



Hammados
Court

KNOWLE • BRAUNTON





PEARCE HOMES

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 Knowle, Braunton.

HAMMADOS COURT | THE AREA

Knowle is a picturesque village with a friendly community. It has a local garage/ Post Office where you can buy your everyday essentials and is renowned for its beautiful woodland walks.

Braunton is just a few minutes' drive away or, if you fancy a stroll, the road is paved all the way into the village. Braunton itself offers a range of amenities including primary and secondary schooling, medical centres, local shops, supermarkets, restaurants and pubs, banks and building societies.

Barnstaple, the regional centre of North Devon, offers a wider range of facilities with its local and high street shops, train and bus stations, theatre and leisure facilities.

The sandy beaches of Saunton, Croyde, Putsborough and Woolacombe are also

within easy motoring distance, as is the dramatic and picturesque North Devon Coastline. North Devon has become the 12th location to be selected as a World Surfing Reserve.

The south west coastal path is easily accessible and Exmoor National Park is on the doorstep offering hiking, horse riding and amazing scenery.

You can join the Tarka Trail and experience the journey taken by the otter that inspired Henry Williamson's much-loved novel 'Tarka the Otter'.

With a stunning coastline and great countryside nearby, plus an array of local attractions, there is always plenty of things to do and places to visit.





1 HAMMADOS COURT

4 BEDROOM HOUSE

1 Hammados Court is a striking four bedroom reverse level home.

The entrance is a sleek glazed curtain wall, allowing an abundance of light into the generous hall with its galleried landing and feature glass and oak staircase.

Four bedrooms and a family bathroom are situated on the ground floor. The master suite has a dressing area with built in wardrobes and an en-suite. Bedroom 4 has sliding patio doors opening out onto the rear garden.

The first floor comprises a generous open plan kitchen/dining room with bi-fold doors opening out onto a balcony to the rear of the property. Stairs from the balcony provide access to the rear garden. There is also a separate living room, utility room and guest cloakroom.

Attached to the property, is a double garage with automated door opener. There are off road parking spaces and the enclosed rear garden is laid mainly to lawn with a patio area.





Ground Floor

Bedroom 1	6.26m ⁺ x 4.07m ⁺		20' 6" x 14' 4"
Bedroom 2	3.83m x 3.02m		12' 7" x 9' 11"
Bedroom 3	3.08m ⁺ x 3.24m ⁺		10' 1" x 10' 8"
Snug / Bedroom 4	3.24m ⁺ x 3.02m ⁺		10' 8" x 9' 11"

First Floor

Lounge	6.26m x 3.25m		20' 6" x 10' 8"
Kitchen / Dining	9.86m x 6.26m ⁺		32' 4" x 20' 6"

† Maximum | * Minimum

General Features

- o 10 Year NHBC Guarantee
- o Efficient air source heat pump providing central heating and hot water
- o UPVC factory double glazed windows incorporating 'K' glass
- o Multi-point security to all windows and doors
- o Aluminium anthracite grey glazed curtain wall and front door

External Features

- o External lighting
- o Mains doorbell push and chime
- o PVCu rainwater systems
- o Double garage with automated garage door
- o Patio area to garden
- o Balcony
- o Turf to front and rear gardens
- o Spur for electric vehicle charger
- o Spur for hot tub

Internal Features

- o Plain smooth plaster ceilings
- o Internal walls to have skim plaster finish
- o Oak veneer linear internal doors
- o Lever on rose door handles in black finish
- o Mains smoke detectors with battery back-up
- o TV points to lounge, kitchen / dining room and all bedrooms
- o White flat plate electrical fittings

Kitchen / Utility

- o Choice of kitchen finish, style and colour†
- o Quartz worktop and upstands
- o Bosch double oven
- o Bosch 80cm induction hob with integrated ventilation system
- o Bosch integrated dishwasher
- o Bosch integrated fridge / freezer
- o Bosch wine cooler
- o Franke stainless steel undermount sink to kitchen
- o Hansgrohe single lever mixer tap in matt black finish
- o Pelmet lighting to kitchen wall units
- o Centre island

Bathroom / En-suite / Cloakrooms

- o Roca white sanitaryware
- o Hansgrohe brassware in matt black finish
- o Choice of wall tiling†
- o Mira white shower tray with Merlyn black framed shower enclosure
- o Hansgrohe showerpipe in matt black finish
- o Roca vanity unit with inset basin to bathroom / en-suite
- o Roca mirror with lighting and demister device to bathrooms / en-suites
- o Towel radiators to bathrooms / en-suites
- o Toothbrush charging point





2 HAMMADOS COURT

5 BEDROOM HOUSE

2 Hammados Court is an exceptional five bedroom reverse level home.

The entrance is a sleek glazed curtain wall, allowing an abundance of light into the generous hall with its galleried landing and feature glass and oak staircase.

Five bedrooms and a family bathroom are situated on the ground floor. The master suite has a built-in wardrobe and an en-suite. Bedroom 5 has sliding patio doors opening out onto the rear garden.

The first floor comprises a generous open plan kitchen/dining room with bi-fold doors opening out onto a balcony to the rear of the property. Stairs from the balcony provide access to the rear garden. There is also a separate living room, utility room and guest cloakroom.

Attached to the property, is a double garage with automated door opener. There are off road parking spaces and the enclosed rear garden is laid mainly to lawn with a patio area.





First Floor

Ground Floor



Ground Floor

Bedroom 1	3.64m x 3.06m		11' 11" x 10' 0"
Bedroom 2	3.83m x 3.02m		12' 7" x 9' 11"
Bedroom 3	3.24m [†] x 3.08m [†]		10' 8" x 10' 1" [†]
Bedroom 4	3.08m [†] x 3.21m		10' 1" x 10' 6"
Snug / Bedroom 5	3.14m [†] x 3.02m [†]		10' 4" x 9' 11" [†]

First Floor

Lounge	6.26m x 3.25m		20' 6" x 10' 8"
Kitchen / Dining	9.86m x 6.26m [†]		32' 4" x 20' 6" [†]

[†] Maximum | ^{*} Minimum

General Features

- o 10 Year NHBC Guarantee
- o Efficient air source heat pump providing central heating and hot water
- o UPVC factory double glazed windows incorporating 'K' glass
- o Multi-point security to all windows and doors
- o Aluminium anthracite grey glazed curtain wall and front door

External Features

- o External lighting
- o Mains doorbell push and chime
- o PVCu rainwater systems
- o Double garage with automated garage door
- o Patio area to garden
- o Balcony
- o Turf to front and rear gardens
- o Spur for electric vehicle charger
- o Spur for hot tub

Internal Features

- o Plain smooth plaster ceilings
- o Internal walls to have skim plaster finish
- o Oak veneer linear internal doors
- o Lever on rose door handles in black finish
- o Mains smoke detectors with battery back-up
- o TV points to lounge, kitchen / dining room and all bedrooms
- o White flat plate electrical fittings

Kitchen / Utility

- o Choice of kitchen finish, style and colour†
- o Quartz worktop and upstands
- o Bosch double oven
- o Bosch 80cm induction hob with integrated ventilation system
- o Bosch integrated dishwasher
- o Bosch integrated fridge / freezer
- o Bosch wine cooler
- o Franke stainless steel undermount sink
- o Hansgrohe single lever mixer tap in matt black finish
- o Pelmet lighting to kitchen wall units
- o Centre island

Bathroom / En-suite / Cloakrooms

- o Roca white sanitaryware
- o Hansgrohe brassware in matt black finish
- o Choice of wall tiling†
- o Mira white shower tray with Merlyn black framed shower enclosure
- o Hansgrohe showerpipe in matt black finish
- o Roca vanity unit with inset basin to bathroom / en-suites
- o Roca mirror with lighting and demister device to bathrooms / en-suites
- o Towel radiators to bathrooms / en-suites
- o Toothbrush charging point





3 HAMMADOS COURT

5 BEDROOM HOUSE

3 Hammados Court is unique five bedroom reverse level home.

The entrance is a sleek glazed curtain wall, allowing an abundance of light into the generous hall with its galleried landing and feature glass and oak staircase.

Four bedrooms, a snug which has access to the rear garden, and a family bathroom are situated on the ground floor. The master suite has a built-in wardrobe and an en-suite.

The first floor comprises a sizable open plan kitchen/dining room with bi-fold doors opening onto a balcony to the rear of the property. Stairs from the balcony provide access to the rear garden. A further set of bi-fold doors are located off the kitchen area leading out onto an undercover terrace. There is also a separate living room, utility room and guest cloakroom. Bedroom 5 can also be found on the first floor with an en-suite and a built-in wardrobe.

There is a double garage with automated door opener and off road parking spaces. The enclosed rear garden is laid mainly to lawn with a patio area.





First Floor

Ground Floor



Ground Floor

Bedroom 1	3.64m x 3.03m	11' 11" x 9' 11"
Bedroom 2	3.83m x 3.03m	12' 7" x 9' 11"
Bedroom 3	3.24m [†] x 3.08m [†]	10' 8" x 10' 1"
Bedroom 4	3.08m [†] x 3.21m	10' 1" x 10' 6"
Snug	3.14m [†] x 3.03m [†]	10' 4" x 9' 11"

First Floor

Lounge	3.14m x 5.30m	10' 4" x 17' 5"
Kitchen / Dining	12.43m x 6.26m [†]	40' 9" x 20' 6"
Bedroom 5	3.00m x 5.18m [†]	9' 10" x 17' 0"

† Maximum | * Minimum

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
- Aluminium anthracite grey glazed curtain wall and front door

External Features

- External lighting
- Mains doorbell push and chime
- PVCu rainwater systems
- Double garage with automated garage door
- Patio area to garden
- Balcony
- Undercover terrace
- Turf to front and rear gardens
- Spur for electric vehicle charger
- Spur for hot tub

Internal Features

- Plain smooth plaster ceilings
- Internal walls to have skim plaster finish
- Oak veneer linear internal doors
- Lever on rose door handles in black finish
- Mains smoke detectors with battery back-up
- TV points to lounge, kitchen / dining room and all bedrooms
- White flat plate electrical fittings

Kitchen / Utility

- Choice of kitchen finish, style and colour†
- Quartz worktop and upstands
- Bosch single oven x2
- Bosch 80cm induction hob with integrated ventilation system
- Bosch integrated dishwasher
- Bosch integrated fridge / freezer
- Bosch wine cooler
- Franke stainless steel undermount sink
- Hansgrohe single lever mixer tap in matt black finish
- Pelmet lighting to kitchen wall units
- Centre island

Bathroom / En-suite / Cloakrooms

- Roca white sanitaryware
- Hansgrohe brassware in matt black finish
- Choice of wall tiling†
- Mira white shower tray with Merlyn black framed shower enclosure
- Hansgrohe showerpipe in matt black finish
- Roca vanity unit with inset basin to bathroom / en-suites
- Roca mirror with lighting and demister device to bathrooms / en-suites
- Towel radiators to bathrooms / en-suites
- Toothbrush charging point





4 HAMMADOS COURT

4 BEDROOM HOUSE

4 Hammados Court is unique four bedroom reverse level home.

The entrance is a sleek glazed curtain wall, allowing an abundance of light into the generous hall with its galleried landing and feature glass and oak staircase.

Four bedrooms and a family bathroom are situated on the ground floor. The master suite has a built-in wardrobe and an en-suite and bedroom 4 has sliding patio doors giving access to the rear garden.

The first floor comprises a sizable open plan kitchen/dining room. There is also a separate living room, with bi-fold doors opening onto a balcony and stairs from the balcony provide access to the rear garden.

There is a single garage with automated door opener and off road parking spaces. The enclosed rear garden is laid mainly to lawn with a patio area.





Ground Floor

Bedroom 1	3.52m [†] x 3.23m [†]		11' 7" x 10' 7"
Bedroom 2	2.97m x 2.93m		9' 9" x 9' 7"
Bedroom 3	3.23m [†] x 2.93m [†]		10' 7" x 9' 7"
Snug / Bedroom 4	2.97m [†] x 3.52m [†]		9' 9" x 11' 7"

First Floor

Lounge	6.60m x 3.25m		21' 8" x 10' 8"
Kitchen / Dining	9.19m x 6.60m [†]		30' 2" x 21' 8"

[†] Maximum | ^{*} Minimum

General Features

- o 10 Year NHBC Guarantee
- o Efficient air source heat pump providing central heating and hot water
- o UPVC factory double glazed windows incorporating 'K' glass
- o Multi-point security to all windows and doors
- o Aluminium anthracite grey glazed curtain wall and front door

External Features

- o External lighting
- o Mains doorbell push and chime
- o PVCu rainwater systems
- o Single garage with automated garage door
- o Patio area to garden
- o Turf to front and rear gardens
- o Spur for electric vehicle charger
- o Spur for hot tub

Internal Features

- o Plain smooth plaster ceilings
- o Internal walls to have skim plaster finish
- o Oak veneer linear internal doors
- o Lever on rose door handles in black finish
- o Mains smoke detectors with battery back-up
- o TV points to lounge, kitchen / dining room and all bedrooms
- o White flat plate electrical fittings

Kitchen / Utility

- o Choice of kitchen finish, style and colour†
- o Quartz worktop and upstands
- o Bosch double oven
- o Bosch 80cm induction hob with integrated ventilation system
- o Bosch integrated dishwasher
- o Bosch integrated fridge / freezer
- o Bosch wine cooler
- o Franke stainless steel undermount sink
- o Hansgrohe single lever mixer tap in matt black finish
- o Pelmet lighting to kitchen wall units
- o Centre island

Bathroom / En-suite / Cloakrooms

- o Roca white sanitaryware
- o Hansgrohe brassware in matt black finish
- o Choice of wall tiling†
- o Mira white shower tray with Merlyn black framed shower enclosure to en-suites
- o Hansgrohe showerpipe in matt black finish to en-suites
- o Roca vanity unit with inset basin to bathroom / en-suites
- o Roca mirror with lighting and demister device to bathrooms / en-suites
- o Towel radiators to bathrooms / en-suites
- o Toothbrush charging point





5 HAMMADOS COURT

5 BEDROOM HOUSE

An impressive traditional house, 5 Hammados Court sits proudly at the entrance to this courtyard development.

The entrance porch leads to a generous hall with galleried landing and oak staircase. This fine residence offers a wealth of living space which includes living room, open plan kitchen/diner, utility, snug and guest cloakroom to the ground floor.

On the first floor there are five bedrooms. The master bedroom has a dressing area and en-suite, and bedroom two also has the benefit of en-suite facilities. The further three bedrooms are served by a family bathroom.

Attached to the property, and with useful access from the utility room, is a double garage with automated door opener. There are off road parking spaces and the enclosed rear garden is laid mainly to lawn with a patio area.





Ground Floor

First Floor



Ground Floor

Lounge	6.26m x 4.57m		20' 6" x 15' 0"
Kitchen / Dining	9.30m ⁺ x 4.91m ⁺		30' 6" x 16' 1" ⁺
Snug	3.59m x 4.14m		11' 9" x 13' 7"
Utility	2.55m x 4.93m		8' 4" x 16' 2"

First Floor

Bedroom 1	4.57m x 4.46m		15' 0" x 14' 8"
Bedroom 2	3.03m x 3.55m		9' 11" x 11' 8"
Bedroom 3	3.66m [*] x 3.53m		12' 0" x 11' 7"
Bedroom 4	3.60m x 2.89m		11' 10" x 9' 6"
Bedroom 5	3.44m x 2.34m		11' 3" x 7' 8"

⁺ Maximum | ^{*} Minimum

General Features

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

External Features

- o External lighting
- o Mains doorbell push and chime
- o PVCu rainwater systems
- o Double garage with automated garage door
- o Patio area to garden
- o Turf to front and rear gardens
- o Spur for electric vehicle charger
- o Spur for hot tub

Internal Features

- o Plain smooth plaster ceilings
- o Internal walls to have skim plaster finish
- o Oak veneer linear internal doors
- o Lever on rose door handles in black finish
- o Mains smoke detectors with battery back-up
- o TV points to lounge, kitchen / dining room and all bedrooms
- o White flat plate electrical fittings

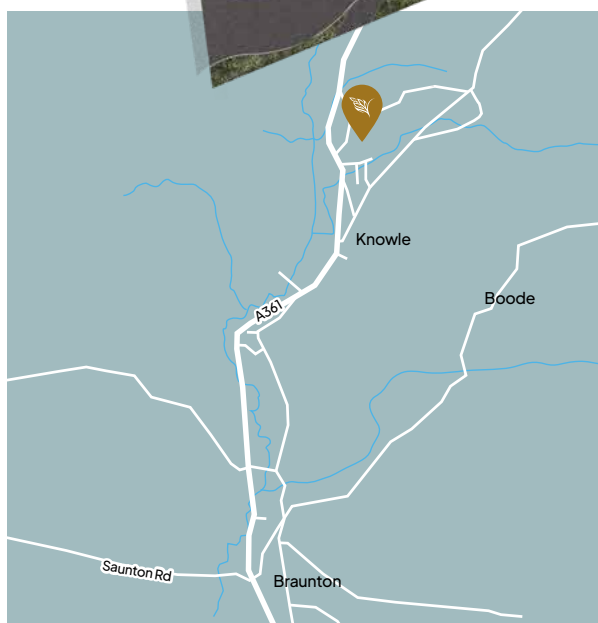
Kitchen / Utility

- o Choice of kitchen finish, style and colour†
- o Quartz worktop and upstands
- o Bosch built-in single oven x2
- o Bosch 80cm induction hob with integrated ventilation system
- o Bosch integrated dishwasher
- o Bosch integrated fridge / freezer
- o Bosch wine cooler
- o Franke stainless steel undermount sink to kitchen
- o Franke single bowl inset sink to utility room
- o Hansgrohe single lever mixer tap in matt black finish
- o Pelmet lighting to kitchen wall units
- o Breakfast bar

Bathroom / En-suite / Cloakrooms

- o Roca white sanitaryware
- o Hansgrohe brassware in matt black finish
- o Choice of wall tiling†
- o Mira white shower tray with Merlyn black framed shower enclosure to en-suites
- o Hansgrohe showerpipe in matt black finish to en-suites
- o Roca vanity unit with inset basin to bathroom / en-suites
- o Roca mirror with lighting and demister device to bathrooms / en-suites
- o Towel radiators to bathrooms / en-suites
- o Toothbrush charging point





DIRECTIONS

From M5

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. Follow directions from Braunton below.

From Braunton

At the cross road traffic lights in the centre of Braunton, carry straight on towards Ilfracombe and Woolacombe. Travel for approximately 1.6 miles. On entering Knowle village, go past the garage on the right-hand side and then take the third right turn onto Churchill Lane. Follow Churchill Lane and Hammados Court will be found on the right-hand side.