







Established in the region for over 75 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 Great Torrington.

Great Torrington is a small historic, traditional and friendly market town set in the midst of rolling unspoilt countryside in the very heart of Tarka Country.

It has a delightful array of shops - master butchers, bakers and fruiterers offering quality local produce; boutiques, jewellery and crafts. The time-honoured pannier market, with its glazed atrium, houses a range of artisan shops selling unusual gifts and collectables.

This quaint little town also boasts cafes, pubs, hairdressers, post office and The Plough Arts Centre. The Plough Arts Centre is a theatre, cinema and art gallery. It attracts many famous acts but also hosts productions by thriving local theatre groups.

School facilities are available for children of all ages, from pre-school to senior school, with further college education being offered in the nearby town of Barnstaple.

For exercise and leisure, Torrington is host to a wide range of sports and clubs including a golf course, rugby club, football clubs, swimming pool and sauna, local running club, bowling club, boxing and fitness club. The renowned Tarka Trail is on the doorstep giving access to 180 miles of foot and cycle paths.

Market Gardens is a picturesque courtyard development of 9 homes. Sensitively designed to be compatible with its surroundings and the history of the town.



the Thyme

4 BEDROOM PLOT 1

A wonderfully designed detached family home with views overlooking the spectacular Torridge Valley. The ground floor comprises kitchen/dining room, guest cloakroom, lounge, study and utility room with access to the double garage.

To the first floor are four double bedrooms, two with en-suite bathrooms, and a family bathroom.

LOUNGE
4.96m x 3.68m • 16' 3" x 12' 1"

KITCHEN/DINING
7.05m x 4.37m • 23' 2" x 14' 4"

STUDY
3.22m x 2.95m • 10' 7" x 9' 8"

BEDROOM 1
4.58m[†] x 3.67m • 15' 11" x 12'

BEDROOM 2
4.67m[†] x 3.67m • 15' 4" x 12'

BEDROOM 3
3.26m x 3.27m • 10' 8" x 10' 9"

BEDROOM 4
3.26m x 2.98m • 10' 8" x 9' 9"

[†] Maximum measurement



GROUND FLOOR



FIRST FLOOR





GROUND FLOOR



FIRST FLOOR



MARKET GARDENS • TORRINGTON

the Fennel

4 BEDROOM PLOT 2

A remarkable home in a unique location. The ground floor comprises kitchen/dining room, guest cloakroom, lounge, study and utility room with access to the double garage.

To the first floor are four double bedrooms, two with en-suite bathrooms, and a family bathroom.

LOUNGE
4.82m x 3.57m • 15' 10" x 11' 9"

KITCHEN/DINING
6.93m[†] x 4.36m[†] • 22' 9" x 14' 4"

STUDY
3.21m x 2.60m • 10' 6" x 8' 6"

BEDROOM 1
4.52m[†] x 3.6m[†] • 14' 10" x 11' 10"

BEDROOM 2
4.06m x 3.60m • 13' 4" x 11' 10"

BEDROOM 3
3.22m x 3.00m • 10' 7" x 9' 10"

BEDROOM 4
3.22m x 2.63m • 10' 7" x 8' 8"

[†] Maximum measurement

the Bayleaf

4 BEDROOM PLOT 3

A charming semi-detached four-bedroom home. An agreeable layout with the ground floor comprising kitchen/dining, utility, guest cloakroom, lounge and study.

To the first floor are master bedroom, with en-suite bathroom, three further bedrooms and a family bathroom.

LOUNGE
3.70m x 5.08m • 12' 2" x 16' 8"

KITCHEN/DINING
7.17m x 3.41m • 23' 6" x 11' 2"

STUDY
2.45m x 2.64m • 8' x 8' 8"

BEDROOM 1
4.95m[†] x 3.74m[†] • 16' 3" x 12' 3"

BEDROOM 2
3.56m x 3.50m • 11' 8" x 11' 6"

BEDROOM 3
3.56m[†] x 3.54m[†] • 11' 8" x 11' 7"

BEDROOM 4
2.81m x 2.70m • 9' 3" x 8' 9"

[†] Maximum measurement





GROUND FLOOR



FIRST FLOOR



the Chicory

4 BEDROOM PLOT 4

A charming semi-detached four-bedroom home. An agreeable layout with the ground floor comprising kitchen/dining, utility, guest cloakroom, lounge and study.

To the first floor are master bedroom, with en-suite bathroom, three further bedrooms and a family bathroom.

LOUNGE
3.70m x 5.08m • 12' 2 x 16' 8

KITCHEN/DINING
7.17m x 3.41m • 23' 6 x 11' 2

STUDY
2.45m x 2.64m • 8' x 8' 8

BEDROOM 1
4.95m[†] x 3.74m[†] • 16' 3' x 12' 3'

BEDROOM 2
3.56m x 3.50m • 11' 8 x 11' 6

BEDROOM 3
3.56m[†] x 3.54m[†] • 11' 8' x 11' 7'

BEDROOM 4
2.81m x 2.70m • 9' 3 x 8' 9

[†] Maximum measurement

the Lavender

4 BEDROOM PLOT 5

A detached four-bedroom home with a pleasing design. The ground floor offering kitchen/dining, utility, guest cloakroom and a sizeable lounge.

The first floor comprises master bedroom with an en-suite bathroom, three further bedrooms and a family bathroom.

LOUNGE
6.15m x 3.49m • 20' 2" x 11' 5"

KITCHEN/DINING
6.15m x 3.47m • 20' 2" x 11' 5"

BEDROOM 1
3.52m x 3.07m • 11' 7" x 10' 1"

BEDROOM 2
3.50m x 3.07m • 11' 6" x 10' 1"

BEDROOM 3
3.50m[†] x 2.96m • 11' 6" x 9' 8"

BEDROOM 4
3.52m[†] x 2.24m • 11' 7" x 7' 4"

[†] Maximum measurement



GROUND FLOOR



FIRST FLOOR





the Sage

3 BEDROOM PLOT 6

This property is a well-proportioned semi-detached family home. The ground floor comprises kitchen/dining, generous lounge, guest cloakroom and utility.

To the first floor is a spacious master bedroom with an en-suite bathroom, two further bedrooms and a family bathroom.

GROUND FLOOR



FIRST FLOOR



LOUNGE
6.83m x 3.21m • 22' 5 x 10' 6

KITCHEN/DINING
6.15m x 2.81m • 20' 2 x 9' 3

BEDROOM 1
6.83m[†] x 3.24m[†] • 22' 5" x 10' 7"

BEDROOM 2
3.20m x 3.19m • 10' 6 x 10' 6

BEDROOM 3
3.19m[†] x 2.83m[†] • 10' 6" x 9' 3

[†] Maximum measurement

the Clove

4 BEDROOM PLOT 7

A semi-detached four-bedroom home with a pleasing design. The ground floor offering kitchen/dining, utility, guest cloakroom and a sizeable lounge.

The first floor comprises master bedroom with an en-suite bathroom, three further bedrooms and a family bathroom.

LOUNGE
6.15m x 3.48m • 20' 2" x 11' 5"

KITCHEN/DINING
6.15m x 3.49m • 20' 2" x 11' 5"

BEDROOM 1
3.50m x 3.02m • 11' 6" x 9' 11"

BEDROOM 2
3.53m x 3.02m • 11' 7" x 9' 11"

BEDROOM 3
3.53m[†] x 3.00m[†] • 11' 7" x 9' 10"

BEDROOM 4
1.99m[†] x 3.50m • 6' 6" x 11' 6"

[†] Maximum measurement



GROUND FLOOR

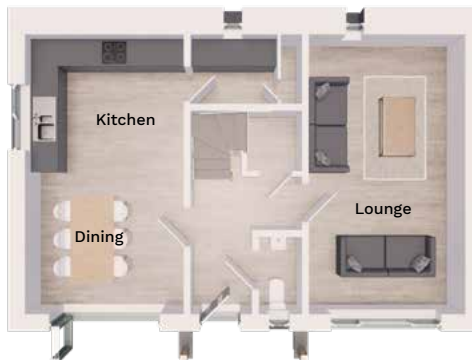


FIRST FLOOR





GROUND FLOOR



FIRST FLOOR



the Rosemary

4 BEDROOM PLOT 8

A four-bedroom home with the ground floor comprising kitchen/dining, utility, guest cloakroom and sizeable lounge.

To the first floor are master bedroom, with en-suite bathroom, three further bedrooms and a family bathroom.

LOUNGE
6.14m x 3.46m • 20' 2 x 11' 4

KITCHEN/DINING
6.14m x 3.51m • 20' 2 x 11' 6

BEDROOM 1
3.54m x 3.15m • 11' 7 x 10' 4

BEDROOM 2
3.49m x 3.06m • 11' 6 x 10'

BEDROOM 3
2.96m[†] x 3.51m[†] • 9' 8' x 11' 7'

BEDROOM 4
1.89m[†] x 3.53m • 6' 2' x 11' 7

[†] Maximum measurement

the Parsley

3 BEDROOM PLOT 9

This property is a well-proportioned semi-detached family home. The ground floor comprises kitchen/dining, generous lounge, guest cloakroom and utility.

To the first floor is a spacious master bedroom with an en-suite bathroom, two further bedrooms and a family bathroom.

LOUNGE
6.14m x 3.21m • 20' 2" x 10' 6"

KITCHEN/DINING
6.14m x 2.81m • 20' 2" x 9' 3"

BEDROOM 1
6.14m[†] x 3.24m[†] • 20' 2" x 10' 7"

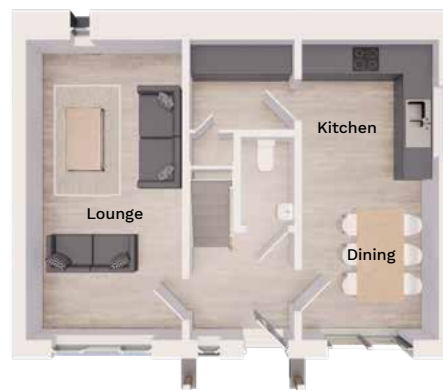
BEDROOM 2
3.19m x 3.20m • 10' 6" x 10' 6"

BEDROOM 3
3.19m[†] x 2.82m[†] • 10' 6" x 9' 3"

[†] Maximum measurement



GROUND FLOOR



FIRST FLOOR



SPECIFICATION

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 door bell push and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu rainwater systems	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double garage with light and power	✓	✓	✓	✓	✓	✓	✓	✓	✓
Allocated parking spaces	•	•	✓	✓	✓	✓	✓	✓	✓
Patio area to garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
External power point	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap or tap in garage	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to front and rear gardens	✓	✓	✓	✓	✓	✓	✓	✓	✓

INTERNAL FEATURES

Plain smooth plaster ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal walls to have skim plaster finish	✓	✓	✓	✓	✓	✓	✓	✓	✓
Oak veneer stile and rail doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Underfloor heating to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains smoke detectors with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV points to lounge, kitchen/dining room and all bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built in wardrobe to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
White flat plate electrical fittings	✓	✓	✓	✓	✓	✓	✓	✓	✓

KITCHEN/UTILITY

Individually designed kitchen to include choice of door, worktops, upstands and handles*	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor hood with induction hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built in single ovens (2)	✓	✓	•	•	•	•	•	•	•
Built in double oven	•	•	✓	✓	✓	✓	✓	✓	✓
Integrated 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 * - full height to showers and baths, half height on other appliance walls	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower cubicle with thermostatic shower (in en-suite shower rooms)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Towel radiators (bathrooms and en-suites)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

SITE PLAN

- PLOT 1** The Thyme
- PLOT 2** The Fennel
- PLOT 3** The Bayleaf
- PLOT 4** The Chicory
- PLOT 5** The Lavender
- PLOT 6** The Sage
- PLOT 7** The Clove
- PLOT 8** The Rosemary
- PLOT 9** The Parsley



DIRECTIONS

For sat nav devices use
postcode EX38 8AB.

From the A39 Barnstaple

At the end of the A361 join the A39 and take the 1st exit at the roundabout. At the next two roundabouts continue along this road. At the Roundswell roundabout take the 1st exit signposted B3232 Torrington. Follow this road for approximately 10 miles into the Market Town of Torrington. At the first roundabout, take the 2nd exit and travel along Calf Street. At the next roundabout, take the 2nd exit. Then take the second left onto Whites Lane. Follow this road around until you find South Street Car Park on the right-hand side. Drive down through the car park and you will find 'MARKET GARDENS' in the bottom right-hand corner.

From M5 Motorway

Exit M5 at Junction 27 take the A361 signposted Barnstaple/Tiverton. After approximately 35 miles arrive at Barnstaple and follow directions above.





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