

# SAWMILLS

— DARTINGTON —

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A COLLECTION OF 2, 3 & 4 BEDROOM HOMES

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WONDERFUL  
TO EXPLORE...



# WELCOME TO SAWMILLS

Located in the beautiful village of Dartington, just west of the River Dart, our Sawmills development is 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 Sawmills is perfectly placed to enjoy long riverside walks, explore the countryside and reap the pleasures of village life. There is also a selection of delightful eateries nearby.

Dartington has a lot to offer, including a post office, restaurants, popular schools and a local shop – all within 600m of your new home. Perfectly situated to give you the tranquillity of a smaller community, yet with all of the amenities of the historical town of Totnes, Sawmills is located on the A385, providing great connections to Devon and beyond. The development features a beautiful 1.2-acre private woodland open space for all residents to enjoy, perfect for dog-walking or taking a morning stroll with a cup of coffee.

Sawmills is a collection of 2, 3 and 4 bedroom homes, including houses and our ever-popular bungalows. Each home comes complete with an electric car-charging point as standard, and we have increased the sustainability of our homes by the addition of around 230 solar PV systems on the roofs across the development. Discover our quality contemporary exteriors and superior standards; you will enjoy space and comfort in abundance.

**Baker Estates – good things happen here.**

# EXPLORING YOUR WIDER COMMUNITY

At Sawmills 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 multiaward-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 Sawmills 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), and Exeter (30mins).

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

# A WARM WELCOME TO...

## VILLAGE LIFE

Sawmills 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, outdoor swimming pool, play area, primary school, village hall, post office and much more.

Situated west of the River Dart and two miles northwest 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 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. Just half a mile from Sawmills 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 Green Table at Dartington Trust and even a local garage which 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'. The best part about it? It's only a 5-minute walk from your front door.



...YOUR NEW  
COMMUNITY





# YOUR NEW HOME AT SAWMILLS

Sawmills is a collection of 2, 3 and 4 bedroom homes, comprising high-specification houses and bungalows. Discover our quality contemporary exteriors and superior standards; you will enjoy space and comfort in abundance.

The development features a beautiful 1.2-acre woodland open space for all residents to enjoy. So, whether you would like to take the dog for a walk or enjoy a morning stroll with your cup of coffee, our woodland area is a delightful addition to your new home at Sawmills. Our homes have been designed to include a mix of modern and natural materials to enhance, and blend in with, the beautiful surroundings of Dartington's countryside. We build homes that we are proud to put our name to.

Sawmills – a beautiful place to call home.

**Baker Estates – good things happen here.**



The Rosemary Show Home, Estuary View, Appledore



Palmers Meadow, Bridport



Little Cotton Farm, Dartmouth

# 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 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.

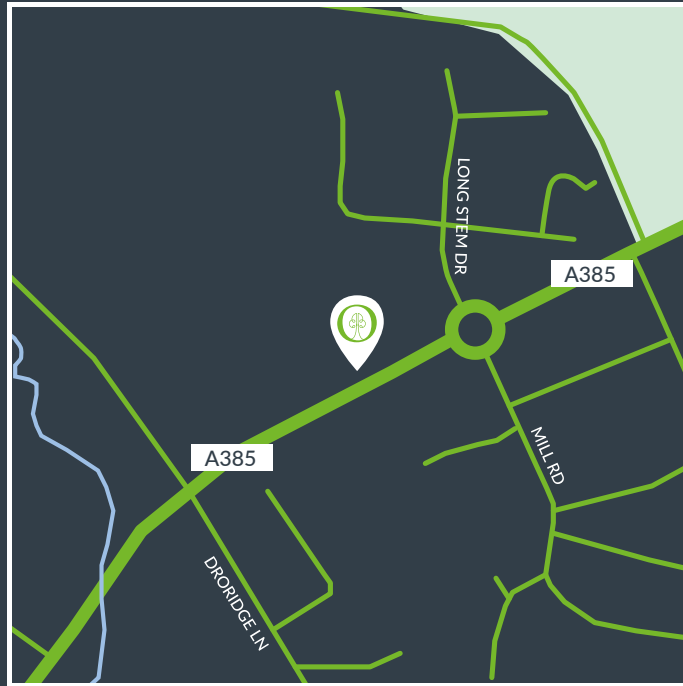


To us, you should feel as happy and comfortable in your new community, as you do in your new home. It needs to be somewhere you want to live, surrounded by people you want to spend time with, on a desirable development in the south west.

*Ian Baker, Managing Director*







Sawmills, Dartington, Devon  
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FOR MORE INFORMATION CONTACT

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BAKER  
ESTATES

# SPECIFICATION



**KITCHEN**

	2 Bedroom houses	3 Bedroom houses	3 bedroom bungalow	4 Bedroom houses
Fully fitted kitchen with laminate worktops and soft close cupboards and drawers	●	●	●	●
Glass splashback behind hob (60cm)	●	●	●	
Glass splashback behind hob (90cm)				●
1.5 bowl stainless steel sink	●	●	●	●
Induction hob 60cm	●	●	●	
Induction hob 80cm				●
Stainless-steel single oven	●			
Stainless-steel double oven		●	●	
Stainless-steel single ovens x2				●
Stainless-steel extractor hood 60cm	●	●	●	
Stainless-steel extractor hood 90cm				●
Integrated separate fridge/ freezer	●	●	●	
Integrated separate fridge and freezer (under oven) (Redwood to include integrated fridge/freezer)				●
Plumbing & Electrics for dishwasher	●	●	●	●
Plumbing & Electrics for washing machine in kitchen or utility (dependent on house type)	●	●	●	●
Plumbing & Electrics for tumble dryer (dependent on house type and space available)				●

**BATHROOM & EN-SUITE**

Roca white sanitaryware with contemporary chrome fittings	●	●	●	●
Thermostatic valve with rainsense showerhead and loft shower complete with glass screen over bath	●	●	●	●
Thermostatic valve with rainsense showerhead in en-suites		●	●	●
White heated towel rail in bathroom and en-suite (if applicable)	●	●	●	
Chrome heated towel rail in bathroom and en-suite (if applicable)				●
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 & ELECTRICAL**

	2 Bedroom houses	3 Bedroom houses	3 bedroom bungalow	4 Bedroom houses
Fibre network to the premises	●	●	●	●
Terrestrial TV aerial	●	●	●	●
TV points in living room and master bedroom	●	●	●	●
Telephone point in hall, living room, study or smallest bedroom (as applicable)	●	●	●	●
USB port master bedroom	●	●	●	●
Bat friendly lighting to the property - refer to plot specific lighting layout	●	●	●	●
LED downlights in kitchen, bathroom, en-suites and utility - refer to plot specific lighting layout	●	●	●	●
Double switched socket outlets in kitchen (one to include double USB above breakfast bar/island if applicable)	●	●	●	●
Shaver socket to bathroom and en-suite (if applicable)	●	●	●	●
Power and lighting to garages within curtilage of plot (if applicable)	●	●	●	●
Electric car charger point (refer to drawings for locations)	●	●	●	●
Solar PV systems (plot specific - please refer to drawings)	●	●	●	●

**INTERNAL FINISHES**

Light oak veneer doors with contemporary chrome door furniture	●	●	●	●
Timeless white emulsion to walls and smooth white ceilings	●	●	●	●
White gloss woodwork	●	●	●	●
Oak capping to handrail for staircase (if applicable)	●	●	●	●

**GENERAL**

uPVC double glazed casement windows	●	●	●	●
Sound insulation between floors and internal walls (where applicable)	●	●	●	●
GRP 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	●	●	●	●
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