

The Grange

Bideford





DEVON
SHIRE
HOMES



The Grange

Bideford

A collection of stylish
new homes on the edge
of Bideford, an historic
port town by the River
Torridge in North Devon.

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Design & direction — Believe in®
Landscape photography (excl. p10) — Adam Burton
Show home photography (excl. p7) — Ryan Watts (Panoptic Motion)



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THE DEVELOPMENT

The Grange is a collection of 225 homes, including one and two bedroom apartments and two to five bedroom houses. Located on the rural edge of Bideford, the development offers new homes close to open green space, but is conveniently placed for local facilities and connections further afield.

The Grange comprises a range of house styles, with carefully designed exteriors that blend with their surrounding environment. Each offers practical and modern interior living spaces, resulting in stylish homes that remain sympathetic to the local landscape.

The development provides easy access to the town centre across Bideford Long Bridge, and to the A39 Atlantic Highway which links North Devon and Cornwall. Local amenities on both sides of the river include supermarkets, restaurants, pubs, a leisure centre, and schools for all ages.





LEFT

Bicton Formal & Bideford Formal house types

ABOVE

Modbury house type





ABOVE & RIGHT
Typical Devonshire Homes interiors — not site specific



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THE LOCATION

Bideford spans the River Torridge, which opens out to the sea five miles down the river. This stunning North Devon location offers a wonderful balance of coastal and countryside living in a thriving market town.

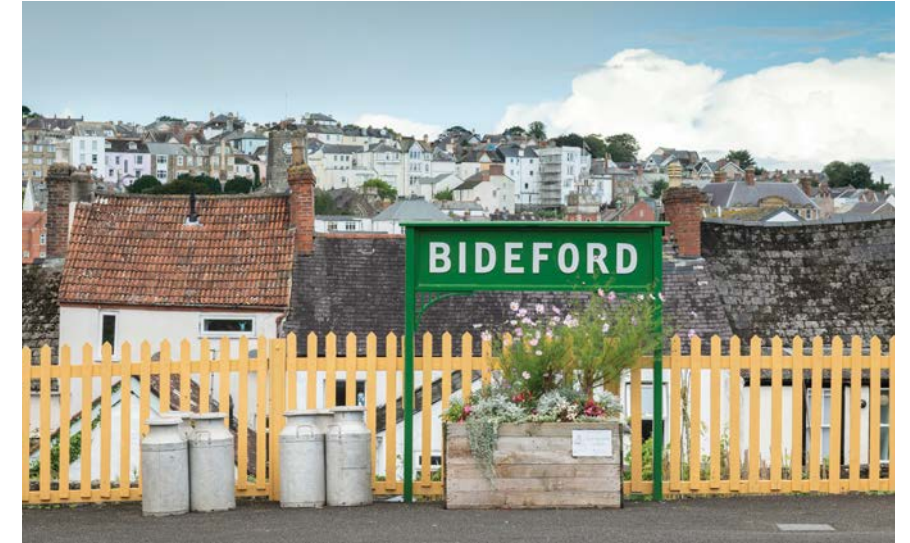
The town has plenty of cafés, pubs and restaurants for dining out, and the historic Pannier Market houses independent shops alongside artisan studios and a twice-weekly market. Victoria Park provides outdoor space for sporting activities, as well as play areas, a paddling pool, and the Burton at Bideford art gallery and museum.

The Tarka Trail, a 180 mile walking and cycling route inspired by Tarka the Otter's travels in the famous novel, passes through Bideford whilst taking in beautiful scenery. The nearby villages of Instow and Appledore sit on opposite banks of the River Torridge where it meets the River Taw at the estuary.

RIGHT

Bideford Long Bridge, known locally as the Old Bridge





LEFT & ABOVE

Northam Burrows and Westward Ho! beach
& Bideford Railway Heritage Centre

The North Devon coastline is a dramatic and diverse landscape, from tall rugged cliffs to long dune-backed beaches — rich in wildlife, and dotted with picturesque villages.

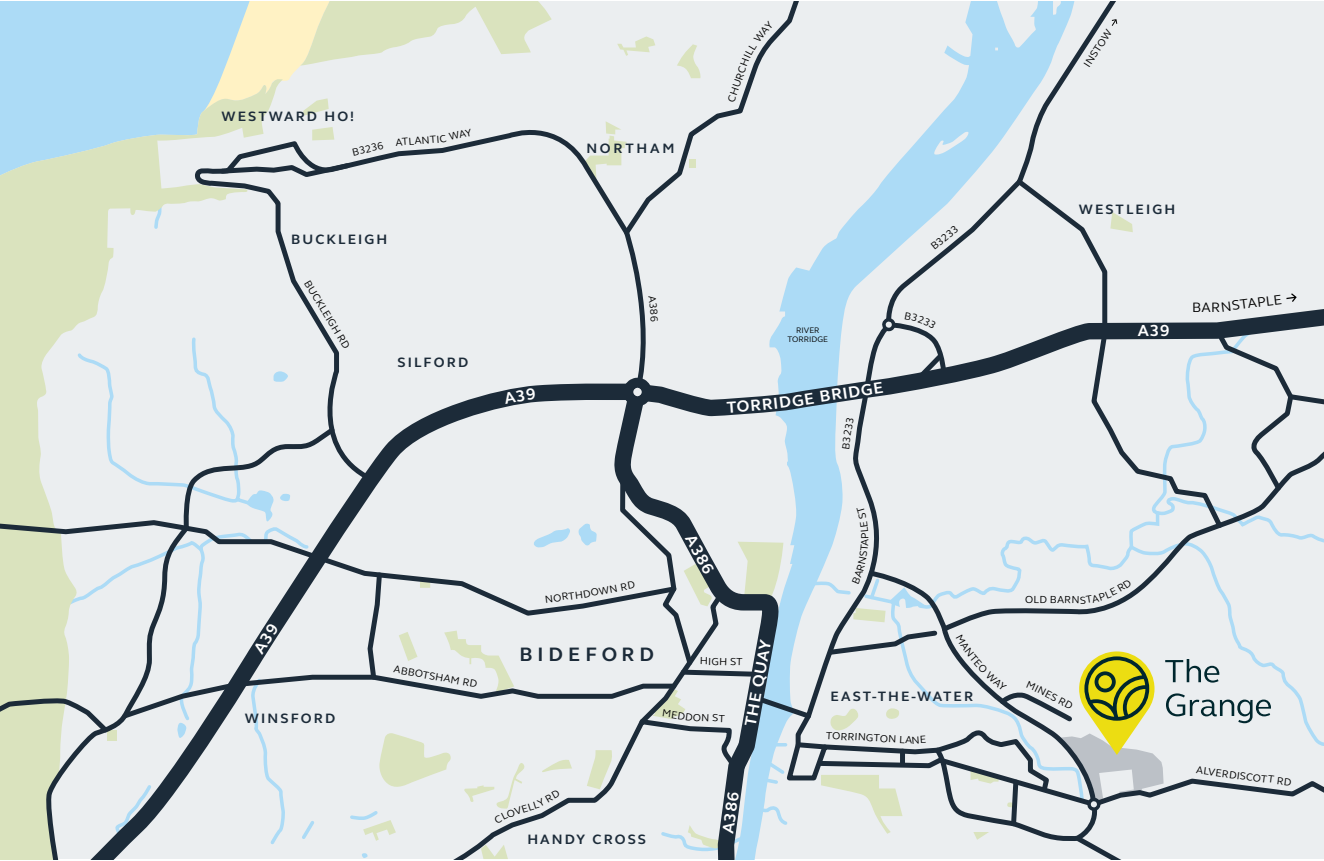
Bideford is only a short distance from the coast, much of which lies within the North Devon Areas of Outstanding Natural Beauty and can be explored walking the South West Coast Path which offers incredible elevated views.

The numerous beaches are popular with families and surfers alike, from the sandy stretch of nearby Westward Ho! to Saunton Sands, Croyde Bay

and Woolacombe Beach. A short drive away is the beautiful fishing village of Clovelly.

Barnstaple is just under 10 miles along the A39, where you'll also find the closest train station to travel the scenic Tarka Line to Exeter. The A386 leads down to the south of Devon for Okehampton, Dartmoor and Plymouth.





RIGHT
Ashburn house type

FINDING US

THE GRANGE
OFF MANTEO WAY
EAST-THE-WATER
BIDEFORD

SAT NAV: EX39 4PL
(NEAREST POSTCODE)

TEL: 01237 870475

DIRECTIONS

From the M5, leave at Junction 27 (Tiverton) to take the A361, or from Exeter take the A377 — both routes join the A39 for Bideford. Turn off onto the B3233, then left towards East-the-Water. Turn left onto Manteo Way and continue past the Tesco superstore. Shortly before you reach the roundabout, the turning for The Grange will be on your left.

LOCATION

DISTANCE (MILES)

Town Centre (Pannier Market)	1.3
Great Torrington	5.8
Barnstaple	9.8
Okehampton	26
Exeter (via A377)	48
Plymouth	55



ABOUT US

We are an independent, award-winning house builder. Over 30 years of building with pride here in the West Country.

We create neighbourhoods that enhance and strengthen our local communities. Every development is sensitively designed to reflect the local character, combining contemporary design and traditional building techniques.

We are committed not only to building distinctive and desirable homes, but also to ensuring a first class level of customer service. By following the New Homes Quality Code, we make sure our customers are well-informed and fairly treated throughout the process of searching for and securing their new home.

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SPECIFICATION

Kitchen

- Fitted kitchen with comprehensive choice of ranges†
- Choice of post formed 40mm worktops with matching 150mm upstands†
- Stainless steel inset one & half bowl sink with mixer taps*
- Stainless steel inset single bowl sink with mixer taps*
- Tiled splashback to cooker hood†
- Single electric oven, ceramic hob and recirculation hood*
- Double electric oven, ceramic hob and recirculation hood*
- Fully integrated 70/30 fridge freezer*
- Plumbing and electrics for washing machine/washer dryer*

Utility

- Choice of post formed 40mm worktops with matching 150mm upstands†
- Stainless steel single sink with mixer taps

Cloakroom

- White Duravit D Code sanitaryware with chrome fittings
- Single tile to the sink

Family Bathroom

- White Duravit D Code sanitaryware with chrome fittings
- Choice of half height wall tiling over basin*†
- Thermostatic bath/shower mixer valve over bath with screen
- Choice of full height tiling around bath†
- Shaver socket

En-suite

- White Duravit D Code sanitaryware with chrome fittings
- Shower cubicle with Vado Velo 2 way shower, low profile tray†
- Full height tiles within shower cubicle*†
- Choice of half height wall tiling over basin*†
- Shaver socket

Electrical

- Media point to lounge and master bedroom
- BT socket to smart meter cupboard
- Socket with USB charging point
- Recirculating fan with cooker hood to kitchen
- Mains operated smoke detectors with battery back up
- Positive Input Ventilation (PIV) system*

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- Recessed LED downlighters to kitchen, bathroom and en-suite areas*
- Tracked downlighters to kitchen*
- Pendant light to cloakroom and bathroom*
- Electric door bell push & chime
- External lighting to front door

Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with long life acrylic white gloss
- Stairs: 32mm square balustrades painted white with oak handrail

Heating

- Ideal combi boiler
- Smart control unit

Doors

- Front: Insulated fibre glass door, 3 point locking, chrome ironmongery
- Rear: Insulated fibre glass part glazed effect with 3 point locking, chrome finish*
- Patio: Pair of UPVc double glazed French doors with Pilkington K glass*
- Patio: Bifolding French doors with Pilkington K glass*
- Internal: Oak effect doors with chrome fittings*
- Internal: White 5 panel door

with chrome fittings*

Windows

- UPVc double glazed windows with Pilkington K glass

Fascia

- UPVc Square fascia & barge

Skirting

- Pencil round contemporary skirting & architrave

External

- Turf to front where applicable*
- Turf to rear where applicable*
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)*
- Textured slabs to patio, entrance & paths
- External tap*

* Specification will vary between house types. Please ask your Sales Executive for details.
† Choices are subject to build stage.
‡ 9.5kW electric shower to second en-suite where applicable.

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SHOW HOME AND MARKETING SUITE

Our Show Homes are the Modbury at Plot 1, and the Bideford Formal at Plot 2. The Marketing Suite is located between these plots.

PLEASE NOTE

This is a diagrammatic representation of the planned layout. Boundary treatments, rear garden specification, retaining walls, steps and topography vary between plots. Purchasers should satisfy themselves of the exact detail by consulting the Sales Executive on site and referring to detailed plans.

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SITE PLAN PHASES ONE & TWO

HOUSE TYPES

	BICTON FORMAL	2	┌─┐
	95 96 97 117 118		
	BICTON RURAL	2	┌─┐
	3 4 25 26 78		
	BOW	2	┌─┐
	76 99		
	BICKLEIGH	3	┌─┐
	9 11 14 23		
	BIDEFORD FORMAL	3	┌─┐
	2 68 69 74 75 93 94 98		
	102 103 108 109 116 119		
	BIDEFORD RURAL	3	┌─┐
	5 6 7 8 24 27 28 29		
	30 31 32 33 77 79		
	DARTMOUTH	3	┌─┐
	34 35		
	HAZEL	4	┌─┐
	70 71 72 73 100 101 104		
	105 106 107 110 111		
	MODBURY	4	┌─┐
	1 12 17 19		
	SAUNTON	4	┌─┐
	13 15 16 18 21		
	SILVERTON	5	┌─┐
	10 20 22		
	HOUSING ASSOCIATION		
	64 65 66 80 81 82 83 84 85 86 87		
	SHARED OWNERSHIP		
	67 88 89 90 91 92		

- STREET LIGHTING
- BOLLARD LIGHTING

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SINCE 1992