



Fern Lea House | £925,000

Goodleigh | Barnstaple | North Devon | EX32 7NL



Key Features

- Flexible Bedroom Layout - Four to five bedrooms suits family life, guests or home working with ease
- Reverse Living Design - Principal rooms sit higher to make the most of light and outlook
- Architect-Led Design - A considered layout with balance, flow and purpose throughout.
- Energy-Smart Build - Lower running costs with year-round comfort
- Stunning Vaulted Live-In Kitchen - A light-filled heart of the home
- Indoor Outdoor Flow - Wide run of Bi-folding doors open directly onto the elevated terrace
- Expansive Views - Far-reaching outlook that brings calm and perspective
- A Rated Efficiency - Excellent energy performance for now and the future
- Gated Private Access - A secure and discreet sense of arrival



About

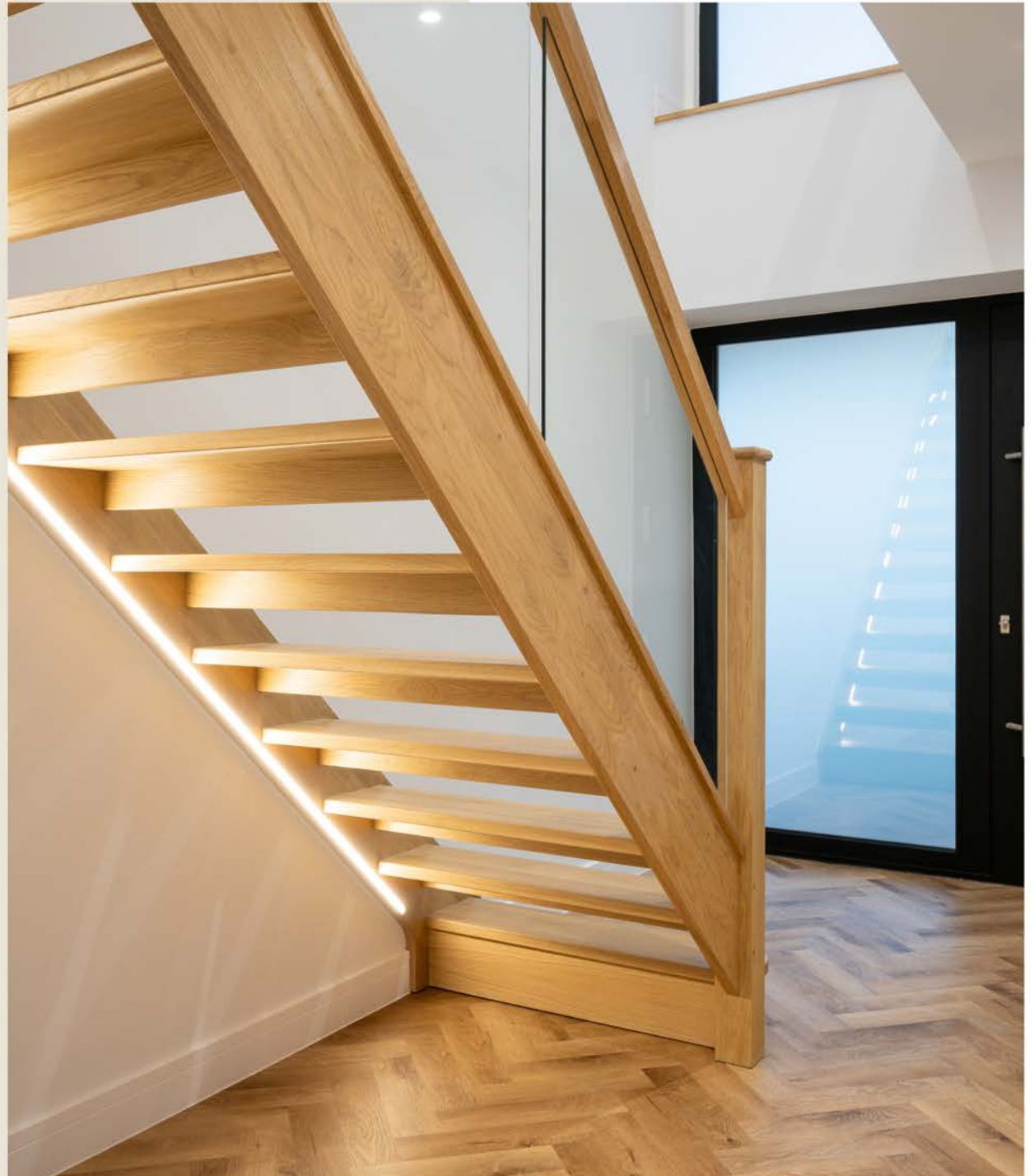
'High-specification. Popular Village. Surrounded by exceptional countryside.'

Fern Lea House is a carefully considered new home, designed and built by people who understand how houses are meant to be lived in. Created by an experienced RIBA Chartered architectural practice and constructed by long-established local builders, the focus here is on proportion, longevity and everyday ease rather than short-term fashion.

The architecture adopts a reverse-level layout, lifting the main living spaces into light and views. Inside, the house feels immediately balanced and intuitive, with generous rooms, natural flow and a quiet sense of quality throughout.

The heart of the home is the vaulted open-plan kitchen, dining and living space, a genuinely large, live-in room that opens directly onto a wide terrace and countryside views beyond with a wide run of bi-folding doors that can be fully opened in the warm weather.

Flexible accommodation includes a principal suite set apart for privacy, additional bedrooms arranged for family or guests and practical supporting spaces including a ground floor utility/cloak room with a shower and laundry facilities.











Outside

Approached via a private shared drive and electronically operated gates, Fern Lea House enjoys a sense of arrival that feels calm, secure and settled. Parking is generous and well arranged, complemented by a substantial integral double garage with fob operated electric roller doors and EV charging point.

The gardens are deliberately understated and well balanced. A sheltered, private rear garden provides a quiet retreat, while a larger enclosed garden to the front allows the house to sit comfortably within its plot, offering space, privacy and usability, without feeling exposed.

Everything outside works naturally with the house, practical, private and easy to enjoy.

DISCLAIMERS & INFORMATION

Some rooms have been digitally furnished for illustrative marketing purposes and some of the pictures are of the show home, Fern Lea. Oak Lea House is identical in size to the show home but handed.

New Homes Quality Code:

The developer of Fern Lea House is a Registered Developer with the New Homes Quality Board and complies with the New Homes Quality Code. The Code sets standards for the sale of new homes and provides access to the independent New Homes Ombudsman Service for the first two years after completion.

These particulars are for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but must not be relied upon as statements of fact. Buyers should satisfy themselves by inspection or other means. Measurements are approximate. Floor plans and photographs are illustrative only. Services and appliances have not been tested. Properties may be withdrawn or sold without notice, and availability should be checked prior to viewing.

In line with mandatory Money Laundering Regulations, proof of address, identity and source of purchase funds will be required before a sale can be agreed. This is carried out securely via Credas, an FCA regulated company, for a nominal charge of £50 + VAT per buyer.



Structural Warranty

Fern Lea House is being sold with the benefit of a 10 year Professional Consultants Certificate issued by Abercorn Surveyors.



Location

Fern Lea House lies at the heart of Goodleigh, a well-regarded village set above the Taw Valley, known for its strong sense of community and historic character. Thatched cottages, period buildings and the 13th-century Church of St Gregory give the village a settled, authentic feel.

The village offers a primary school, shop, post office and regular community events, with a popular gastro style local pub at its centre. A regular bus service runs into Barnstaple, while the A361 provides easy access to the wider region.



For families, schooling is a key attraction. Goodleigh Primary sits within the village, with respected independent options including West Buckland School and The Park School close by. Barnstaple, just 2.7 miles away, offers comprehensive shopping, leisure and cultural facilities.

The world famous beaches at Croyde and Woolacombe are within easy reach, as is Exmoor National Park.

SERVICES & NOTES:

Services:Mains water,electric and drainage

Local Authority: North Devon District Council

What3Words: [///grab.toasters.eternally](https://www.what3words.com/#!/share////grab.toasters.eternally)

Floorplan



Ground Floor

First Floor

Gross Internal Floor Area : 224.88 m2 ... 2420.58 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

Specifications

- **Bespoke Kitchen & Entertaining Space:** A handcrafted designer kitchen opening directly onto the terrace, created for everyday living and easy hosting. Bespoke cabinetry, Dekton worktops, Quooker Flex boiling tap with filtered water, and a full suite of integrated Neff appliances including twin ovens, induction hob, wine fridge and twin dishwashers.
- **Energy Efficiency & Modern Comfort:** Exceptionally efficient systems designed to reduce running costs while enhancing comfort. Air source heat pump, whole-house MVHR ventilation, underfloor heating to both floors, zoned WiFi temperature control, 6.9 kWh solar array with 500Ah battery storage, and EV charging provision.
- **Build Quality & Performance:** A modern home built with traditional intent and long-term durability in mind. Nudura Insulated Concrete Formwork construction, SIP roof structure, high acoustic and thermal insulation, Delta Membranes waterproofing system with 10-year insurance-backed guarantee, and carefully selected low-maintenance external materials.
- **Bedrooms & Bathrooms:** Calm, luxurious spaces finished with restraint and quality. Lusso Stone brassware, Roca sanitaryware, walk-in showers, and refined contemporary detailing.
- **Warranty & Peace of Mind: 10-year Professional Consultants Certificate issued by Abercorn Surveyors.** Bonds Builders also provide their own warranty comprising initial snagging inspection and ongoing support for up to two years, post-completion. Individual appliance warranties provided.
- **Windows, Doors & Joinery:** Aluminium triple-glazed windows throughout, paired with bespoke internal joinery. Quality ironmongery, panelled doors, and refined detailing that quietly elevates every room.
- **Technology, Lighting & Infrastructure:** Thoughtfully planned for both now and the future. Integrated dimmable lighting zones, extensive power and data points, external lighting for ambience and safety, CCTV cabling in place, and smart-system readiness once broadband is connected.
- **Security, Arrival & Parking:** A private, well-ordered approach with a sense of arrival. Electric entrance gates with keypad access, generous private driveway, turning space, and a shared private access road maintained without a management company.
- **Garaging & External Services:** Double garage with electric doors, lighting and power. Provision for hot tub electrics, plus external power points to front and rear gardens.
- **Utility & Back-of-House:** A practical, well-designed utility room with Belfast sink and raised appliances. Manufacturer warranties commence on occupation.
- **Interior Finishes:** LVT herringbone flooring to reception spaces, engineered oak to the first floor, and a neutral palette designed to work beautifully with light and landscape.
- **Landscaped Gardens:** Professionally landscaped gardens with established planting, shaped for enjoyment rather than upkeep.

Additional Information

New Home Information

Fern Lea is a freehold property, built to modern standards with a strong focus on energy efficiency, comfort and long-term durability.

Accommodation and Size

The property extends to approximately 2,420 sq ft (224 sq m), measured in accordance with RICS Gross Internal Area guidelines. Individual room dimensions are shown on the floorplans for guidance.

Specification

Please refer to the separate specification list for full details. Floor coverings, turf, landscaping and wardrobes are included. Any upgrades or variations are subject to build stage, availability and any agreed additional cost where applicable.

Energy Performance

The home has an EPC rating of A (95), reflecting modern construction methods and insulation standards.

Price

Guide price £925,000.

Mobility Adaptations

The property has been designed in accordance with current Building Regulations. It does not include specific mobility adaptations unless otherwise stated. Purchasers with particular requirements should make their own enquiries.

Warranty

The property is sold with a 10-year structural warranty provided by way of a Professional Consultants Certificate. This gives cover through the appointed surveyor's professional indemnity insurance. Full details are available on request.

Build Completion

The anticipated build completion date is May 2026. This is an estimate and may change during the construction process.

Management and Services

There are no management company arrangements in place. Responsibility for maintenance of the shared access road shall be divided equally, with each party contributing 50% of any agreed maintenance costs. Any required maintenance work, including repairs or improvements, must be discussed and mutually agreed upon at a later date before any costs are incurred.

Service Charge

No service charge is payable.

Future Development

The wider site may be subject to further development. Details of any future phases and anticipated timescales will be made available as they become known.

Restrictions and Future Sale

The property will be subject to covenants and rights typical for a development of this nature. These may include access rights, maintenance obligations and restrictions on certain uses. Full details will be provided by the seller's solicitor.

Additional Products and Guarantees

Any additional guarantees relating to specific elements of the build, including glazing, roofing systems or damp-proofing, will be provided on completion where applicable.

Council Tax

The property is expected to be assessed within Council Tax Band G. This will be confirmed by the local authority following completion and remains subject to change.

Further information, including planning details, specification, management arrangements, reservation terms and purchaser rights, will be provided prior to reservation in accordance with the New Homes Quality Code.



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