




Lower Abbots
BUCKLAND BREWER



ABOUT BUCKLAND BREWER

Established in the region for over 70 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 Buckland Brewer, North Devon.

The Parish of Buckland Brewer is a rural one, encircled by fields, woods and moorland. People have lived in Buckland for over 1000 years and historically the economy of the parish was rooted in agriculture.

Lower Abbots occupies a delightful position in this traditional Devon village. And the village itself has the benefit of a community run shop, church, village hall, 13th century inn, a primary school and under 5's pre-school.

Although a rural location Buckland Brewer is ideally situated, being only 6 miles away from the Market Towns of Bideford and Torrington.

Torrington is a friendly, traditional market town with many award-winning shops, master butchers and bakers, offering quality local produce. The refurbished Victorian Pannier Market also houses a variety of shops and craft workshops, selling local produce, unusual gifts and collectables. Torrington amenities also include schools, health centres, cottage hospital, theatre, supermarkets and a building society.

Once described by the Victorian novelist Charles Kingsley as "The Little White Town, Bideford today is both a thriving market town and working port with much to offer visitors. Amongst the many buildings and places of interest you will find the historic covered Pannier Market, dating from 1883, which holds a market every Tuesday and Saturday. Alongside the history you will find modern shopping amenities, bars and restaurants.



THE BEECH

2 BEDROOM · PLOTS 1, 9, 10, 12, 13, 14, 15, 17, 20, 21, 25

The Beech is the ideal starter/investment home, with two double bedrooms and generously proportioned reception space.

The ground floor comprises a kitchen, cloakroom and good-sized lounge/dining room with under stairs storage cupboard and sliding patio doors opening out onto the enclosed rear garden. To the first floor are two double bedrooms served by a family bathroom.

Plots 9 & 10, 12 & 13 and 14 & 15 are link semi-detached and have the benefit of a garage and off-road parking. Plots 17 and 25 are detached with a garage and off-road parking. Plot 1 has off road parking and plots 20 and 21 have allocated parking.



GROUND FLOOR



FIRST FLOOR

'L' Shape Lounge / Dining Area:
4.23m* x 4.88m* · 13' 11" x 16"

Kitchen:
3.15m x 3.06m · 10' 4" x 10"

Bedroom 1:
4.23m* x 2.85m* · 13' 11" x 9' 4"

Bedroom 2:
4.23m* x 2.93m* · 13' 11" x 9' 7"

* maximum dimension



THE ASH

2 BEDROOM · PLOT 22

Kitchen / Dining / Lounge:
4.94m* x 7.27m* · 16' 2" x 23' 10"

Bedroom 1:
3.84m x 3.19m · 12' 7" x 10' 6"

Bedroom 2:
3.97m x 2.64m · 13' x 8' 8"

* maximum dimension



GROUND FLOOR



FIRST FLOOR

The Ash is a pleasant semi-detached home, with two double bedrooms and generously proportioned reception space.

The ground floor comprises open plan kitchen, lounge and dining area with sliding patio doors opening out onto 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.



THE ROWAN

2 BEDROOM · PLOT 32

The Rowan is an appealing detached two bedroom home.

The ground floor comprises open plan kitchen, lounge and dining area and features sliding patio doors opening out onto the enclosed rear garden. There is also a guest cloakroom. To the first floor are two bedrooms served by a family bathroom.

This home has the benefit of off-road parking.



GROUND FLOOR



FIRST FLOOR

Kitchen / Dining / Lounge:
7.27m* x 4.57m* · 23' 10" x 15'

Bedroom 1:
3.75m* x 3.36m* · 12' 4" x 11"

Bedroom 2:
2.56m x 2.56m · 8' 5" x 8' 5"

* maximum dimension



THE MAPLE

3 BEDROOM · PLOTS 2, 6, 7, 16, 27, 28, 31, 33, 34

Lounge:
5.58m x 3.22m · 18' 4 x 10' 7

Kitchen / Dining:
4.91m x 3.11m · 16' 1 x 10' 2

Bedroom 1:
3.14m x 3.00m · 10' 4 x 9' 10

Bedroom 2:
3.14m x 2.97m · 10' 4 x 9' 9

Bedroom 3:
3.34m x 2.31m · 10' 11 x 7' 7



GROUND FLOOR



FIRST FLOOR

The Maple is a well-proportioned detached three bedroom family home.

The entrance hall guides you into the home, with the ground floor offering kitchen/dining room, lounge, cloakroom. The first floor comprises master bedroom with en-suite, and two further bedrooms served by a family bathroom.

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



THE ELM

3 BEDROOM · PLOTS 3, 8, 11, 35

The Elm is an impressive three bedroom, detached home with a garage and off-road parking.

The welcoming hall guides you to a kitchen/dining room with bi-fold doors (plots 3, 8 & 35) and sliding patio doors (plot 11) opening onto the garden area. The ground floor also comprises a cloakroom and sizeable lounge. To the first floor are a master bedroom with en-suite and built-in wardrobes, and two further bedrooms served by a family bathroom.



GROUND FLOOR



FIRST FLOOR

Lounge:
5.34m x 3.12m · 17' 6 x 10' 3

Kitchen / Dining:
5.36m x 3.47m* · 17' 7 x 11' 5*

Bedroom 1:
4.31m* x 3.02m** · 14' 2* x 9' 11**

Bedroom 2:
3.18m x 3.03m · 10' 5 x 9' 11

Bedroom 3:
3.18m x 1.89m · 10' 5 x 6' 2

* maximum dimension **minimum dimension



THE BIRCH

3 BEDROOM · PLOTS 18, 19, 23, 24

Kitchen / Dining:
5.82m* x 3.04m* · 19' 1" x 10"

Lounge:
4.08m x 3.53m · 13' 5" x 11' 7"

Bedroom 1:
3.51m x 3.04m · 11' 6" x 10'

Bedroom 2:
3.21m x 3.21m · 10' 6" x 10' 6"

Bedroom 3:
2.95m* x 2.49m* · 9' 8" x 8' 2"

* maximum dimension



GROUND FLOOR



FIRST FLOOR

The Birch a is three bedroom home with allocated parking.

The ground floor comprises a kitchen/dining area with sliding patio doors opening onto the enclosed rear garden, cloakroom and good-sized lounge. To the first floor are three bedrooms served by a family bathroom.

Plots 18, 19 and 23 are semi-detached homes and plot 24 is detached.



THE CEDAR

4 BEDROOM · PLOTS 4,5, 29

The Cedar is a wonderful four bedroom detached family home with a garage and off-road parking.

The ground floor comprises entrance hallway with guest cloakroom, kitchen/dining room, utility room and sizeable lounge. To the first floor are the master bedroom with en-suite and three further bedrooms served by the family bathroom. This property would easily lend itself to 'working from home'.



GROUND FLOOR



FIRST FLOOR

Kitchen / Dining:
7.50m x 3.06m** · 24' 7 x 10' 1"

Lounge:
4.96m x 3.59m · 16' 3 x 11' 9

Bedroom 1:
3.62m x 3.62m · 11' 11 x 11' 11

Bedroom 2:
3.97m x 2.74m · 13' x 9'

Bedroom 3:
3.02m x 2.26m · 9' 11 x 7' 5

Bedroom 4:
2.85m x 2.64m · 9' 4 x 8' 8

** minimum dimension



THE WILLOW

4 BEDROOM · PLOTS 26, 30

Kitchen / Dining:
6.26m* x 3.84m* · 20' 6" x 12' 7"

Lounge:
5.53m x 3.95m · 18' 2" x 13'

Bedroom 1:
3.81m* x 3.17m · 12' 6" x 10' 5"

Bedroom 2:
3.93m x 2.98m · 12' 11" x 9' 9"

Bedroom 3:
2.77m x 2.64m · 9' 1" x 8' 8"

Bedroom 4:
2.98m x 2.21m · 9' 9" x 7' 3"

* maximum dimension



GROUND FLOOR



FIRST FLOOR

The Willow is a splendid four-bedroom detached family home with a double garage and off-road parking.

The ground floor comprises entrance hallway with guest cloakroom and open plan kitchen/dining/lounge with bi-fold and sliding patio doors opening out onto the enclosed rear garden. To the first floor are the master bedroom with en-suite and three further bedrooms serviced by the family bathroom. This property would nicely lend itself to 'working from home'.

SPECIFICATION

THE BEECH THE ASH THE ROWAN THE MAPLE THE ELM THE BIRCH THE CEDAR THE WILLOW

GENERAL FEATURES	THE BEECH	THE ASH	THE ROWAN	THE MAPLE	THE ELM	THE BIRCH	THE CEDAR	THE WILLOW
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 and doors	✓	✓	✓	✓	✓	✓	✓	✓
Glass reinforced polymer front door	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL FEATURES								
External lighting	✓	✓	✓	✓	✓	✓	✓	✓
Mains door bell push and chime	✓	✓	✓	✓	✓	✓	✓	✓
PVCu rainwater systems	✓	✓	✓	✓	✓	✓	✓	✓
Single garage	Yes, except Plots 1, 20 & 21	-	-	✓	✓	-	✓	-
Double garage	-	-	-	-	-	-	-	✓
Off road parking/allocated parking **	Plots 1, 20 & 21	✓	✓	-	-	✓	-	-
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 stile and rail 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 *	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel extractor hood	✓	✓	✓	✓	✓	✓	✓	✓
Bosch built in single oven	✓	✓	✓	-	-	-	-	-
Bosch built in double oven	-	-	-	✓	✓	✓	✓	✓
Bosch ceramic hob	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	-	-	-	✓	✓	✓	✓	✓
Integrated fridge/freezer	-	-	-	-	-	-	-	✓
Inset stainless steel sink with single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Pelmet lighting to kitchen wall units	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing for washing machine	✓	✓	✓	✓	✓	✓	✓	✓
BATHROOM / EN-SUITE / CLOAKROOMS								
White sanitaryware with chrome brassware	✓	✓	✓	✓	✓	✓	✓	✓
Choice of wall tiling *	✓	✓	✓	✓	✓	✓	✓	✓
Shower enclosure (in en-suite shower rooms)	-	-	-	✓	✓	-	✓	✓
Shower over bath	✓	✓	✓	-	-	✓	-	-
Towel radiators (bathrooms and en-suites)	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket	✓	✓	✓	✓	✓	✓	✓	✓

SITE PLAN



The Beech: plots 1, 9, 10, 12, 13, 14, 15, 17, 20, 21, 25
The Ash: plot 22

The Rowan: plot 32
The Maple: plots 2, 6, 7, 16, 27, 28, 31, 33, 34

The Elm: plots 3, 8, 11, 35
The Birch: plots 18, 19, 23, 24

The Cedar: plots 4, 5, 29
The Willow: plots 26, 30

DIRECTIONS

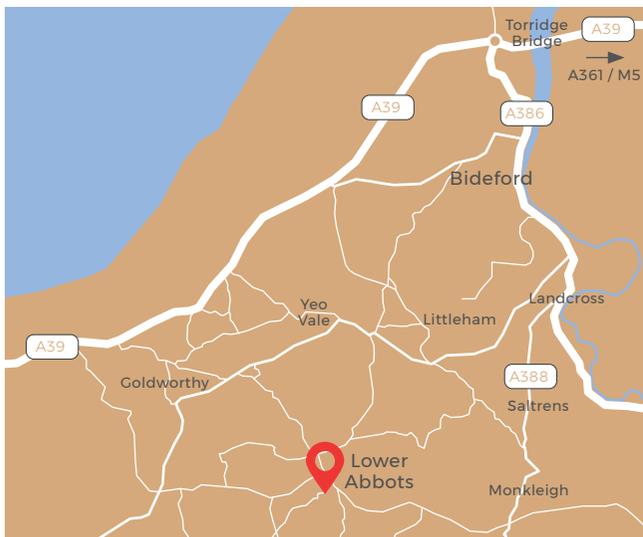
For sat nav devices use postcode EX39 5HY

From the A39 Bideford (Atlantic Highway)

After crossing the Torridge Bridge take the 1st exit at the roundabout, signposted Bideford, onto Heywood Road. Continue along this road for approximately 1 mile to the end of Bideford Quay. At the Old Bideford Bridge roundabout take the 2nd exit onto New Road/A386. At the next roundabout take the 1st exit and continue along the A386. After 1½ miles turn right signposted Littleham/Buckland Brewer/Parkham/Bradworthy. After 2.7 miles turn left sign posted Buckland Brewer. Follow this road into the village and continue past the primary school. After the primary school, take the first left into Hillpark and follow the estate road. You will find Lower Abbots located at the end of Hillpark estate road.

From M5 Motorway

Exit M5 at Junction 27 take the A361 signposted Barnstaple/Tiverton. After approximately 50 miles arrive at Bideford and follow directions above.





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