



Plot 7 The Granary

Amber Drive, Appledore, Bideford, Devon EX39 5JF

Price Guide £590,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

Georgian-inspired in design, The Granary is double-fronted with a classic Cornish stone frontage, large symmetrical windows of the era and an elegant hand-made porch. It combines traditional home building and modern day living beautifully.

Downstairs has a free-flowing feel, with a large open plan kitchen/diner (it spans the whole width of the house) that links to the living room via retractable twin pocket doors. The kitchen is well spec'd with SMEG appliances and features a large corner pantry unit, and classic double doors lead out to the garden and oversized patio. There is also a separate UTILITY with driveway access, and an additional 'MAGIC ROOM' to use as you choose.

Upstairs the master bedroom features a fabulous walk-in wardrobe space and an ensuite with shower enclosure, while the remaining generously sized bedrooms share the luxury family bath-room, all furnished with VILLEROY & BOCH sanitaryware and PORCELANOSA tiling.

This bunnyhome is fitted with UNDERFLOOR HEATING through the ground floor (with the added benefit of no radiators), which along with the heating system, is fuelled by the latest technology air source heat pump, with 'smart' controlled thermostats. It also boasts CAT6 cabling into all the main rooms so you're super connected.

The Granary features a detached garage and ample off-road parking.

10-year NHBC warranty

## ACCOMMODATION:

### Kitchen

5.08m x 2.76m (16' 8" x 9' 0")

### Dining Area

3.21m x 2.75m (10' 6" x 9' 0")

### Living Room

3.27m x 4.06m (10' 7" x 13' 3")

### Housekeeper's Corner/Utility Room

2.05m x 1.75m (6' 8" x 5' 8")

### Powder Room

1.55m x 1.12m (5' 1" x 3' 8")

### Magic Room

2.57m x 2.19m (8' 4" x 7' 1")

### Master Suite

3.33m x 4.11m (10' 9" x 13' 4")

### Master En-Suite

2.27m x 1.41m max (7' 5" x 4' 7" max)

### Bedroom 2

2.57m x 3.65m (8' 4" x 11' 9")

### Bedroom 3

2.57m x 3.20m (8' 4" x 10' 4")

### Bathroom 4

3.18m x 2.49m (10' 4" x 8' 1")

### Bathroom

2.32m x 1.70m (7' 7" x 5' 6")

### Kitchen

Stunning Smeg appliances  
60cm induction hob, built-in extractor,  
multifunction oven and integrated 70/30 fridge  
freezer. 1.5 bowl stainless steel sink. Chrome  
mixer tap. Dishwasher as standard.

### Bathroom & En-Suite

Beautiful Villeroy & Boch ceramicware throughout  
High quality Vado mixer taps and showers  
throughout in chrome. Kaldewei 1700x700mm

steel bath with 'push' type filler. Vado Saturn mixer  
shower with 10" 'monsoon' showerhead plus  
flexible hand shower. Chrome towel rails  
Choice of gorgeous Porcelanosa tiles

### Exterior

High quality, timber effect, PAS24 compliant  
reinforced door with etched glazing  
Artisan-made aged zinc scoop canopy with trellis  
Large format, A-rated mock sash windows  
Stylish house number in natural slate, with white  
painted numerals. Front garden  
Extra wide and deep rear patio  
Ready-turfed rear lawn & pre-fitted garden tap

### Technical Specification

Cat-6 cabling into the kitchen, living room and  
bedrooms for the ultimate connectivity  
'Media plate' to the living room — features 4x 13A  
switched sockets, TV/FM/satellite outlets, a  
satellite return facility and telephone outlet in one  
neat, clutter-free plate  
Plenty of USB-C ports throughout  
Thoughtfully located sockets  
Super-easy-to-use app or touchpad-controlled  
'smart' heating system  
Daikin air source heat pump  
Sleek design 'plug and charge' EV chargers

### SERVICES

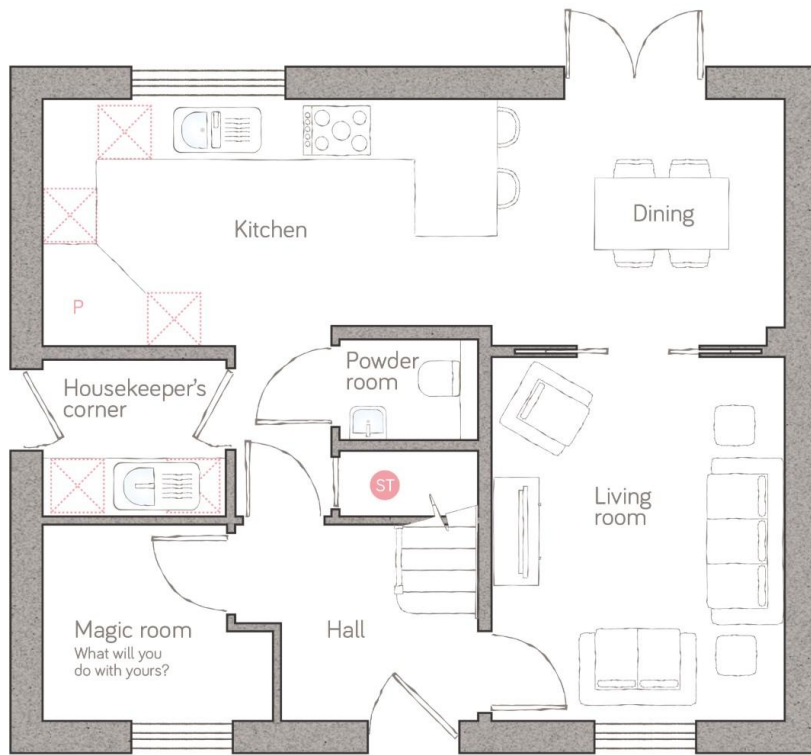
All main services connected. Gas fired central  
heating. uPVC double glazed windows.

### COUNCIL TAX BAND:

### ENERGY PERFORMANCE RATING:

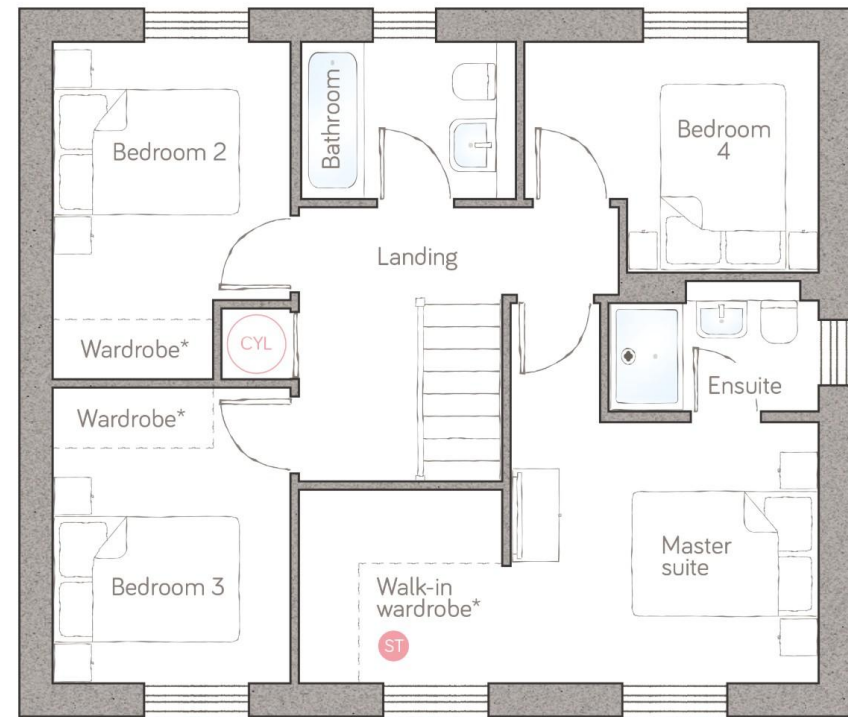
### Directions

From Bideford Quay proceed towards Northam  
passing over the A39 roundabout. Past the  
Durrant House Hotel, Take the next turning right  
called Churchill Way, which leads towards  
Appledore. Follow the road and take the right hand  
turning into Wooda Road, follow the road and take  
next left into Reardon Way then Pitt Hill and the  
site can be found on the left hand side.



ST Storage P Pantry [dashed box] Appliance

For illustrative purposes only. Specifications and layouts correct at time of issue and are subject to change.



ST Storage CYL Air source heat cylinder

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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