



2 Bonds Farm Meadow, Atherington, Umberleigh, Devon
EX37 9HY

A newly built semi detached house with garden
and parking in a village location

North Devon Coast & Exmoor within 30 minutes drive

• FIVE New Build Homes • Exceptional Build Quality by IDEAL CONSTRUCTION • 6 Year Architects Certificate • Village Location • Kitchen- Colour/Style Choices for Early Reservation • Underfloor Heating on Ground Floor • Optional Extras • Oak Staircases • Mains Drains • LPG Gas Central Heating

POA

01271 322833 | barnstaple@stags.co.uk

SITUATION AND AMENITIES

Situated in a village location within 5 minutes drive of the A377 and Umberleigh station which has a regular train service between Barnstaple and Exeter and ideal for those looking for a country lifestyle without being too rural or isolated. Atherington is an ideal choice, only 15 minutes from neighbouring towns this semi rural village is an easy commute for those still needing access to schooling and work place.

Set within the attractive Taw Valley area Atherington offers local amenities including a small shop/post office, farm shop, bakers, hairdressers, pilates studio, community hall, used for groups of all ages, playing field, tennis courts, children's park and church. Further local amenities are just over a mile away on the A377, including a convenience store/service station and the neighbouring village of High Bickington which offers; village shop, primary school, two pubs, church, community hall, post office, doctors surgery, bus services, playing fields, football, cricket and badminton clubs etc and a golf club at Libbaton nearby.

High Bullen Hotel & Golf Club is also within 15 minutes drive and has facilities including swimming pools, gym, spa, tea room etc.

The Regional centre of Barnstaple is approximate 20 minutes drive and offers the area's main business, commercial, leisure and shopping venues, as well as North Devon District hospital. At Barnstaple there is access to the North Devon Link Road A361, which leads on in a further 45 minutes or so to Junction 27 of the

M5 Motorway and Tiverton Parkway station offering a fast service of trains to London Paddington in just over 2 hours. There is a nearby station at Umberleigh on the picturesque Tarka Line providing trains both to Barnstaple and Exeter. The market towns of Bideford, South Molton and Torrington are all easily accessible. The North Devon coast with its excellent sandy beaches at Saunton, Croyde, Putsborough and Woolacombe and delightful cliff walks as well as Exmoor National Park are all within about 40 minutes by car.

DESCRIPTION

The accommodation on the ground floor briefly comprises; Entrance Hall, Living Room, Kitchen/Dining Room, Utility and Cloakroom WC. On the first floor there are two bedroom, study/occasional third bedroom and a family bathroom.

Bonds Farm Meadow is an exclusive bespoke development of 5 homes, specifically designed for modern living. These well appointed houses have been designed with thought and consideration towards functionality and contemporary living. Set in the stunning North Devon countryside are five new build homes with a choice of 2/3 & 4/5 bedroom houses built to a high standard and specifications. A choice of finishes, floor coverings and bespoke requirements may be available for early reservations. A village development not to be missed!

SPECIFICATION

Externally light grey windows and doors, Oak effect front doors,



EXAMPLE IMAGE OF KITCHEN

Underfloor heating to ground floor, Radiators on the first floor, High-gloss kitchen with granite worktops, integrated appliances, Plank Polfor vinyl to kitchen, bathroom and utility (if applicable) carpets to remaining rooms, Suffolk Oak doors with chrome ironmongery, White walls and ceilings, Woodwork to be white gloss, Oak staircase and handrail with glass infill if required, Ideal standard gas boilers, Bathroom with white suites, Garage with up and over door, power and light.

LOCAL SCHOOLS

Local primary schools are found in neighbouring villages within 2 miles in Umberleigh and High Bickington.

Secondary Schools can be found in South Molton, chulmleigh, Great Torrington and West Buckland, collection points nearby.

Barnstaple & Great Torrington– 7 miles

South Molton – 9 miles

Exeter – 33 miles

Beaches – 15 miles

DIRECTIONS

From South Molton- Proceed out of the town on the B3227 towards Umberleigh for approximately 7.5 miles. Passing the primary school and train station, proceed over the bridge and turn right (opposite The Rising Sun pub), onto the A377 towards Barnstaple. At the junction take the left hand turn onto the B3277 signposted to Atherington/Great Torrington. Upon reaching the village Bonds Farm

Meadow can be found just after the four cross way on the left hand side.

From Barnstaple- Leave Barnstaple on the A377 and proceed through Bishops Tawton towards Exeter, stay on this road for approximately 5 miles, upon reaching Umberleigh take the right hand turning sign posted Atherington/Great Torrington (B3277). Upon reaching the village Bonds Farm Meadow can be found just after the four cross way on the left hand side.

From Bideford/Torrington – Leave Torrington on the B3277 towards South Molton, stay on this road for approximately 6.5 miles. Upon reaching Atherington Bonds Farm Meadow can be found on the right hand side.

SERVICES

Mains water, drainage and electric, LPG gas fired central heating.

LOCAL AUTHORITY

North Devon District Council - Lynton House, Commercial Road, Barnstaple, Devon, EX31 1DG. Tel: 01271 327711 (<https://www.northdevon.gov.uk/>)

AGENTS NOTE

Some images in this brochure are computer generated. The landscaping and other aspects may differ.



St Mary's Church Atherington



Atherington Tennis Courts



Atherington Playing Field



Atherington Play Park



First Floor

Ground Floor

Illustration for identification purposes only,
measurements are approximate,
not to scale. floorplansUsketch.com © (ID669490)



30 Boutport Street, Barnstaple, Devon, EX31 1RP
01271 322833
barnstaple@stags.co.uk



@StagsProperty