



Landlink Ltd



HIGHFIELDS

BICKINGTON • BARNSTAPLE • DEVON • EX31 2FJ



JACKSON-STOPS

WELCOME TO HIGHFIELDS



We are extremely excited to present to the market this stunning development in a unique location, being tucked away and backing onto open fields, yet benefiting from everything available virtually from the doorstep.

The development known as "Highfields" sits on the outskirts of the village of Bickington, overlooking the River Taw and surrounding countryside. Phase Two of this superb development will offer a beautiful selection of 2, 3 &

4 bedroom houses and 2 & 3 bedroom bungalows. Designed and built to exacting standards, this prestigious development will be a unique and beautiful place to live.

Whether you are looking for excellent amenities and schooling, spectacular walks along the rugged North Devon coastline or surfing and sandy beaches, you are perfectly placed at Highfields to enjoy the local area and all it has to offer.



JACKSON-STOPS 

 **MAZZARD**
DEVELOPERS of DISTINCTION

 **Landlink Ltd**



Barnstaple



Appledore



The South West Coastal Path



The Tarka Trail

IT'S ALL ON YOUR DOORSTEP

The beauty of living at Highfields is that you have everything available within easy access, yet you are situated in a tucked away and private position, backing onto open fields.

Bickington

The local village of Bickington is within walking distance, and offers a range of amenities including convenience store/Post Office, hairdressers and village pub. There is also easy access to the Tarka Trail.

Barnstaple

The nearby regional centre of Barnstaple offers all the area's main business, commercial and shopping venues, including an array of primary and secondary schools, as well as a college. There is a superb blend of high street retailers and independent shops, pubs, restaurants and cafes and a popular theatre. A particular feature of the town is the charming Pannier Market, with its wide range of local traders, and Butcher's Row with its boutique shops and restaurants/cafes.



Exmoor



Saunton

The Tarka Trail

The Tarka Trail consists of a 180 mile figure of 8 route that is easily accessible from Highfields, and traverses unspoilt countryside with dramatic sea cliffs and beautiful beaches. It includes the longest traffic free cycle route in the UK, and is superb for walking and cycling.

The South West Coastal Footpath

The South West Coastal Footpath is England's longest waymarked footpath, and a national trail that stretches for some 630 miles from Minehead in Somerset along the coasts of Devon and Cornwall, and offers spectacular walks with stunning vistas of the coastline.

Instow

The delightful nearby coastal village of Instow sits at the mouth of the estuary where the Rivers Taw and Torridge meet. It benefits from a delightful community and a sandy beach, cricket club, sailing club and superb pubs and restaurants, as well as a well known local deli.

Appledore

The historic fisherman's village of Appledore sits on the adjacent bank of the River Torridge and is renowned for its quaint cobbled streets, fisherman's cottages and arts and crafts community. There is also a range of excellent dining opportunities, as well as a well known local deli.

Surfing & Sandy Beaches

There are a range of spectacular sandy, surfing beaches within easy reach of Highfields, including Westward Ho!, Saunton and Croyde. North Devon has recently being recognised as a 'World Surfing Reserve' (WSR), which is the only WSR in the UK and the only cold-water WSR in the world.

Exmoor National Park

Exmoor National Park is famous for its undulating moorland and pasture, bisected by streams and rivers, running down through deep wooded combs to the spectacular coastline. It offers excellent walking opportunities.





HIGHFIELDS – THE STORY SO FAR...

As construction on the second phase of the popular Highfields development commences, we take a look back at what some of the residents of the first phase have to say...

"It's their uniqueness to bring something different. Their developments have a little more thought when it comes to layout and design compared to the conventional large developments."

"It was reassuring to know Mazzard already had an excellent reputation in the area. It's a very attractive house and architecturally well-designed in every way. Mazzard comfortably exceeded my expectations."

"Having spoken to friends and relatives who have bought new homes from other, perhaps larger building companies, we would say our experience with Mazzards has been much better than many of them! There are some details of the build which are really nice to have and in our opinion, the overall finish is very good."

"The after sales service was excellent, they have a very friendly work force that aims to please and takes note of any problems and responds accordingly."



Not to scale. For illustrative purposes only.

PHASE 2 - SALE SITE PLAN



H **Nightingale** | 2/3 Beds - A | 85.80 sqm | Plots: 35, 36, 38, 39

B **Kite** | 2 Beds - B | 86.50 sqm | Plots: 7, 8, 23, 24, 25, 26, 27

B **Weaver** | 2 Beds - E | 73.11 sqm | Plots: 9, 10

H **Kestral** | 3 Beds - C | 106.85 sqm | Plots: 31, 32, 37, 40, 41, 44

H **Falcon** | 3 Beds - D | 93.10 sqm | Plots: 42, 43, 45, 46

B **Dove** | 3 Beds - E | 131.36 sqm | Plots: 20, 21, 22

H **Starling** | 3 Beds - F | 147.04 sqm | Plots: 28, 29

B **Puffin** | 3 Beds - H | 86.96 sqm | Plots: 11

H **Finch** | 4 Beds - A | 177.59 sqm | Plots: 5

H **Linnet** | 4 Beds - B | 152.21 sqm | Plots: 14, 16, 18

H **Warbler** | 4 Beds - C | 145.12 sqm | Plots: 13, 17

H **Teal** | 4 Beds - D | 189.80 sqm | Plots: 30

H **Jay** | 4 Beds - E | 212.99 sqm | Plots: 15

H **Merlin** | 4 Beds - F | 136.41 sqm | Plots: 6, 33, 34

H **Heron** | 4 Beds - G | 153.39 sqm | Plots: 12, 19

Sold

H **House Type**
H = House
B = Bungalow

13 **Plot Number**

SPECIFICATIONS

Kitchen

- Home Sweet Home fitted kitchen
- NEFF appliances, including –
 - Cooker and induction hob
 - Integrated fridge freezer
 - Integrated dishwasher
 - 1.5 bowl stainless steel sink
 - Stainless steel splashback to cooker hood
- Upgrade options available – subject to build stage

Internal Finishes

- Bifold doors and French doors (as shown)
- UPVC double-glazed windows with 10 Year guarantee
- Underfloor heating to ground floor
- Radiators and heated towel rail to first floor
- Decoration to walls in Dulux White Cotton and bathroom walls in Egyptian Cotton, White Satin to all woodwork
- All internal doors are painted white with stainless steel door furniture
- Air source heat pumps for hot water and heating
- Low energy lighting / pendant lighting – optional extra available for chrome fittings, subject to build stage
- Fibre broadband provided for the development



Camel supplied windows & doors



Supplied kitchens & kitchen appliances



Neff kitchen appliances





Bathroom & Ensuites (where applicable)

- Fully fitted bathroom suite, including Roca acrylic bath, Roca WC with soft close seat
- Roca vanity unit (main bathrooms) and basins
- Victoria thermostatic shower
- Resin shower trays
- Wall & floor tiling – Porcelanosa tiles (options available, subject to build stage)

External Finishes

- Fully enclosed gardens with a combination of patio and lawn
- Fully turfed gardens
- Outside tap
- Rear gardens enclosed with either timber fencing, or masonry walling
- External lighting
- Single garage with power supply
- Block paved driveways
- Fully adopted roads and site drainage

Warranty

- 10-year structural warranty with ICW

Energy Efficiency

- PEA rating B
- 1.5kw solar PV panels provided (as shown)
- Car charge point provided



Porcelanosa tiles in showers/bathrooms/ensuites



Supplied the sanitary ware





The Old Glove Factory Development

Sited at the north end of the medieval core of Pilton and within a Conservation Area, this unique development won Mazzard Homes a Highly Commended award with LABC for building excellence as 'Best Change of use of an existing building or conversion'. This magnificent industrial structure dates from the mid Victorian period and is largely built of stone with intricate brick architectural details. Mazzard Homes' development strategy here was to ensure ease of maintenance and future proof the building for generations to come. This period structure has provided 9 warehouse style apartments with stylish interiors incorporating lofty ceilings and high specifications in a contemporary theme. This project was delivered with outstanding construction and workmanship.



The Former Primary School South Molton

This sizeable former Victorian primary school was a great challenge for the Mazzard construction team. A majestic gem in the heart of South Molton, the School House offers charming character and features sizeable living accommodation. Team Mazzard took a very sympathetic approach to the refurbishment of this Victorian brick built establishment and included spectacular features including vaulted ceilings, large feature windows and internal structural beams. 9 units were created on the site including 5 houses and 4 apartments. It's the nod to the academic history that Mazzard Homes wins here as fine developers with their use of large flat sheets of blackboard slate as courtyard partitions for each of the houses. There is much admiration and fondness for this project locally as a large percentage of the townsfolk remember spending their primary school days on site.





Sealey Court Roborough, Devon

Set on the outskirts of rural Roborough in mid-Devon, this quiet cul-de-sac offers a selection of 3 & 4 bed family homes, affordable housing and barn conversions. The homes offer spacious and quality accommodation with garages and enclosed private gardens. Sealey Court benefits from being a small and private estate with a communal pumping station. This delightful development blends beautifully into a rural pastoral scene while offering modern living and high quality homes.



The Tannery South Molton

Situated within walking distance of the amenities of the popular market town of South Molton in a tucked away location is this unique site comprising of a former tannery factory dating back to the 16th century. Mazzard Homes have expertly blended a mixture of conversions of the original factory buildings and new homes. In total the site will consist of 7 new build homes, 6 town houses/apartments and 8 conversions.



Fortescue Drive, Filleigh

Set amongst the rolling hills of North Devon and within the beautiful Grade II listed parkland of the Castle Hill grounds, Mazzard Homes' development at Filleigh estate comprises 15 new build properties. These exclusive homes offer 3, 4 and 5 bedrooms and are finished to a high quality with contemporary features and modern appliances including under floor heating powered by air-source heat pumps.

The Filleigh Estate development incorporates exquisitely designed homes with open plan living, spacious bedrooms, freestanding baths, ensuite bathrooms and modern kitchens. A separate utility, garage space and plentiful parking complete the development. Mazzard Homes have worked closely with the Castle Hill estate for many years to create bespoke developments.

Directions

Approaching Barnstaple on the A361 North Devon Link Road, at the Roundswell Roundabout, take the fourth exit signposted towards Bickington and Fremington (A3125). Proceed along this road and across the next two roundabouts staying on the A3125. At the Cedars Hotel Roundabout, take the first exit signposted towards Instow, Bickington and Fremington. Continue along this road, and take the third turning on the right hand side into North Lane. Proceed along this lane until you see the entrance to the development on your left hand side. Proceed into the development,

taking the second left hand turning where the sales office will be located on the left hand side.

Please wait at the sales office where an agent (all site visits must be pre-arranged with Jackson-Stops) will meet you.

Viewing

Site visits are strictly by appointment with the sole selling agents Jackson-Stops and must be accompanied by an agent.

Please contact us on 01271 325 153 or northdevon@jackson-stops.co.uk.



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