



Fern Lea House

Goodleigh | Barnstaple | EX32 7NL



BY DESIGN

Key Features

- Flexible Bedroom Layout - Four to five bedrooms suit 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

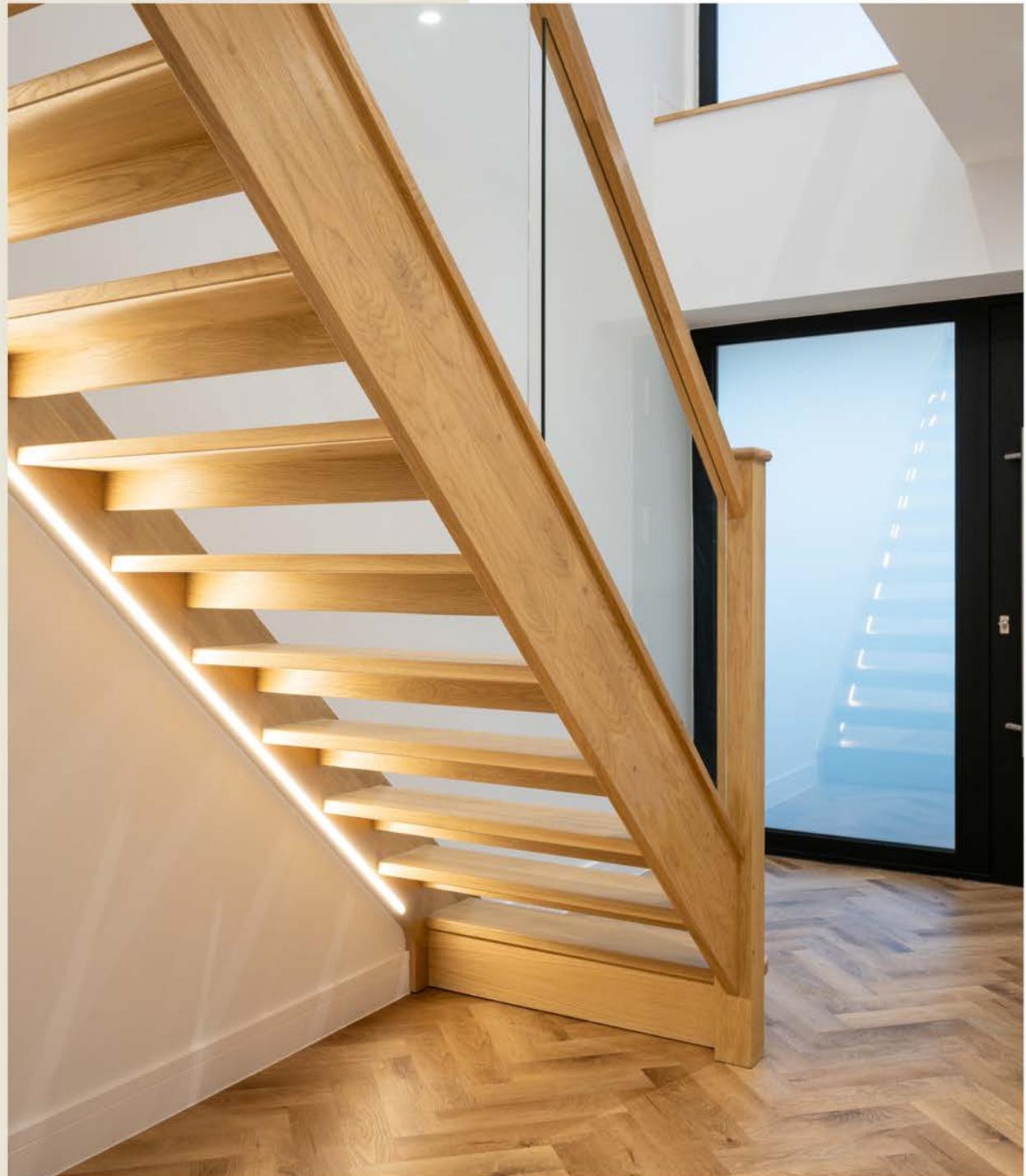
'High-specification. Popular Village. Surrounded by exceptional countryside.'

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.

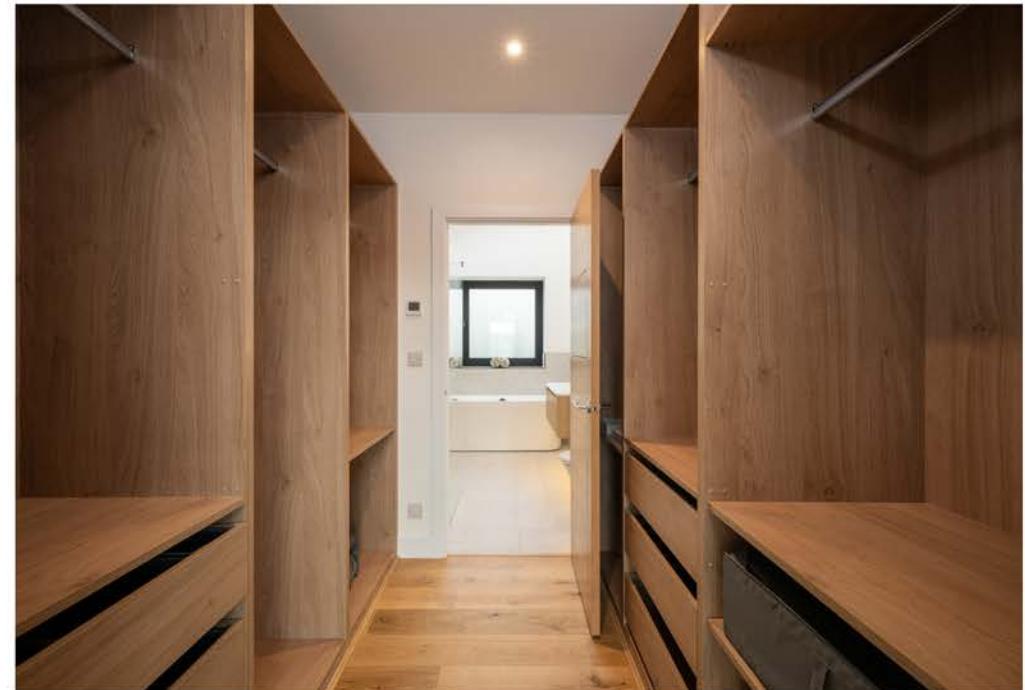
Flexible accommodation includes a principal suite set apart for privacy, additional bedrooms arranged for family or guests and practical supporting spaces including a utility and laundry room.











Outside

Approached via a private 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 electric 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 digitally furnished for illustrative marketing purposes.
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.



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:

Council Tax: To Be Confirmed
EPC Rating: A
Services: Mains water, electric and drainage
Local Authority: North Devon District
Tenure: Freehold
What3Words: //grab.toasters.eternally

Floorplan



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.
- **Council Tax & Energy Performance:** Council Tax Band: To be confirmed. Predicted Energy Performance Rating: A



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