



# SERENITY

CROYDE

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Pearce Homes are delighted to present the Serenity Apartments as part of their new Prestige range of homes. Serenity is a stunning new development of unique upmarket homes in the much sought-after village of Croyde, North Devon.

Widely recognised for its beautiful beaches, Croyde is one of the UK's principal surfing destinations. Renowned for its spectacular scenery, including the dramatic headland of Baggy Point, the

friendly village with its plentiful amenities has an eclectic mix of picture-postcard cottages nestling alongside more contemporary homes.

Serenity offers a unique assembly of contemporary, chic and charm, promoting a more relaxed and healthy way of living, either as a second home or a gateway to a more permanent lifestyle.



Local developers Pearce Homes take pride in their environment, a fact clearly reflected in the impeccable quality of these stylish apartments. Capturing the region's essence, with its part natural stone walls and hung slate, Serenity is modernist and stylistic in its architecture.

With 10-year LABC new home warranties, the striking high-end interiors feature natural oiled oak floors, underfloor heating and carpeted bedrooms. All units feature individual crafted kitchens, with magnificent quartz worktops. Environmentally friendly and sustainable green energy is via air source heat pumps. Externally there is a cycle and surfboard store with communal outside shower, plus electric car charging points for each property. Entrance to the development is gated and secure.

The 3 & 4 bedroomed duplexes and skyline 2 bedroomed penthouses are situated less than 500 mtrs from the golden sandy shores of Croyde Bay. The stunning ocean views and spectacular local scenery provides an unrivalled vista in this beautiful part of North Devon.

Each property has full residential planning, with unrestricted occupancy, meaning, unlike, some local properties, you can stay there for breaks and holidays, or choose to live there 365 days a year.

SERENITY



Croyde village itself is only 0.4 of a mile with its convenience store and delicious deli. The village has a wonderful mix of other retail, coffee and ice-cream shops, bistros, restaurants, surf and beach shacks, plus a number of pubs including the illustrious 'Thatch'. Additionally, you'll have water sports, walking, hiking, cycling and horse riding all on your doorstep.

Nearby Braunton, said to be the largest village in England, offers a further range of amenities including shops, a bank, health centre and schools. A few miles away is Barnstaple, the oldest borough in England, and the commercial centre of North Devon. It has a myriad of Victorian and Georgian architecture and boasts an extensive range of business and leisure facilities, including a cinema, theatre, District Hospital (A&E) and an acclaimed tennis centre which regularly hosts international events.

Transport links to North Devon from Junction 27 of the M5 were improved by the Barnstaple bypass, whilst the train line from Tiverton Parkway provides a fast service to many destinations, including just 1 hour 52 minutes to London, Paddington. Airports at Bristol and Exeter provide airlinks to numerous domestic and international locations.



# 4 BED DUPLEX APARTMENT 1 & 3 SERENITY

Serenity 1 and 3 are executive duplex apartments boasting accommodation over two floors, separately accessed and with two parking spaces, one equipped with an electric charger point.

The ground floor has a light and airy open plan layout with kitchen/dining/lounge all featuring "wow factor" double height windows. All have bi-fold doors which open up completely from the lounge area to give access out onto the private terrace. Throughout is engineered oak flooring with underfloor heating. Additionally on this floor is a separate cloakroom with shower plus a 4th bedroom/study.

Stairs lead to the first floor, where a luxurious master bedroom, with stylish en-suite, has an "eye dropping" window, which offers panoramic views of the Devon countryside. There are two further good-sized bedrooms and a separate full bathroom suite where "in vogue" black taps, towel rails and shower screen are set against sleekly fitted sanitary ware and tiling.

The full specification kitchens are individually crafted with Siemens & Bosch integrated appliances including built in oven, microwave & warming drawer, magnificent quartz work surfaces and even a boiling-water tap to save you putting the kettle on!



<b>KITCHEN/ DINING / LOUNGE</b>	5700mm x 9600mm (18' 8" x 31' 6")
<b>BEDROOM 1</b>	3200mm x 3000mm (10' 6" x 9' 10")
<b>BEDROOM 2</b>	2800mm x 4500mm (9' 2" x 14' 9")
<b>BEDROOM 3</b>	2700mm x 3200mm (8' 10" x 10' 6")
<b>BEDROOM 4 (MASTER)</b>	5700mm x 2900mm (18' 8" x 9' 6")
<b>GROSS INTERNAL AREA – 142m<sup>2</sup> (1528'²)</b>	
<b>TERRACE</b>	5600mm x 4400mm (18' 4" x 14' 5")





## 3 BED DUPLEX APARTMENT 2 SERENITY

This middle impressive duplex has all the same features as the 4 bed duplex apartments. The 3rd bedroom/study and a full bathroom are situated on the ground floor with two further bedrooms upstairs. The master bedroom has the same stunning window feature and en-suite. A further full family bathroom is also situated on this floor.

<b>KITCHEN/ DINING / LOUNGE</b>	5600mm x 9400mm (18' 4" x 30' 10")
<b>BEDROOM 1</b>	3400mm x 2800mm (11' 1" x 9' 2")
<b>BEDROOM 2</b>	3400mm x 3900mm (11' 1" x 12' 9")
<b>BEDROOM 3 (MASTER)</b>	5700mm x 2900mm (18' 8" x 9' 6")
<b>GROSS INTERNAL AREA</b>	– 138m <sup>2</sup> (1485'²)
<b>SOUTHERN TERRACE</b>	6000mm x 2600mm (19' 8" x 8' 6")
<b>NORTHERN TERRACE</b>	1300mm x 2745mm (4' 3" x 9' 1")

GROUND FLOOR



FIRST FLOOR



## 2 BED PENTHOUSE 4 & 5 SERENITY

The two penthouses have the most stunning views out to sea and all around the glorious scenic beauty of Croyde. They are accessed via their own dedicated lift or stairway, ascending an impressive tower with its long rectangular feature window to the top landing. Each penthouse is separately accessed.

Once inside these spectacular penthouses there is an open plan kitchen/dining/lounge with panoramic views and large corner sliding doors opening out onto a skyline terrace... a glorious setting for taking in the sea views and wining and dining inside or out. As with the duplexes, attention to detail is enshrined in the specification. Each has two bedrooms with the master bedroom having a walk-in wardrobe, en-suite and bi-fold door accessing the private terrace. There is a separate full bathroom for family use. The views from these two apartments in the sky are simply breath-taking.

<b>KITCHEN/ DINING</b>	7500mm x 4500mm (24' 7" x 14' 9")
<b>LOUNGE</b>	4120mm x 3600mm (13' 6" x 11' 9")
<b>BEDROOM 1 (MASTER)</b> <i>(Excludes dressing room and ensuite)</i>	3260mm x 3330mm (10' 8" x 10' 11")
<b>BEDROOM 2</b>	3900mm x 3600mm (12' 9" x 11' 9")
<b>GROSS INTERNAL AREA – 85m<sup>2</sup> (914<sup>ft</sup><sup>2</sup>) including terrace</b>	
<b>TERRACE</b>	8900mm x [1700mm – 3500mm] (29' 2" x [5' 7" – 11' 5"])



## SERENITY SPECIFICATION

3 BED DUPLEX    4 BED DUPLEX    2 BED PENTHOUSE

### GENERAL FEATURES

10 Year LABC Guarantee	•	•	•
Air Source heat pump	•	•	•
Under floor heating on ground floor to duplexes and penthouses	•	•	•
Under floor heating in shower rooms and bathrooms	•	•	•
Double glazing	•	•	•
Multi point security to all windows and doors	•	•	•
Smart Meters	•	•	•

### INTERNAL FEATURES

Mains wired smoke detectors	•	•	•
Fire protection misting system to all units	•	•	•
Multiple dual power points with USB points	•	•	•
BT points and new fibre installation for super-fast broadband	•	•	•
TV points in lounge, kitchen and bedrooms	•	•	•

### EXTERNAL FEATURES

Automatic control mechanism for the main Entrance Vehicle Gate	•	•	•
Separate secure access via a Pedestrian Gate	•	•	•
External post boxes for each apartment	•	•	•
Two car spaces per apartment with one electric charge point for each	•	•	•
External movement detector lighting at door entrance	•	•	•
External lighting to car parking and to patio areas	•	•	•
Communal cycle and surfboard external store	•	•	•
Communal outside shower	•	•	•
Communal Bin store	•	•	•
Private decked terrace areas	•	•	•
Communal turfed and landscaped areas	•	•	•

### QUALITY KITCHEN APPLIANCES

Siemens Multifunction Oven	•	•	•
Siemens compact single oven with microwave	•	•	•
Siemens Warming drawer	•	•	•
Bosch Fridge/Freezer	•	•	•
Bosch Washer Dryer	•	•	•
Bosch fully integrated dishwasher	•	•	•
Siemens Induction Hob	•	•	•
Siemens ceiling Extractor	•	•	•
Franke Kubus Sink	•	•	•
Insinkerator "3 N1" Filtered Steaming Hot /Conventional Hot and Cold Tap	•	•	•

### BATHROOM / EN-SUITE

Hansgrohe brassware	•	•	•
Roca sanitaryware	•	•	•





The kitchen is at the heart of every home and the open plan layout of the Serenity Apartments has been designed to produce a haven where family and friends can eat, chat, get creative and relax.

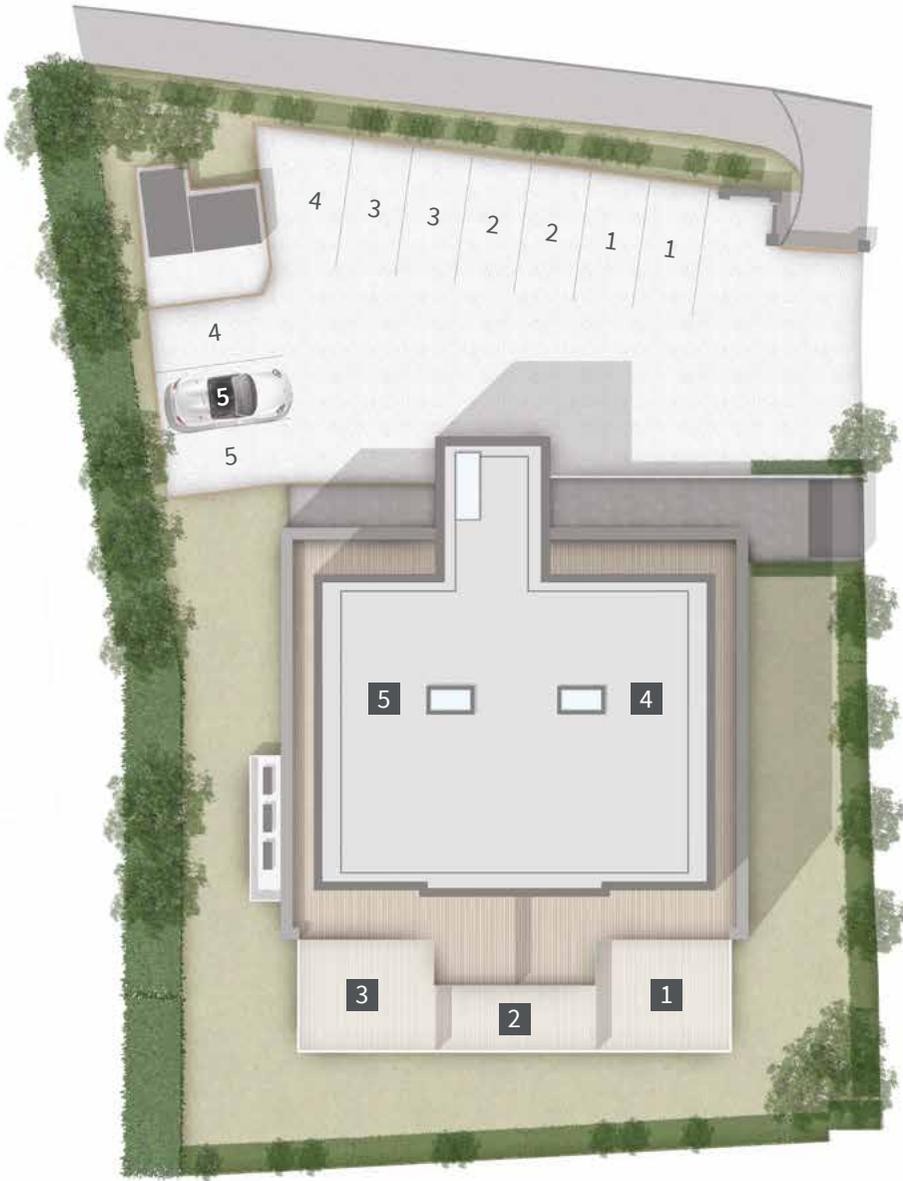
Pearce Homes Prestige has carefully chosen features and fittings of stylist design, quality and practicality. Each apartment kitchen is unique, individually crafted by System Six, a leading South West company, and include quality quartz worksurfaces, Bosch and Siemens Appliances including built in oven, microwave and warming drawer, Franke sink and boiling water tap.

With today's busy lifestyles, the bathrooms and en-suites need to be both functional and a sanctuary in which to unwind, relax and refresh

Bathroom fixtures are contemporary, sinks and baths in striking white with contrasting state of the art black taps, shower heads and heated towel radiators. A large feature mirror sits above the sinks and either Italian marbling wall tiling or classic ceramic tiles completes the elegance. Underfloor heating and low level night lighting adds to comfort and safety.

# SITE PLAN

- 1** 4 BED DUPLEX
- 2** 3 BED DUPLEX
- 3** 4 BED DUPLEX
- 4** 2 BED PENTHOUSE
- 5** 2 BED PENTHOUSE



# DIRECTIONS

## FROM M5 MOTORWAY

Exit M5 at Junction 27 take the A361 signposted Barnstaple/Tiverton. After approximately 30 miles arrive at Barnstaple and follow signs to Braunton/Ilfracombe for 5 miles. Then follow directions 'From Braunton' below.

## FROM BRAUNTON

At the cross road traffic lights turn left onto Caen Street/ B3231 and follow to Croyde. At the centre of Croyde turn left onto Jones's Hill. Then take the next left onto Moor Lane. Serenity will be found along the road on the left.

## For SATNAV use EX33 1NU

## BY TRAIN

From London to Tiverton (fast train 1 hour 52 minutes).  
From Bristol to Tiverton (fast train 44 minutes).  
From Birmingham to Tiverton (fast train 2 hours 9 minutes).

## BY AIR

Bristol Airport has an array of well known airlines flying to many UK and international destinations. It caters for over 10 million passengers per year.





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[www.pearcehomes.co.uk](http://www.pearcehomes.co.uk)

All information contained within the brochure has been prepared for the convenience of an intended purchaser. However, illustrations and floor plans are intended only to provide a general indication and particular details may vary. Prospective purchasers are advised to check any details which are especially critical to their interest, prior to making a reservation. In addition purchasers are advised to check all details, dimensions and specifications of their purchase prior to instructing their solicitors. The brochure and its contents are expressly omitted from any contract and the company reserves the right to alter or amend any part of the development.