



St. Mary's Close

BISHOP'S NYMPTON



PEARCE
HOMES





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Established in the region for over 70 years, Pearce Homes take pride in their commitment to providing homes of quality and style in superb locations, and are pleased to introduce an exciting new development in Bishops Nympton.

St Mary's Close occupies a delightful position set within the traditional village of Bishops Nympton. The village itself has the benefit of a community run shop, village hall, parish church and primary school.

The bustling market town of South Molton lies a short distance to the north west providing an excellent range of everyday services including shops, primary and secondary schools, restaurants and banks, together with a Sainsbury's supermarket, a health centre, recreational facilities and a cottage hospital.

The A361 North Devon link road is within easy driving distance providing access to the larger regional centre of Barnstaple. Situated on the River Taw, Barnstaple is the largest town in North Devon. As the social centre there is plenty to do; whether it's meeting friends for dinner and a night out, taking in a show at the Queen's Theatre, or browsing the

appealing mix of big brand shops and traditional family businesses along the High Street. As well as the High Street retailers and delightful boutique shops, other amenities include a train station, schools, hospital, cinema, museums, cafés, bars, nightclubs, restaurants, leisure centre and the Tarka Tennis Centre.

With a stunning coastline and great countryside nearby, plus an array of local attractions, there's always plenty of things to do and places to visit. You do not have to travel far to find the wonderful beaches at Croyde and Saunton and Exmoor National Park offers excellent horse riding and walking.

Bishops Nympton is well situated, offering peaceful village life, with the benefit of entertainment, restaurant and shopping amenities close by. And with fibre broadband available, this development is well suited to those wishing to work from home.





THE BEECH

2 BEDROOM
PLOTS 1, 2 & 20

The Beech is the ideal starter/ investment home, with two double bedrooms and generously proportioned reception space.

The ground floor comprises a kitchen, cloakroom and good-sized lounge/dining room with under stairs storage cupboard and French doors opening out onto the enclosed rear garden. To the first floor are two double bedrooms served by a family bathroom.



GROUND FLOOR



FIRST FLOOR

Lounge/Dining
4.97m[†] x 3.85m[†] · 16' 4" x 12' 8"

Kitchen
3.02m x 2.82m · 9' 11" x 9' 3"

Bedroom 1
3.85m x 2.85m · 12' 8" x 9' 4"

Bedroom 2
3.03m[†] x 3.85m[†] · 9' 11" x 12' 8"

[†] Maximum measurement

THE MAPLE

3 BEDROOM PLOTS 3, 4 & 7

The Maple is a well-proportioned three bedroom family home. The welcoming entrance hall guides you into the home, with the ground floor offering well equipped kitchen/dining room with French doors opening out onto the garden, cloakroom/utility and sizeable lounge also with French doors opening out onto the garden. To the first floor are a master bedroom with en-suite and built in wardrobes and two further double bedrooms served by a family bathroom.

Plots 3 and 4 are link detached with a single garage and off-road parking space and plot 7 is detached with a double car port.



Lounge
6.00m x 3.54m · 19' 8 x 11' 7

Kitchen/Dining
6.00m x 3.00m · 19' 8 x 9' 10

Bedroom 1
3.81m x 3.03m · 12' 6 x 9' 11

Bedroom 2
3.56m x 2.96m · 11' 8 x 9' 8

Bedroom 3
3.56m x 2.92m · 11' 8 x 9' 7



GROUND FLOOR



FIRST FLOOR





THE ELM

3

3 BEDROOM
PLOTS 5, 8 & 9

The Elm is an impressive three bedroom detached home with a significant garage and off-road parking.

The canopied porch directs you into a charming kitchen/dining room with French doors opening out onto the garden area. The ground floor also comprises a cloakroom and sizeable lounge. To the first floor are a master bedroom with en-suite and built in wardrobes and two further bedrooms served by a family bathroom.



GROUND FLOOR

FIRST FLOOR

- Lounge
5.45m x 3.36m · 17' 11" x 11' 0"
- Kitchen/Dining
6.73m[†] x 4.86m[†] · 22' 1" x 15' 11"
- Bedroom 1
3.72m[†] x 3.54m[†] · 12' 2" x 11' 7"
- Bedroom 2
3.39m x 3.07m · 11' 1" x 10' 1"
- Bedroom 3
3.37m x 2.26m · 11' 1" x 7' 5"

[†] Maximum measurement

THE CEDAR

4

4 BEDROOM

PLOTS 10 – 15

The Cedar is a wonderful four bedroom link detached family home with a garage and off-road parking.

The ground floor comprises entrance hallway, kitchen/dining room, utility room, cloakroom and sizeable lounge with under stairs storage cupboard and French doors opening out onto the enclosed garden. To the first floor are the master bedroom with en-suite and built in wardrobes, bedroom 2, also with an en-suite, and two further bedrooms served by the family bathroom. This property would easily lend itself to 'working from home'.



Lounge
4.66m¹ x 5.35m¹ · 15' 3" x 17' 7"

Kitchen/Dining
4.66m x 3.24m · 15' 3" x 10' 8"

Bedroom 1
3.64m x 3.70m · 11' 11" x 12' 2"

Bedroom 2
3.34m x 3.25m · 10' 11" x 10' 8"

Bedroom 3
2.69m x 2.82m · 8' 10" x 9' 3"

Bedroom 4
4.66m x 2.41m · 15' 3" x 7' 11"

[†] Maximum measurement



GROUND FLOOR

FIRST FLOOR





THE YEW

5

4 / 5 BEDROOM PLOT 16

This flexible, executive home lends itself to a variety of living scenarios.

The ground floor consists of a well-equipped kitchen/dining room and living area that spans the rear elevation and wraps around one side of the property. Two pairs of French doors and a set of bi-fold doors open on to the enclosed garden. This floor also has a sizeable room which would be suitable for an additional bedroom, lounge, or a home office. Completing the ground floor is the entrance hall and a utility/shower room.

The impressive first floor master bedroom with en-suite has access to the snug/tv room, with its impressive gallery detail. There are a further two bedrooms, served by a family bathroom, on this floor. The Yew is accompanied by a detached double garage and off-road parking.



GROUND FLOOR



FIRST FLOOR

Lounge
7.12m x 4.59m† · 23' 4" x 15' 1"

Kitchen/Dining
6.68m x 3.12m · 21' 11" x 10' 3"

Bedroom 1
6.68m† x 3.57m† · 21' 11" x 11' 9"

Bedroom 2
3.15m x 4.27m† · 10' 4" x 14' 0"

Bedroom 3
3.29m x 2.42m · 10' 10" x 7' 11"

Bedroom 4
3.83m x 3.52m · 12' 7" x 11' 7"

Snug
2.91m x 3.31m · 9' 7" x 10' 10"

† Maximum measurement



A kitchen is the heart of every home and we at Pearce Homes have endeavoured to produce for you a haven that is a place to meet and eat, get creative and relax. We have chosen fixtures and fittings for their design, quality and practicality.

Your kitchen sink will be supplied by Franke of Switzerland, one of the world's leading sink manufacturers, renowned for commitment to quality and an unmistakable flair for design, using the finest materials and state-of-the-art production technology.

Founded in 1901, Hansgrohe is still family-managed and provides high quality equipment for 'everything to do with water'. The Hansgrohe brassware nicely compliments the Franke stainless steel sink.





With today's busy lifestyles, the bathroom not only needs to be functional but it also needs to be a sanctuary in which to unwind, relax and refresh.

Bathroom fixtures will be contemporary, in white, from leading innovative bathroom experts, Roca.

Whether showering, bathing or washing your hands, you will immediately notice the excellent quality of the Hansgrohe products. Since 1901, bathroom pioneer Hans Grohe and his descendants have traditionally been one step ahead of

their time. Hansgrohe is world-renowned for imaginative shower trends and bathroom solutions, high-quality fittings, top international designs and expertise on water and the environment.

With over 90 years commitment to the industry, your showering experience is made complete by established design specialists, Mira.

ST. MARY'S CLOSE SPECIFICATION

THE BEECH

THE MAPLE

GENERAL FEATURES

10 year NHBC guarantee	.	.
Efficient air source heat pump providing central heating and hot water	.	.
UPVC factory double glazed windows incorporating 'K' glass	.	.
Multi-point security to all windows and doors	.	.
Glass reinforced polymer front door	.	.

EXTERNAL FEATURES

External lighting	.	.
Mains doorbell push and chime	.	.
PVCu rainwater systems	.	.
Car port	—	Plot 7
Single garage with light, power and tap	—	Plot 3 & 4
Double garage with light, power and tap	—	—
Parking space	.	—
Patio area to garden	.	.
Turf to front and rear gardens	.	.

INTERNAL FEATURES

Plain smooth plaster ceilings	.	.
Internal walls to have skim plaster finish	.	.
1 panel moulded doors	.	.
Mains smoke detectors with battery back-up	.	.
TV points to lounge, kitchen / dining room and all bedrooms	.	.
BT points to hall, living room and smallest bedroom	.	.
BT points to hall and smallest bedroom	.	.
White flat plate electrical fittings	.	.

KITCHEN / UTILITY

Individually designed kitchen to include a choice of door, worktop, upstands and handles*	.	.
Stainless steel extractor hood	.	.
Built-in single oven	.	—
Built-in double oven	—	.
Ceramic hob	.	.
Built-in microwave and warming drawer	—	—
Integrated dishwasher	—	.
Removable unit with plumbing for dishwasher	.	—
Integrated fridge / freezer	—	—
Inset stainless steel sink with single lever mixer tap	.	.
Pelmet lighting to kitchen wall units	.	.
Plumbing for washing machine	.	.

BATHROOM / EN-SUITE / CLOAKROOMS

White sanitaryware with chrome brassware	.	.
Choice of wall tiling*	.	.
Shower enclosure with Hansgrohe (in en-suite shower rooms)	—	.
Shower over bath (not included with properties that include en-suite facilities)	.	—
Towel radiators (bathroom and en-suites)	.	.
Shaver socket	.	.

* Subject to stage of construction. Ask Selling Agent for details on specific homes.

THE ELM

THE CEDAR

THE YEOW

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DIRECTIONS

From M5 Motorway

Exit M5 at Junction 27 take the A361 signposted Barnstaple/Tiverton. After approximately 22 miles, at the Bish Mill Roundabout, take the first exit left onto B3227 for approximately half a mile. Turn left onto Silcombe Hill and follow directions below once on Silcombe Hill.

From South Molton

From the town centre head east on East Street/B3227 towards Bish Mill. At Bish Mill, opposite the Mill Inn (signposted Bishops Nympton and Rackenford) turn right onto Silcombe Hill. After approximately 1 mile turn right, sign posted Bishops Nympton and Mariansleigh. Follow road into Bishops Nympton and St Marys Close will be found on the left hand side.




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BISHOP'S NYMPTON



THE BEECH Plots 1, 2 & 20
THE MAPLE Plots 3, 4 & 7
THE ELM Plots 5, 8 & 9

THE CEDAR Plots 10 - 15
THE YEW Plot 16

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.



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