

ST MARY'S

— DARTINGTON —

A COLLECTION OF 2, 3, 4 AND 5 BEDROOM HOMES





WONDERFUL
TO EXPLORE...

WELCOME TO DARTINGTON

St Mary's takes its name from the nearby Grade I listed church, which has stood since 1450. The church is a significant local land mark and is just a stones throw away from Baker Estates exceptional development.

St Mary's is located in the beautiful village of Dartington, just west of the River Dart and surrounded by the glorious Devonshire countryside. With Dartington Trust, Dartington Hall and Gardens, and the River Dart just a short walk away. Your new home at St Mary's is perfectly placed for long riverside walks, exploring the countryside, and enjoying the pleasures of village life.

The development offers a central open space, making the most of the views from the site, and will include an informal orchard for residents to enjoy. Embraced by the lush greenery and defined by the presence of trees, our development encapsulates the essence of Dartington's landscape. A play area, set among a wild-flower-rich grassland, and allotments will also form a popular addition to this wonderful place to live.

Discover the charm of rural living, nestled in an idyllic setting, the quaint village of Dartington offers an array of amenities, including a post office, delightful restaurants, popular schools, and local shops, all within a leisurely stroll from your new home. Positioned perfectly to provide the serenity of a close-knit community while enjoying the conveniences of the historic town of Totnes. St Mary's provides the perfect balance and is a commutable distance to London Paddington station within 2 hours and 40 minutes from Totnes train station.

St Mary's is a collection of 2, 3, 4 and 5 bedroom homes including houses and our popular barn-style bungalows. Discover our quality contemporary exteriors and superior standards; you will enjoy space and comfort in abundance, as well as exclusive access to woodland areas and open space as part of the development.

Baker Estates – Good things happen here.

EXPLORING YOUR WIDER COMMUNITY

At St Mary's you have the best of both worlds: easy access to the amenities of Totnes, and the beautiful countryside of Dartington



1



DARTINGTON TRUST

Nestled in the 1,200 acres of the Dartington Trust Estate, you will find beautiful grade II-listed gardens, set over 26 acres, which have been maintained for over a thousand years. Featuring beautiful views, an abundance of wildlife, creative sculptures, ancient trees and impressive plant species, the gardens are a must-see. You can also enjoy a meal at the White Hart pub, situated alongside the medieval Great Hall and boasting a dramatic 60ft beamed ceiling. The Dartington Trust offers all-year-round entertainment – from summer concerts to The Barn Cinema, there's everything and more on offer, and it's right on your doorstep.

2



CIDER PRESS CENTRE

Located in a picturesque corner of the Dartington estate, The Cider Press Centre, known locally as 'The Shops', offers a great range of vibrant shops, with a focus on arts and crafts, alongside locally sourced food and drinks. If you fancy putting your name to a bespoke bottle of gin, you can visit The Devon Gin School. You will also find the popular foot and cycle path which links Borough Park, in Totnes, to Dartington. The two-mile walk alongside the River Dart has plenty of benches on which to rest and take in the beautiful views. If you're a cold-water swimmer and want to take the plunge, look out for the swimming platforms!

3



RIVER DART COUNTRY PARK

Set in 90 acres of beautiful parkland within Dartmoor National Park, the River Dart Country Park is one of Devon's most-loved attractions, with a range of activities perfect for an action-packed family fun-day. From early May until September, you can enjoy a cruise along the River Dart on the historic paddle steamer The Kingswear Castle – the UK's last remaining coal-fired paddle steamer.

4



SANDRIDGE BARTON

Take the opportunity to visit Sandridge Barton, a local vineyard nestled in a picturesque valley in the South Hams. It gives its name to the multi award-winning Sharpham Wine & Cheese. Pay a visit to the brand-new vineyard and enjoy a relaxing afternoon of wine- and cheese-tasting or indulge in its new restaurant, Circa, serving only the finest dishes.

5



SOUTH DEVON RAILWAY

This railway line is a popular family day out in the local area. Nearby to St Mary's is Staverton station, a delightful, unspoilt country railway station which has remained largely unchanged for 100 years. The service runs between Buckfastleigh and Totnes. At each stop, you will find plenty to see and do, including beautiful riverside walks and a 15th-century river bridge to explore near Staverton.



AROUND & ABOUT

- 1 Dartington Trust
- 2 Cider Press Centre
- 3 River Dart Country Park
- 4 Sandridge Barton
- 5 South Devon Railway (Staverton Station)

- 1 The Cott Inn
- 2 Totnes
- 3 Dartington CofE Primary School
- 4 King Edward VI Community College
- 5 Dartington Outdoor Swimming Pool
- 6 Almond Thief Bakery
- 7 Local Shop and a Petrol Station

COMMUNICATIONS

Main roads: A385, A384, A380.
 2 miles to Totnes, 10 miles to Newton Abbot, 28 miles to Exeter.

Airport: Exeter (30 miles).

Steam railway stations: Includes steam train, river boat and bus visiting Paignton, Dartmouth and Totnes.

Totnes Railway Station (1.7 miles) connecting to Torquay (35mins), Exeter (30mins), London Paddington station (2hrs 40min).

Bus: Regular 165 and 88 bus routes servicing the local area.

A WARM WELCOME TO...

VILLAGE LIFE

St Mary's is perfectly placed to enjoy all that the village of Dartington has to offer. Boasting everything you would expect from an established village, Dartington is home to an award winning pub, an outdoor swimming pool, a popular community centre with a large play park and grass open space, primary school, village hall, post office and much more.

Situated west of the River Dart and two miles north-west of Totnes, Dartington is perfectly placed to explore all of the South Devon coast and countryside's offerings.

Your local supermarket is just a short drive away, in Totnes, while all of your essentials, including organic foods and homeware, are within walking distance.



COMMUNITY

Dartington is well known for its creativity and is home to a bustling artistic community. Each year, throughout the late summer months, the village proudly hosts the Dartington Music Summer School and Festival. Additionally, there is an array of local classes and clubs, for both children and adults alike, ranging from pottery and ecological programmes to football, cricket and a popular summer forest school for children. Extremely popular among residents, Dartington Swimming Pool is a non-profit community-run unheated pool which has been operating since 1976.

EDUCATION

Dartington has plenty to offer educationally, with Ofsted-rated 'good' schools nearby. Under half a mile from St Mary's is Dartington Church of England Primary School and Nursery, catering to primary-age and preschool children. King Edward VI Community College and the independent Park School, just a short drive away, cater for secondary education. For those seeking further education, Dartington Trust offers a vast selection of creative programmes from food and farming to arts and ecology. Furthermore, UK top universities Exeter and Plymouth are only a 30-minute drive away.





TOTNES

The historical nearby market town of Totnes combines stunning countryside with independent shopping, restaurants, bistros and interesting attractions. Located in the heart of South Devon, on the banks of the River Dart, this charming town has an international reputation for its relaxed atmosphere and community. Each Friday and Saturday, you can enjoy the pannier markets; every Tuesday morning during summertime, you can stroll around the Elizabethan charity and craft market.

A FOODIE'S DELIGHT

It's no secret that South Hams is a food-lover's paradise, with an enviable collection of pubs, restaurants and cafés. Dartington is no exception and is home to an award-winning pub, a thriving sourdough bakery, a community-owned brewery, the popular Bayards Kitchen at The Cider Press Centre and even the local garage serves sumptuous homemade curry!

The Cott Inn has been welcoming guests since 1320, making it the second-oldest inn in Britain. This characterful thatched-roof pub, offering a wide range of traditional fare, was recently crowned 'The Great British Pub Of The Year'.



...YOUR NEW
COMMUNITY



YOUR NEW HOME AT ST MARY'S

St Mary's provides a stunning collection of 2, 3, 4 and 5 bedroom homes including houses and barnstyle bungalows in the picturesque village of Dartington in South Devon. This exclusive development of thoughtfully designed contemporary homes is perfect for first-time buyers, families and downsizers alike.

The detail of every Baker Estates home has been carefully considered, from architecture to specification, demonstrating our commitment to quality workmanship.

We build homes that we are proud to put our name to.

Baker Estates – Good things happen here.



A LITTLE BIT ABOUT US

BUILDING EXCEPTIONAL HOMES IN THE SOUTH WEST

So how does this all happen? Well, it's not a 'how' but a 'who' – it's our experienced, caring team who understand quality – using our vast, previous knowledge of housebuilding, we know what works in homes and communities.

We've been doing this since 2015 and will continue for many years to come as we do the right thing for you, our team members, our tradespeople, and the environment – to help make the south west an even nicer place to live.

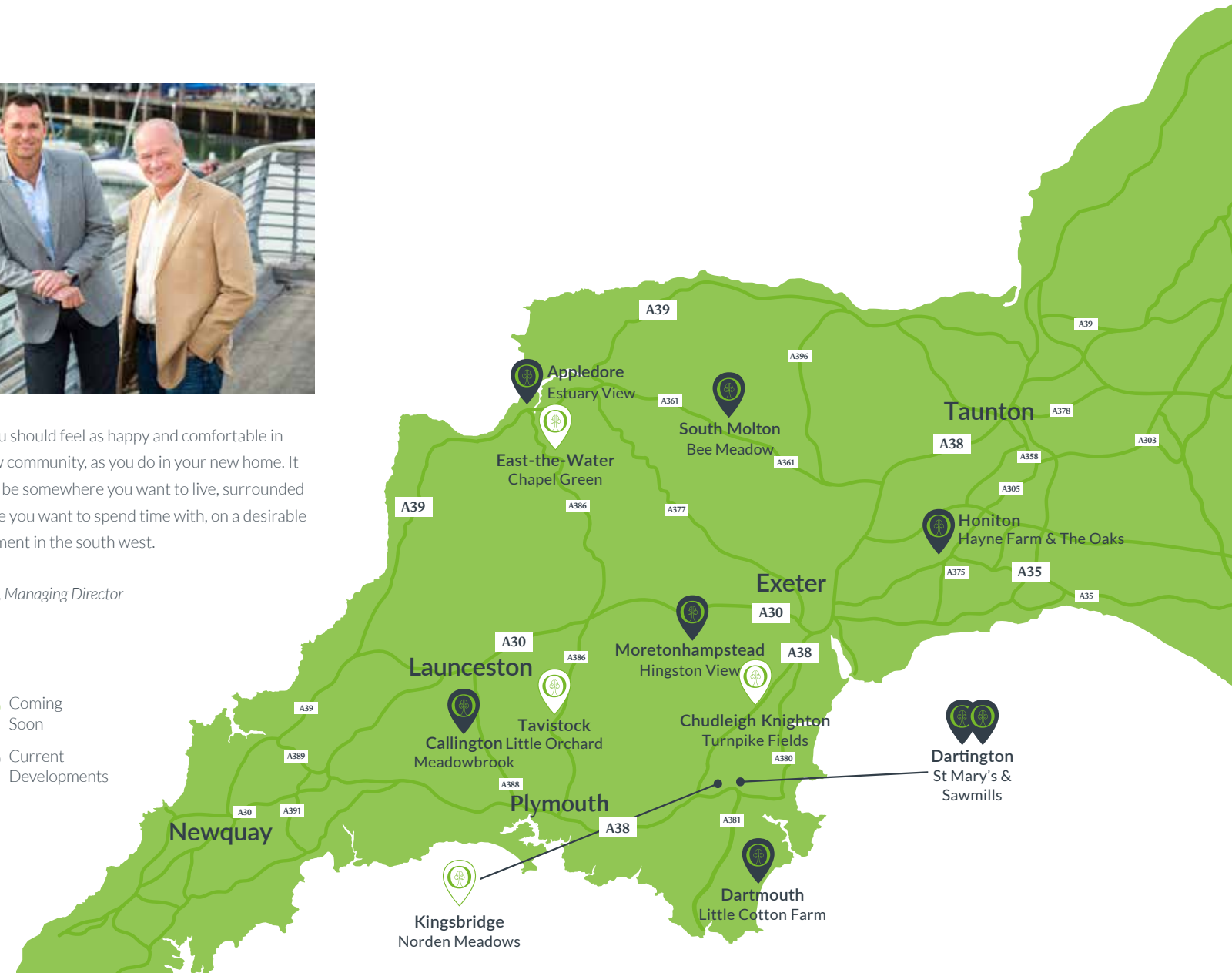
Baker Estates: **Good things happen here**

Whenever you visit one of our developments, you'll notice how well-built and thoughtfully designed the homes are. That's because we incorporate products like locally sourced, natural stone, durable kitchen appliances and solid internal doors. This is understandably important, but you'll also pick up on something equally key – the thriving community we've created.



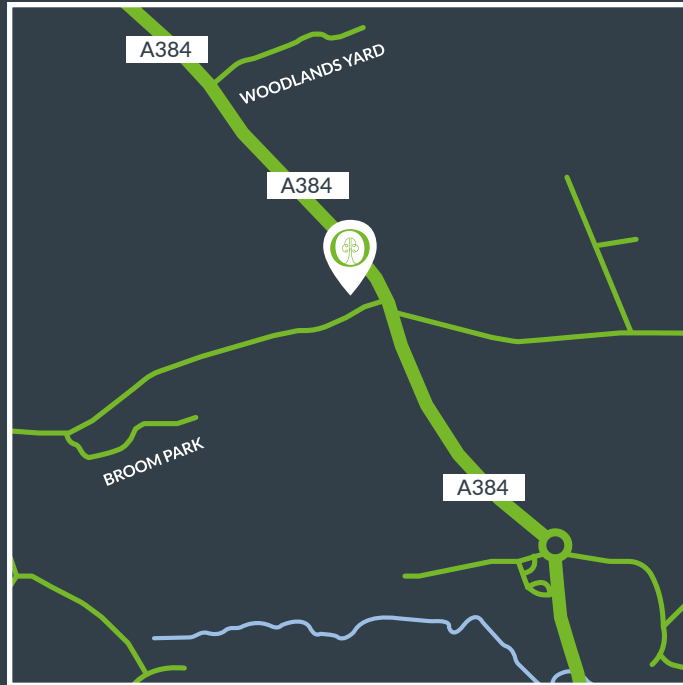
To us, you should feel as happy and comfortable in your new community, as you do in your new home. It needs to be somewhere you want to live, surrounded by people you want to spend time with, on a desirable development in the south west.

Ian Baker, Managing Director





Baker Estates: **Good things happen here**



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This brochure is intended as a sales aid and guide to Baker Estates. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. Please note floor plans and dimensions are taken from architectural drawings and are for guidance only. Kitchen layouts are for illustrative purposes only. Computer generated images are not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.



ST MARY'S

— DARTINGTON —

FINISHING
TOUCHES

KITCHEN

	2 BEDROOM HOMES	3 BEDROOM HOMES	3 BEDROOM BARNGALOWS	4 BEDROOM HOMES	4 BEDROOM BARNGALOWS	5 BEDROOM HOMES
Fully fitted kitchen with laminate worktops and soft close cupboards and drawers	●	●	●	●	●	●
Solid worktop <i>(incl The Heather)</i>						●
Kitchen upgrade <i>(incl The Heather, The Dewberry & The Jasmine)</i>						●
Glass splashback behind hob (60cm)	●	●	●			
Glass splashback behind hob (90cm)*				●	●	●
1.5 bowl stainless steel sink	●	●	●	●	●	●
Induction Hob 60cm	●	●	●			
Induction Hob 80cm <i>(excl The Heather & The Forget Me Not only)</i>				●	●	●
Island Hob / Extractor <i>(The Heather & The Forget Me Not only)</i>				●		
Stainless-steel single oven	●					
Stainless-steel double oven		●	●			
Stainless-steel single ovens x2				●	●	●
Stainless-steel extractor hood 60cm	●	●	●			
Stainless-steel extractor hood 90cm <i>(excl The Heather & Forget Me Not)</i>				●	●	●
Integrated fridge/freezer	●	●	●			
Integrated fridge (under oven)				●	●	
Integrated freezer (under oven)				●	●	
Integrated tall fridge						●
Integrated larder freezer						●
AEG Appliances						●
Plumbing & electrics for dishwasher	●	●	●	●	●	
Integrated dishwasher						●
Plumbing & electrics for washing machine in kitchen or utility (dependant on house type)	●	●	●	●	●	●
Plumbing & electrics for tumble dryer (dependant on house type and space available)				●	●	●

BATHROOM AND ENSUITE

Roca white sanitaryware with contemporary chrome fittings	●	●	●	●	●	●
Thermostatic valve with rainsense showerhead and loft shower handset complete with glass screen over bath	●	●	●	●	●	●
Thermostatic valve with rainsense shower in en-suites *	●	●	●	●	●	●
White heated towel rail in bathroom and en-suite *	●	●	●			
Chrome heated towel rail in bathroom and en-suite *				●	●	●
Full height tiling around bath, half height to walls with sanitaryware in bathroom	●	●	●	●	●	●
Full height tiling around shower, half height to walls with sanitaryware in en-suite*	●	●	●	●	●	●

LIGHTING AND ELECTRICAL

	2 BEDROOM HOMES	3 BEDROOM HOMES	3 BEDROOM BARNGALOWS	4 BEDROOM HOMES	4 BEDROOM BARNGALOWS	5 BEDROOM HOMES
Fibre network to the premises	●	●	●	●	●	●
Terrestrial TV aerial	●	●	●	●	●	●
TV points in living room and master bedroom	●	●	●	●	●	●
Telephone point in hall, living room, smallest bedroom or study (as applicable)	●	●	●	●	●	●
USB port in kitchen and master bedroom	●	●	●	●	●	●
LED downlights in kitchen, bathroom & ensuite*	●	●	●	●	●	●
Bat friendly lighting to the property - refer to plot specific lighting layout	●	●	●	●	●	●
Multigrad appliance switching in kitchen	●	●	●	●	●	●
Shaver socket to bathroom and ensuite*	●	●	●	●	●	●
External light to front door area	●	●	●	●	●	●
Power and lighting to garages within curtilage of plot *	●	●	●	●	●	●
Electric car charger point (refer to drawings for locations)	●	●	●	●	●	●
Solar PV systems (plot specific - please refer to drawings)	●	●	●	●	●	●
Chrome switches and sockets throughout <i>(incl The Heather)</i>						●

INTERNAL FINISHES

Light oak veneer doors with contemporary chrome door furniture	●	●		●		●
Thames oak doors with contemporary chrome door finishes <i>(barngalows only)</i>			●		●	
Canvas white emulsion to walls and ceilings	●	●	●	●	●	●
White gloss woodwork	●	●	●	●	●	●

GENERAL

uPVC double glazed casement windows	●	●	●	●	●	●
External doorsets with multipoint locking system	●	●	●	●	●	●
Turfed rear garden with external tap	●	●	●	●	●	●
Rear garden boundary fences (as per external works plan)	●	●	●	●	●	●

HEATING

Gas fired central heating	●	●	●	●	●	●
Ground floor underfloor heating			●		●	●

Baker Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details. Specification may be amended at any time without notice.

Please check specific plot details with the Sales Executive prior to reserving your home, particularly on items which are more important to you. Specification may change depending on house type and is subject to availability and product supply. * If applicable.