Century, except for the chancel which was rebuilt in 1870, is dedicated to St Paul.

Landkey is also quite famous for its Mazzard fruit which was discovered by local farmers in the early 1900s. Landkey Parish Council has rescued Mazzard trees from the brink of extinction. The sweet cherry was once common in North Devon, but had almost died out when the parish council won a grant to pave the way for creating a new orchard as part of a wider Millennium Green project.

Landkey itself offers a village hall, shop, church, primary school and local pub. Although a rural location, Landkey is ideally situated, being only 3 miles from North Devon's regional centre of Barnstaple. Barnstaple offers a wide range of facilities with its local and high street shops, train and bus stations, theatre and leisure facilities.

The sandy beaches of Saunton, Croyde, Putsborough and Woolacombe are within easy motoring distance, as is the dramatic and picturesque North Devon Coastline. North Devon has become the 12th location to be selected as a World Surfing Reserve.

The south west coastal path is easily accessible and Exmoor National Park is on the doorstep offering hiking, horse riding and amazing scenery.

You can join the Tarka Trail and experience the journey taken by the otter that inspired Henry Williamson's much-loved novel 'Tarka the Otter.'



The Tamar

2 BEDROOM | PLOTS 1*, 2, 13 & 14

The Tamar is a pleasant semi-detached home, with two double bedrooms and generous reception space.

The ground floor comprises entrance hall, guest cloakroom, open plan kitchen, lounge and dining area with French doors opening out on to the enclosed rear garden. To the first floor are two double bedrooms served by a family bathroom.

This home has the benefit of allocated parking.

* Plot 1 has a bay window in the dining area. Image and floor plans are for plot 1.



| | | | |
|------------------------------|---|--|--|
| Kitchen, Dining, Lounge Area | 4.84m [‡] x 7.67m [‡] | | 15' 11 [‡] x 25' 2 [‡] |
| Bedroom 1 | 4.10m x 2.75m | | 15' 3 x 9' |
| Bedroom 2 | 4.84m [‡] x 2.58m [‡] | | 15' 11 [‡] x 8' 6 [‡] |

[‡] Maximum



GROUND FLOOR



FIRST FLOOR

The Burrator

3 BEDROOM | PLOTS 3, 4, 5, 9, 10 & 20*

The Burrator is a well-proportioned three-bedroom family home.

The entrance hall guides you into the home, which comprises ground floor guest cloakroom and open plan kitchen, dining area and lounge with French doors opening out onto the enclosed rear garden. To the first floor you will find master bedroom with en-suite, and two further bedrooms served by a family bathroom.

The Burrator has the benefit of an attached garage and off-road parking.

* Plot 20 has a bay window in the dining area. Image and floor plans are for plot 20.



| | | | |
|------------------------------|---|--|--------------------------------------|
| Kitchen, Dining, Lounge Area | 5.18m [‡] x 9.25m [‡] | | 17 [‡] x 30' 4 [‡] |
| Bedroom 1 | 3.05m x 3.46m | | 10' x 11' 4 |
| Bedroom 2 | 3.05m x 3.72m | | 10' x 12' 2 |
| Bedroom 3 | 2.66m x 2.01m | | 8' 9 x 6' 7 |

[‡] Maximum



GROUND FLOOR



FIRST FLOOR

The Colliford

3 BEDROOM | PLOTS 7, 8, 11 & 19

The Colliford is a sizeable three-bedroom family home

The ground floor comprises a kitchen/diner and separate lounge; both rooms with French doors opening out onto the enclosed rear garden. To the first floor are master bedroom with built in wardrobe and en-suite, two further bedrooms and a family bathroom.

The Colliford also has an attached garage and off road parking.

Plots 7, 8 & 11 are detached. Plot 19 is link detached.



| | | |
|------------------|---|--|
| Kitchen / Dining | 4.57m [†] x 5.20m [†] | 15 [†] x 17' 1 [†] |
| Lounge | 5.20m x 3.56m | 17' 1 x 11' 8 |
| Bedroom 1 | 3.88m [†] x 3.60m [†] | 12' 9 [†] x 11' 10 [†] |
| Bedroom 2 | 3.37m x 3.05m | 11' 1 x 10' |
| Bedroom 3 | 3.37m x 2.03m | 11' 1 x 6' 8 |

[†] Maximum



The Meldon

4 BEDROOM | PLOTS 6 & 12

The Meldon is a splendid four-bedroom detached family home with an attached garage and off-road parking.

The ground floor comprises entrance hallway with guest cloakroom, leading to a kitchen/dining room, utility room and separate lounge, with bi-fold doors opening out on to the enclosed garden. To the first floor are the master bedroom and bedroom 2, both with an en-suite and two further bedrooms serviced by the family bathroom. This property would nicely lend itself to 'working from home.'



| | | | |
|------------------|----------------------------|--|-----------------------------|
| Kitchen / Dining | 4.86m x 3.29m | | 15' 11 x 10' 9 |
| Lounge | 4.86m x 5.33m [†] | | 15' 11 x 17' 6 [†] |
| Bedroom 1 | 3.54m x 3.52m | | 11' 7 x 11' 7 |
| Bedroom 2 | 3.35m x 3.03m | | 11' x 9' 11 |
| Bedroom 3 | 4.75m x 2.70m | | 15' 7 x 8' 10 |
| Bedroom 4 | 2.36m x 2.04m | | 7' 9 x 6' 8 |

[†] Maximum



Specification

| | The Tamar | The Burrator | The Colliford | The Meldon |
|--|-----------|--------------|---------------|------------|
| GENERAL FEATURES | | | | |
| 10 year NHBC guarantee | ✓ | ✓ | ✓ | ✓ |
| Efficient air source heat pump providing central heating and hot water | ✓ | ✓ | ✓ | ✓ |
| UPVC factory double glazed windows incorporating 'K' glass | ✓ | ✓ | ✓ | ✓ |
| Multi-point security to all windows & doors | ✓ | ✓ | ✓ | ✓ |
| Glass reinforced polymer front door | ✓ | ✓ | ✓ | ✓ |
| EXTERNAL FEATURES | | | | |
| External lighting | ✓ | ✓ | ✓ | ✓ |
| Mains door bell push and chime | ✓ | ✓ | ✓ | ✓ |
| PVCu rainwater systems | ✓ | ✓ | ✓ | ✓ |
| Single garage | | ✓ | ✓ | ✓ |
| Parking space | ✓ | ✓ | ✓ | ✓ |
| Patio area to garden | ✓ | ✓ | ✓ | ✓ |
| Turf to front and rear gardens | ✓ | ✓ | ✓ | ✓ |
| INTERNAL FEATURES | | | | |
| Plain smooth plaster ceilings | ✓ | ✓ | ✓ | ✓ |
| Internal walls to have skim plaster finish | ✓ | ✓ | ✓ | ✓ |
| Oak veneer internal doors | ✓ | ✓ | ✓ | ✓ |
| Mains smoke detectors with battery back-up | ✓ | ✓ | ✓ | ✓ |
| TV points to lounge, kitchen/dining room and all bedrooms | ✓ | ✓ | ✓ | ✓ |
| BT points to hall and smallest bedroom | ✓ | ✓ | ✓ | ✓ |
| White flat plate electrical fittings | ✓ | ✓ | ✓ | ✓ |
| KITCHEN / UTILITY | | | | |
| Individually designed kitchen to include choice of door, worktops, upstands and handles* | ✓ | ✓ | ✓ | ✓ |
| Canopy extractor hood | ✓ | ✓ | ✓ | ✓ |
| Bosch built in single oven | ✓ | | | |
| Bosch built in double oven | | ✓ | ✓ | ✓ |
| Bosch induction hob | ✓ | ✓ | ✓ | ✓ |
| Integrated dishwasher | ✓ | ✓ | ✓ | ✓ |
| Integrated fridge / freezer | | | ✓ | ✓ |
| Franke inset stainless steel sink with Hansgrohe single lever mixer tap | ✓ | ✓ | ✓ | ✓ |
| Pelmet lighting to kitchen wall units | ✓ | ✓ | ✓ | ✓ |
| Plumbing for washing machine | ✓ | ✓ | ✓ | ✓ |
| BATHROOM / EN-SUITE / CLOAKROOMS | | | | |
| Roca white sanitaryware with Hansgrohe chrome brassware | ✓ | ✓ | ✓ | ✓ |
| Choice of wall tiling * | ✓ | ✓ | ✓ | ✓ |
| Shower enclosure (in en-suite bathrooms) | | ✓ | ✓ | ✓ |
| Shower over bath | ✓ | | | |
| Towel radiators (bathrooms and en-suites) | ✓ | ✓ | ✓ | ✓ |

Site plan

- The Tamar: Plots 1, 2, 13 & 14
- The Burrator: Plots 3, 4, 5, 9, 10 & 20
- The Colliford: Plots 7, 8, 11 & 19
- The Meldon: Plots 6 & 12





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www.pearcehomes.co.uk

Brannam Crescent, Roundswell Business Park, Barnstaple, EX31 3TD

01271 345 261

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