

CLEAVE WOOD

BIDEFORD



VANMARK GROUP
We make things happen



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EXCLUSIVE COASTAL LIVING

Vanmark Developments are delighted to introduce Cleave Wood - an exclusive development comprising twelve ultra-modern, five-bedroom detached homes, situated in a private road in Bideford.

Arranged over three floors, each architect-deigned home offers a high-quality, bespoke specification and is set within the beautiful North Devonshire countryside, whilst being just moments from some of the UK's most picturesque coastline.

Cleave Wood not only provides an idyllic setting for a relaxed and modern home, but it is also the perfect base from which to enjoy the North Devon lifestyle.

With its glorious beaches, spectacular scenery, traditional local villages and a wide range of attractions, residents of Cleave Wood

have endless opportunities to enjoy pleasures such as sightseeing, walking, wining and dining or, for the more adventurous, enjoying the world-renowned Atlantic Ocean surfing.

Just a short distance from your home at Cleave Wood, you can find the stunning Saunton Sands, Westward Ho!, Woolacombe Bay, Putsborough Sands, Barricane Beach and the surfing Mecca of Croyde - boasting some of the best surf in the UK.

Nearby Barnstaple enables simple rail travel into cities including Exeter, Bath and London, and there is convenient access to the A39, A361 and M5 for travel by car.

There is also a first class selection of local state and independent schools nearby.



Viewing by appointment only. These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the important Notice on the last page of the brochure.



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THE SHAMWICK

PLOTS 5, 6, 7, 8

5 BEDROOMS, 4 BATHROOMS, LUXURY INTERNAL AND EXTERNAL SPECIFICATION,
CIRCA 3,000sqft, PRIVATE TERRACES, PARKING, DOUBLE GARAGE

With driveway parking for two cars and a double garage perfect for secure parking or additional storage, The Shamwick offers flexible living accommodation across three floors; plenty for all the family or ideal for holiday let opportunities.

The ground floor comprises a spacious home office or spare bedroom, a proposed cinema/gym room, utility room and WC, plus a cloakroom alongside a large integral double garage which is complete with electric charge point. Those seeking even more living space may be interested in creating further living accommodation on this floor, subject to agreement.

To the first floor lies four bedrooms, well-spaced along a generous landing and hallway. The principal bedroom will be complete with a walk-in dressing room and fitted cabinetry, a modern en suite

bathroom featuring a walk-in waterfall shower and sliding doors out onto the large rear terrace. Two of the three remaining bedrooms also feature an en suite bathroom - one with a walk-in waterfall shower and the other with an additional bath - plus fitted wardrobes and either views out to the opposite countryside or access to the large rear terrace, shared with the principal bedroom. The final guest bedroom will also be complete with fitted wardrobes and views to the front of the development.

Finally, the second floor forms a sensational open plan kitchen/living/dining area which spans the entire depth of the home and opens out onto a large open terrace from which you can enjoy the peaceful sound of the surrounding nature and take in the beautiful countryside views - perfect for entertaining or relaxing.

THE SHAMWICK

PLOTS 5, 6, 7, 8 PROPOSED GROUND FLOOR PLAN

Approximate Floor Area: 1,393sqft (Incl. Garage)



- RG01 – Lobby/
Circulation:
12.4sqm/133sqft
- RG02 – Office:
12.4sqm/133sqft
- RG03 – Utility/Plant:
9.8sqm/105sqft
- RG04 – WC:
1.8sqm/19.3sqft
- RG05 – Cloaks:
1.2sqm/13sqft
- RG06 – Garage:
49sqm/527sqft
- RG07 – Cinema/Snug:
28sqm/301sqft

THE SHAMWICK

PLOTS 5, 6, 7, 8 PROPOSED FIRST FLOOR PLAN

Approximate Floor Area: 1,109sqft



- R101 – Landing/
Circulation:
26.3sqm/283sqft
- R102 – Bedroom 04:
12.6sqm/136sqft
- R103 – Bedroom 02:
13.4sqm/144sqft
- R104 – En suite:
7.2sqm/77.5sqft
- R105 – En suite:
5.4sqm/58sqft
- R106 – Bedroom 03:
14.5sqm/156sqft
- R107 – Dressing
Room: 7.5sqm/81sqft
- R108 – Bathroom:
5.5sqm/59sqft
- R109 – Bedroom
01 (Master):
18.3sqm/197sqft
- R110 – En suite:
5.2sqm/56sqft
- Terrace: 47sqm/505sqft

THE SHAMWICK

PLOTS 5, 6, 7, 8
PROPOSED SECOND FLOOR PLAN

Approximate Floor Area: 674sqft



- R201 – Kitchen/
Living/Dining:
62.6sqm/674sqft
- Terrace: 40sqm/431sqft





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BIDFORD





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THE SAUNTON

PLOTS 10, 11, 12

5 BEDROOMS, 4 BATHROOMS, LUXURY INTERNAL AND EXTERNAL SPECIFICATION
CIRCA 3,500sqft, PRIVATE TERRACES, PARKING, DOUBLE GARAGE

With driveway parking for three cars and a double garage perfect for secure parking or additional storage, The Saunton offers flexible living accommodation across three floors; plenty for all the family or ideal for holiday let opportunities.

The ground floor comprises two double bedrooms - one en suite - and an additional gym/snug/bedroom which could be finished as preferred, alongside a large integral double garage and further bathroom and utility room.

To the first floor is a sensational open plan kitchen/living/dining area which spans the entire footprint of the home, plus a walk-in pantry

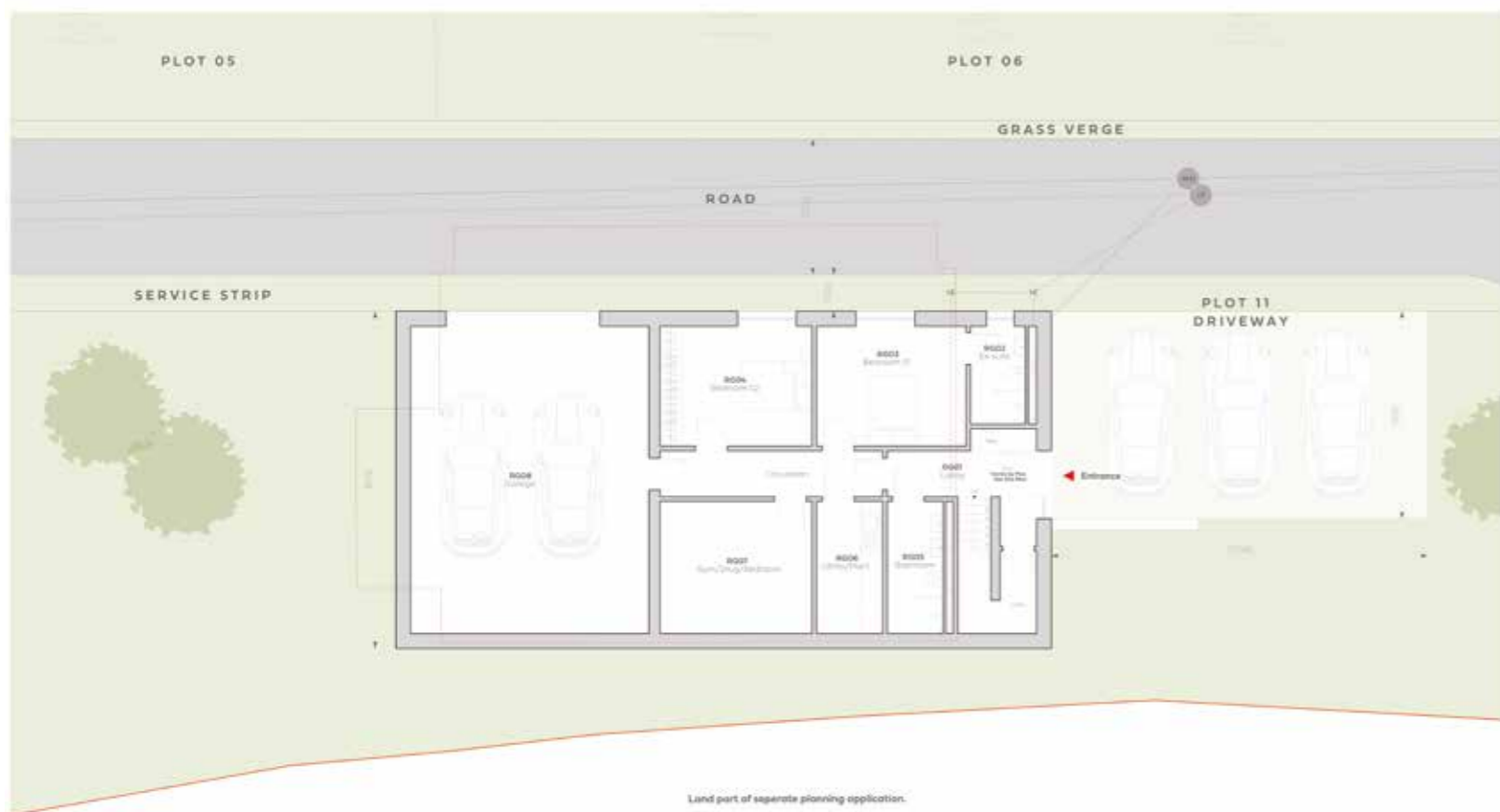
and bi-fold doors which lead out on to a large terrace overlooking vast green space enveloping the development.

Finally, there are three bedrooms on the second floor with views out to the far-reaching countryside. The principal bedroom will be complete with fitted cabinetry and sliding doors out onto the large front terrace, plus an en suite with modern sanitaryware, brassware and a walk-in waterfall shower. The two further bedrooms also benefit from access out onto the terrace and share a spacious bathroom complete with all the contemporary fittings you would expect.

THE SAUNTON

PLOTS 10, 11, 12 PROPOSED GROUND FLOOR PLAN

Approximate Floor Area – 1,539sqft (Incl. Garage)

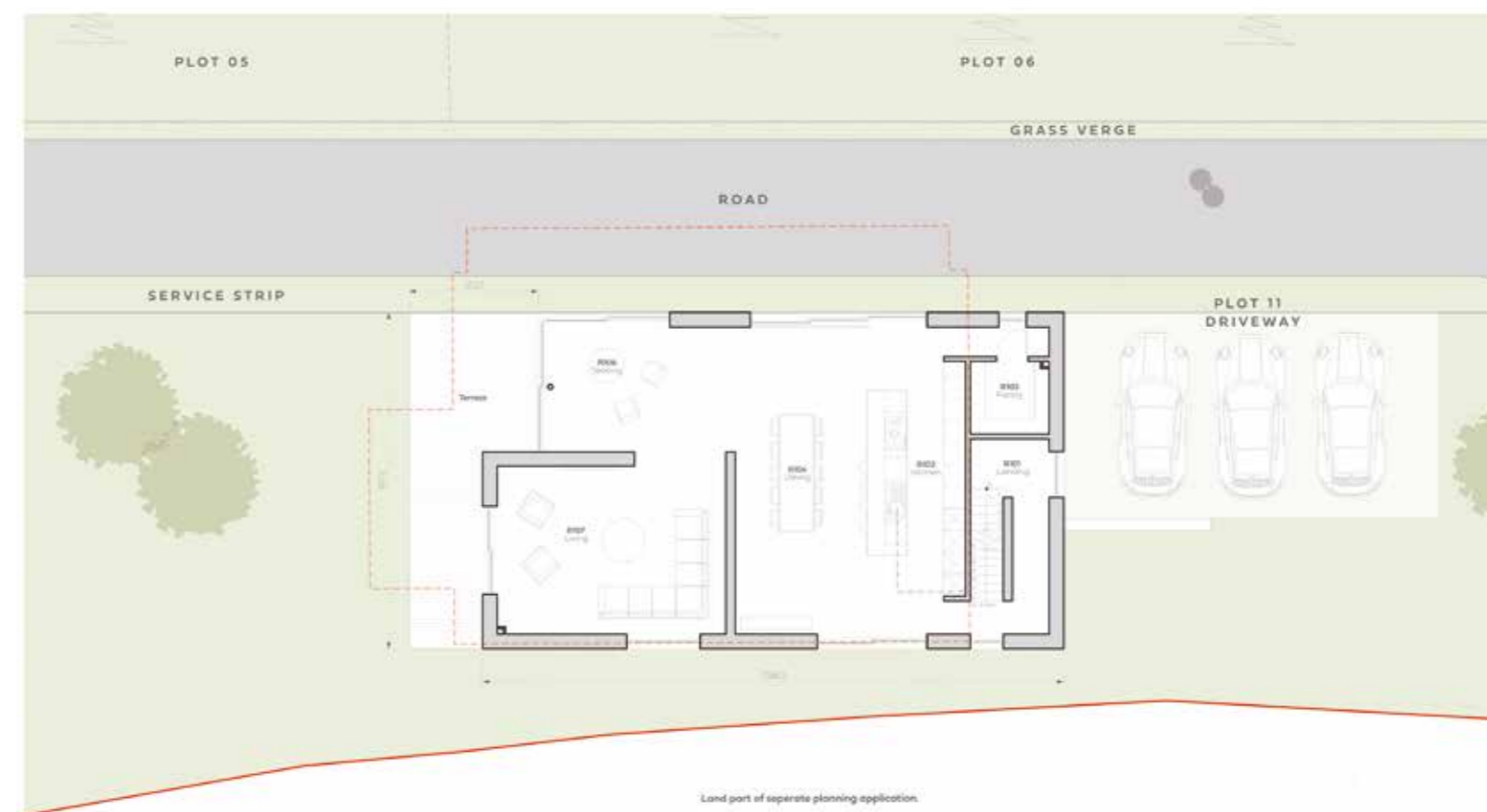


- RG01 – Lobby:
5.5sqm/59sqft
- Circulation/Hall:
9.6sqm/103sqft
- RG02 – En suite:
4sqm/43sqft
- RG03 – Bedroom 01:
13.3sqm/143sqft
- RG04 Bedroom 02:
13.5sqm/145sqft
- RG05 – Bathroom:
5.4sqm/58sqft
- RG06 – Utility/Plant:
6.4sqm/69sqft
- RG07 – Gym/Snug/
Spare Bedroom:
14.9sqm/160sqft
- RG08 – Garage:
54.4sqm/586sqft

THE SAUNTON

PLOTS 10, 11, 12 PROPOSED FIRST FLOOR PLAN

Approximate Floor Area – 1,257sqft



- R101 – Landing:
7.1sqm/76sqft
- R102 – Kitchen/
Dining:
52.7sqm/567sqft
- R103 – Pantry:
4.2sqm/45sqft
- R104 – Seating:
16.5sqm/178sqft
- R105 – Living:
28sqm/301sqft
- Terrace:
23.8sqm/256sqft

THE SAUNTON

PLOTS 10, 11, 12
PROPOSED SECOND FLOOR PLAN

Approximate Floor Area – 786sqft



- R201 – Landing:
7.1sqm/76sqft
- R202 – Bedroom 03:
13.8sqm/149sqft
- R203 – Bedroom 04:
13.8sqm/149sqft
- R204 – Bathroom:
4.2sqm/45sqft
- R205 – Master
Bedroom (05):
21.9sqm/236sqft
- R206 – En suite:
5.5sqm/59sqft
- Terrace: 23sqm/248sqft



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SPECIFICATION SUMMARY

- KITCHEN**
- A choice of high quality, modern or period style kitchen with quartz worktops
 - Soft-close drawers and doors and plinth lighting
 - Built-in Neff appliances including two ovens, induction hob, microwave, warming drawer and extractor fan, integrated dishwasher
 - Integrated Bosch fridge and freezer
 - Stainless steel built-under 1.5 bowl sink with mixer tap and hot tap
 - Ceramic tiles to floors

- BATHROOM & ENSUITES**
- White sanitaryware by Duravit with brassware by Roper Rhodes
 - Mains operated waterfall showers with separate hand attachments
 - Back-to-wall WCs with soft close seat and cover
 - Vanity unit to principal bedroom ensuite
 - Underfloor heating, shaver sockets, chrome ladder towel rails and wall mounted mirrors with demisting feature
 - Porcelain tiling by Minoli to floors and ceramic wall tiling, including shower cubicles

- UTILITY ROOM**
- Space for washing machine and tumble dryer
 - Built-under sink with mixer tap
 - Water softener

- FLOORING**
- Mix of engineered oak and ceramic tile flooring*
 - Carpets to all bedrooms*

- EXTERIOR FINISHES**
- Turf and landscaping to rear garden
 - Paved patio areas and pathways
 - High-specification double-glazed aluminium flush fit windows
 - High-specification aluminium lift and glide bi-fold doors
 - External lighting, tap and power points
 - Double garage with insulation, automated door and electric charge point
 - Gravel driveway

*Depending on the stage of construction, we offer various options to give you the opportunity to introduce personal touches to reflect your own taste and requirements. Please note: Vanmark Developments Ltd reserve the right to change specification and design if this becomes necessary without prior notice.

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SPECIFICATION SUMMARY

- INTERIOR FINISHES**
- White emulsion to walls and ceilings*
 - Oak internal doors with chrome furniture*
 - Downlights to wet rooms and kitchen
 - Low energy pendants ready for you to fit your own light fittings
 - Deep square-cut skirting and architrave finished in satin white
 - Anthracite front door with glazed panel and multi-point locking system
 - Chrome electrical switches and sockets throughout*
 - Smoke and CO2 detectors
 - Bespoke wood and glass staircase with square balustrading and carpet to treads
 - Ample wardrobes and cupboards with shelves, hanging rails and automatic lighting
 - Open slatted shelving in airing cupboards
 - Potential to create home gym or media room on the ground floor*

- PEACE OF MIND**
- Pre-wiring for alarm and CCTV systems
 - Entry phone system to hallway
 - Hardwired smoke alarms with battery backup
 - Plumbing for water softener
 - Smoke and CO2 detectors
 - 10-year building warranty
 - 1-year developer warranty

- ELECTRICAL & HEATING**
- Highly efficient and sustainable air source heat pumps, with underfloor heating throughout
 - MVHR (mechanical ventilation with heat recovery) available at extra cost as a purchaser's extra
 - Thermal glass
 - Wood-burning stove by Firebelly with slate hearth
 - Carefully designed LED lighting throughout
 - Pendant lights over kitchen island and dining table
 - Under-unity and under-worktop lighting in kitchen
 - Motion sensitive lights in ensuites and wardrobes
 - Shaver points in all ensuites and family bathroom
 - Full satellite installation with wiring for Sky Q
 - TV and satellite points in drawing room, office, kitchen/ family room and bedrooms
 - Fibre optic connection direct to property ensuring secure, superfast connectivity
 - Cat 6 flood wiring with data points in all habitable rooms and to all TV points
 - Electric vehicle charging point
 - Photovoltaic panels and battery power wall for PV energy storage

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SITE PLAN



*Plan is for illustrative purposes only and not to scale.

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FINER DETAILS

BY CAR

- Barnstaple: 20 mins
- Ilfracombe: 40 mins
- Exeter: 1hr 15 mins
- Plymouth: 1hr 45 mins
- Bristol: 2hrs

BY TRAIN

- Exeter: 1hrs 50 mins
- London Paddington: 2hrs via Tiverton Parkway

BY AIR

- Exeter Airport: 1hr 15 mins
- Bristol Airport: 2hrs

LOCATION

Langmead Drive, Bideford,
Devon, EX39 4FX
What3Words: *///expose.equipping.fever*

WHY CHOOSE A VANMARK HOME?

The Vanmark Group is a family business, with over 35 years' experience of property development. They specialise in one-off, bespoke designs and cherry-pick idyllic locations for their homes, designing and building high-quality properties using sustainable materials and techniques to maximise environmental benefits.

www.vanmarkgroup.com/propertydevelopments

PURCHASE OPTIONS

To create a truly bespoke home to your personal taste, 'early bird' reservations will benefit from the inclusion of additional purchaser input.

Please call for full details of the purchase options, investment opportunities and bespoke payment plans including land-to-build and building plots options.

Depending on the stage of construction when you buy your new Vanmark home, a choice of finishes – including kitchens, paint colours, electrical fittings, wall tiling and floor coverings – are available, subject to availability and timing.

Amendments to the internal layout of the ground floor on The Saunton and The Shamwick homes are also considered, further to negotiation.

Sublime Homes

C O A S T A L

BY



STOWHILL ESTATES



Scan me to book a viewing or call the Sublime Homes by Stowhill Estates team, on:
01235 751 888 | hello@stowhillestates.com | www.stowhillestates.com



VANMARK GROUP

We make things happen

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IMPORTANT NOTICE: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. The seller (s) has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Floorplans not to scale and those shown are approximate measurements only. Exact layout and sizes may vary. Furniture layouts are indicative only. Images are computer generated and are for illustrative purposes only.