

# LITTLE ORCHARD

TAVISTOCK

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







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WONDERFUL  
TO EXPLORE...

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# WELCOME TO LITTLE ORCHARD

Little Orchard is located in Tavistock, a pretty market town and UNESCO world heritage site. It is situated on the River Tavy and on the doorstep of the Dartmoor National Park and Tamar Valley Area of Natural Beauty. A town with a rich history, it has the wealthiest Abbey in Devon and was home to St Francis Drake. Your new home at Little Orchard is perfectly placed for you to enjoy long riverside walks, explore the countryside and soak up the pleasures of this quaint market town.

For a small town, Tavistock has a lot to offer including an array of restaurants, popular schools, local shops, and post office, all within a short distance of your new home. For those with children, there are plenty of things to do, including a day out at Gulworthy tree surfers, where you can experience an action-packed day of tackling tree-top ladders, rope bridges and zip wires. There is also Mount Kelly Swim Centre which boasts two indoor Olympic-sized pools and is a short drive away from Little Orchard. For those looking to explore the local area, Launceston is within a 30-minute drive, and perfect for a day out visiting the steam railway or castle.

Little Orchard is the perfect location to offer you the tranquillity of a smaller community but with the convenience of Plymouth just over 30 minutes away. Situated only minutes from the A386, the development offers great connections to Devon and beyond.

Little Orchard provides a collection of 2, 3, 4 and 5 bedroom homes including bungalows, chalet bungalows and houses. There is also an exclusive collection of just five 4 and 5 bedroom detached properties with private access, offering the perfect setting for those who enjoy the ultimate peace and tranquillity of the countryside. Discover our quality contemporary exteriors and superior standards; you will enjoy space and comfort in abundance.

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

# LUXURY COUNTRYSIDE LIVING

Surrounded by beautiful countryside but with easy access to local amenities, Little Orchard is the perfect place to call your new home.



Dartmoor ponies

1



## DARTMOOR NATIONAL PARK

Dartmoor National Park is a fabulous place for walking, cycling, horse riding and water sports. For keen walkers, there are a range of routes which offer fabulous views, and the opportunity to see the famous and popular Dartmoor ponies. For cyclists there is an extensive network of quiet lanes and designated cycle routes, together with over 350km of bridleways and byways. Within the park you will also find Princetown, known for its Dartmoor Brewery, creating popular beers such as Dartmoor IPA and Jail Ale.

2



## TAVISTOCK PANNIER MARKET

Located in the heart of the town, Tavistock Pannier Market operates Tuesday to Saturday with something different on offer every day. From antiques and collector's items to homemade crafts, there's something for everyone.

3



## LAUNCESTON

Not far from Tavistock, you'll find the pretty town of Launceston, known as the "gateway to Cornwall". Apart from being a pleasant place to spend a day, shopping or having food in one of the many cafes or restaurants, there's plenty more to do as well. Launceston is home to a narrow-gauge heritage railway, which runs as a tourist attraction during the summer months along a short rural route. For fans of history, the castle, built in circa 1070 is a popular place to visit and in wonderful condition for its age. You can even take a picnic in the grounds, and enjoy the wide reaching views of the surrounding countryside.

4



## TAMAR VALLEY

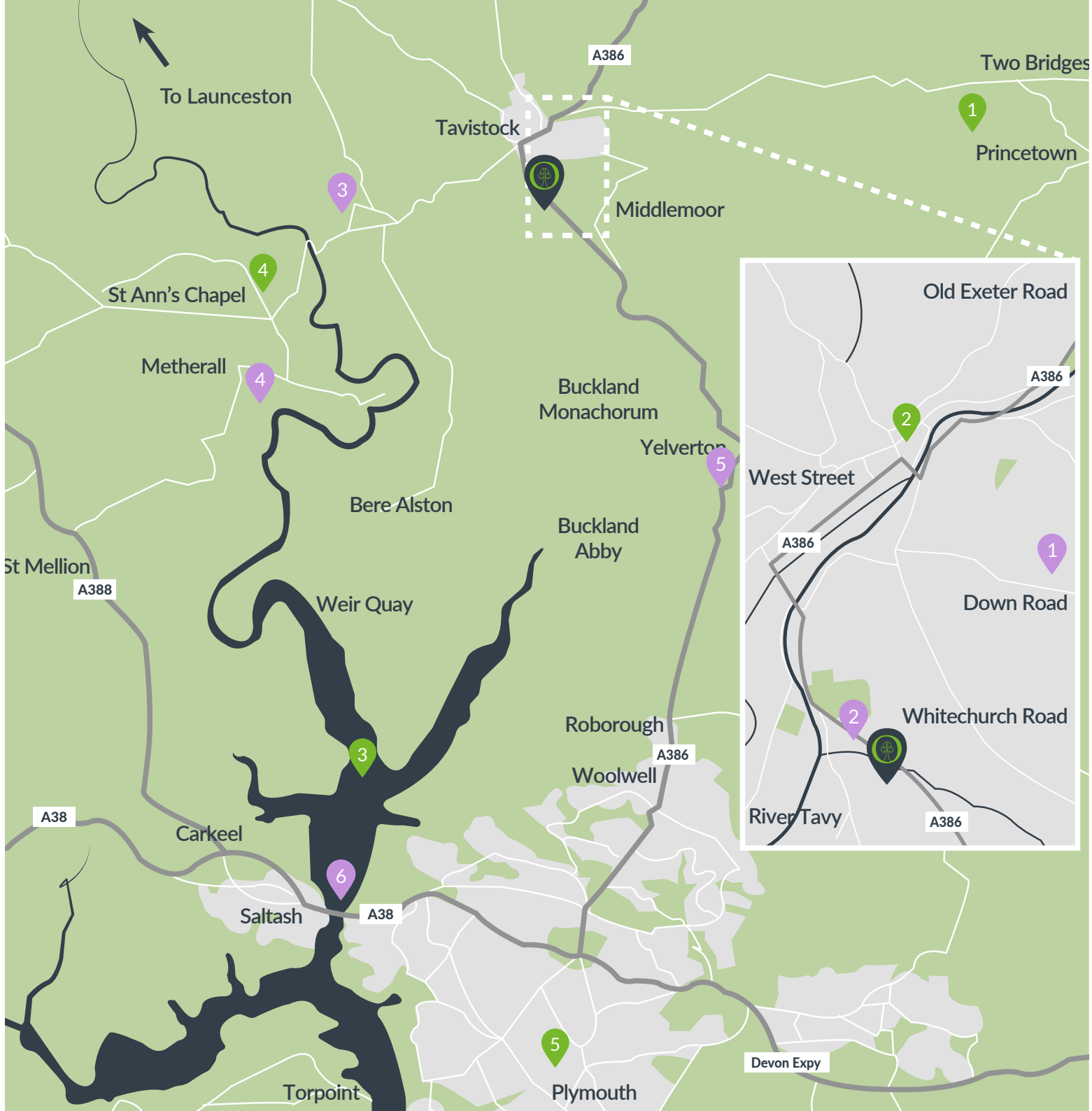
The Tamar Valley lies on the border of Cornwall and Devon, an Area of Outstanding Natural Beauty. The valley is accessible by train on the scenic Tamar Valley Line, by boat on the Tamar Passenger Ferry from Plymouth, or by car. If you're traveling on foot there is an extensive network of local footpaths and walking routes that offer plenty of opportunities to explore this historic valley. Tamar Trails Centre is very popular, with 25km of walking trails and offering outdoor fun for all ages. Whether you enjoy hiking, cycling or kayaking, there truly is something for everyone.

5



## PLYMOUTH

Under a 40 minute drive away from Little Orchard is Plymouth, a great location for shopping and eating out. Home to Drake Circus, there is a wealth of well-known shops, bars and restaurants as well as a cinema and the Theatre Royal - the perfect place for an action-packed day out. For those seeking a quieter day out, Drake's Island is the ideal spot to explore via a guided tour. Only accessible by boat, the island is home to amazing wildlife, including seals who like to nap on the rocks. Plymouth's charming old port, the Barbican is a great day out, and lined with specialist shops, art galleries, cafes and restaurants. It is also home to Plymouth Gin Distillery. Dating back to 1793, it is one of the oldest distilleries in the UK.



# AROUND & ABOUT

- 1 Dartmoor National Park
- 2 Tavistock Pannier Market
- 3 River Tavy
- 4 Tamar Valley
- 5 Plymouth
  
- 1 Tavistock Golf Club
- 2 Local supermarkets
- 3 Tamar Trails Centre
- 4 National Trust - Cotehele Tudor House
- 5 Yelverton Golf Club
- 6 Tamar Bridge

## COMMUNICATIONS

**Main roads:** A38, A386, A388.  
 5 miles to Yelverton, 14 miles to Launceston, 14 miles to Plymouth.  
**Airport:** Exeter (45 miles).  
**Gunnislake Railway Station** (4.5 miles) connecting to Plymouth (45mins).  
**Bus:** Regular 87, 89 and X1 bus routes servicing the local area.

# A WARM WELCOME TO...



## VILLAGE LIFE

An historic and attractive market town nestled within West Devon, Tavistock offers a wealth of eateries and plenty of things to do from exploring the countryside to enjoying a meal at the Cornish Arms, a local Michelin awarded restaurant. Tavistock is a great place to call your new home.



## COMMUNITY

Tavistock is a bustling community with plenty of activities to choose from. The town is home to Tavistock Goose Fair, which is held every October. The fair has a long history, dating back to the early 12th century, and you can enjoy an open day of seeing cattle, sheep and Dartmoor ponies.

Each year, you can visit the town's Christmas Market hosted at Butchers Hall. There are plenty of stalls offering locally-made arts and crafts, festive food and drink and family-friendly activities.

Organised by Tavistock Lions Club, the annual Carnival week is hosted in the summer and packed full of events and activities for the whole family. The events include pavement art, music, dog show and the renowned 'mega quiz'!

For those who enjoy the great outdoors, Tavistock offers plenty of sporting opportunities to get involved with. The town boasts a rugby and football club, both of which welcome visitors to spectate. There is also a local Cricket Club which welcomes spectators and players.

## GOLFING OPPORTUNITIES

For the avid golfer there are a range of golfing opportunities close to Little Orchard. Tavistock Golf Club and Yelverton Golf Club are just a short drive away, with Yelverton known as a spectacular course, it offers outstanding views across Dartmoor and Cornwall and has been host to top quality competitions.





## EDUCATION

Tavistock isn't short of educational opportunities, with Ofsted rated "Good" schools nearby. Just over half a mile away from Little Orchard is Tavistock Primary and Nursery School, catering to primary-aged and pre-schoolchildren. Tavistock College caters for secondary education and is just a short drive away. Mount Kelly, a leading boarding and day school, caters for children aged 3 to 18. Located on the edge of Dartmoor National Park, the school is highly regarded and has a track record of educating some of the finest swimmers in the country, with many going on to represent Great Britain in the Olympics. For those seeking Further Education, Plymouth University is just over 30 minutes away.

## A SLICE OF HEAVEN

Tavistock is home to a wealth of eateries including Cornish Arms, whose chef competed on the Great British Menu. This Michelin Bib Gourmand restaurant offers great food using locally sourced produce and fantastic beer. The Whitchurch Inn is located just off Drakes Trail Cycle Route, half way between Tavistock and Plymouth, making it the perfect spot for some refreshments. The Horn of Plenty is nestled within the countryside and offers a gourmet dining experience, using local produce in its menu. For those with a sweet tooth, Flapjackery is located on the main high street and offers indulgent homemade fudge and flapjacks, using locally sourced ingredients including Westcountry clotted cream.



...YOUR NEW  
COMMUNITY





--- Denotes development boundary



# YOUR NEW HOME AT LITTLE ORCHARD

Little Orchard provides a stunning collection of 2, 3, 4 and 5 bedroom homes including bungalows, chalet bungalows and houses and an exclusive collection of just 5 detached properties with private access. This superb 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.

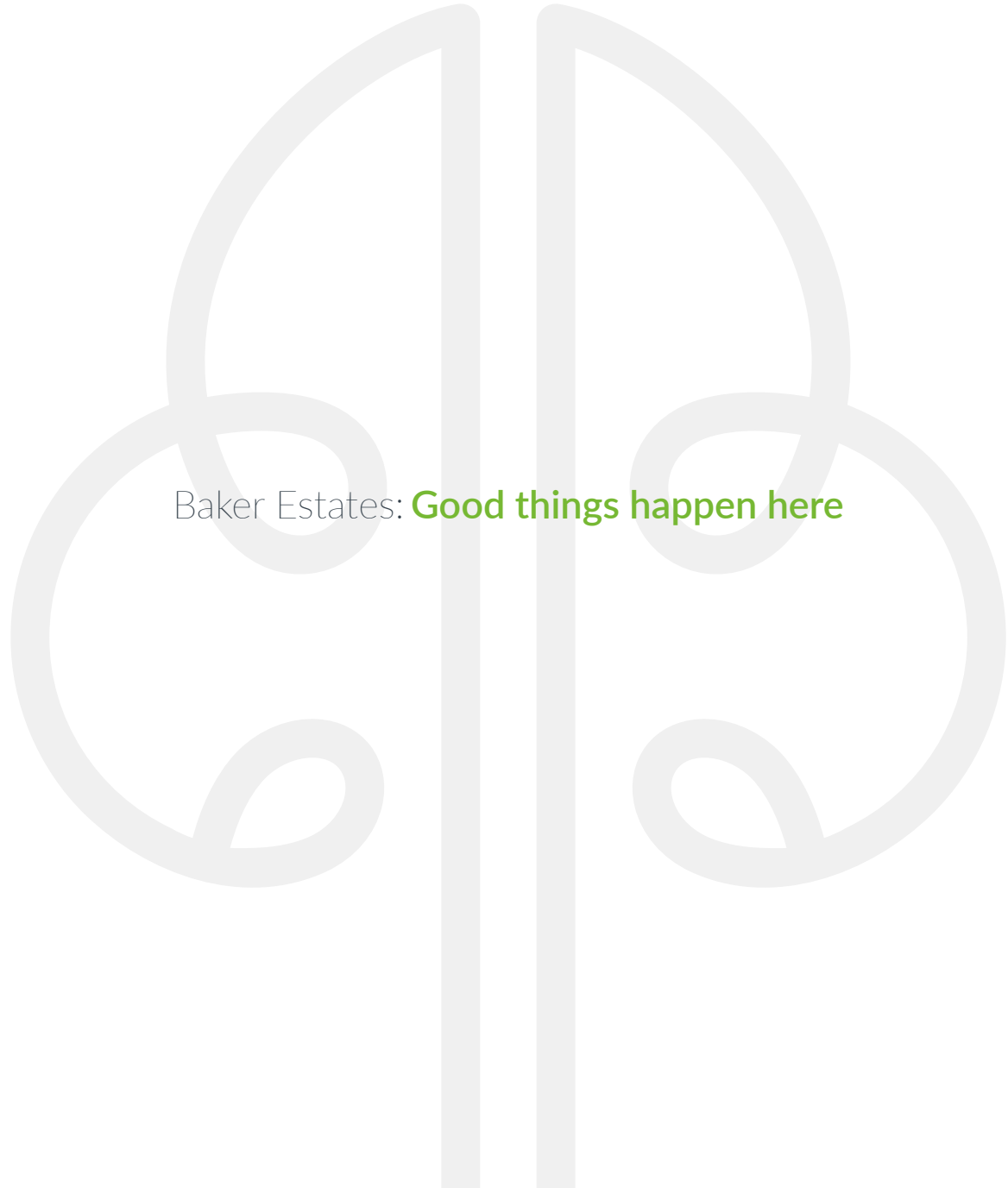


To us, you should feel as happy and comfortable in your new community, as you do in your new home. It needs to be somewhere you want to live, surrounded by people you want to spend time with, on a desirable development in the south west.

*Ian Baker, Managing Director*

-  Coming Soon
-  Current Developments
-  Legacy Developments





Baker Estates: **Good things happen here**





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