

# TURNPIKE FIELDS

CHUDLEIGH KNIGHTON

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

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WONDERFUL  
TO EXPLORE...

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# WELCOME TO TURNPIKE FIELDS

Turnpike Fields is located in the small picturesque village of Chudleigh Knighton, on the edge of Dartmoor National Park. Your new home is perfectly placed to make the most of the great outdoors.

A peaceful village, Chudleigh Knighton offers a post office, a traditional pub, popular schools and a bustling village hall. Perfectly situated to give you the tranquillity of a smaller community but with all of the conveniences you need just a stone's throw away in Newton Abbot. Turnpike Fields is also well-connected to Exeter with the A38 being easily accessible.

Turnpike Fields is a collection of 2, 3, 4 and 5-bedroom homes, including houses, bungalows and our popular barn-style bungalows. Discover our quality exteriors and superior specification; you will enjoy space and comfort in abundance.

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

# LUXURY COUNTRYSIDE LIVING

Turnpike Fields is surrounded by beautiful countryside with notable places of interest in the area including the historic Knighton House and the stunning Ugbrooke House and Gardens.

You have the best of both worlds: easy access to the amenities of Newton Abbot, as well as the beautiful countryside that South Devon offers.



1



## DARTMOOR NATIONAL PARK

Spanning 368 square miles, Dartmoor National Park is known for its walking trails, open moorlands, and deep river valleys. Whether you want to take in the sights by foot, cycling or on horseback, it is perfect for a day of exploring and sightseeing. Situated on the southeastern edge of Dartmoor you will find Haytor, considered a natural beauty spot and arguably Dartmoor's most famous landmark. From here you can enjoy spectacular views across Dartmoor and the South Devon coast. Dartmoor boasts many cafés, The Café on the Green offers freshly cooked meals and refreshments all day, every day, with its extensive lunchtime menu and log-burning stoves, it's a popular, and dog-friendly place where you can enjoy a bite to eat. Nestled in the heart of the village with spectacular views over Hameldown you'll find The Old Inn, a famous and historic 14th Century pub serving traditional food with stunning views of the Moors and a great place to watch the sunset.

2



## NEWTON ABBOT

An historical market town, Newton Abbot is surrounded by the beautiful south Devon countryside. Home to a number of well-known high street and independent shops, there is also a weekly outdoor market and popular indoor pannier market, so you are not short of choice. Newton Abbot is home to a range of restaurants, cafés and bars, giving you plenty of opportunity for refreshments. For those looking to join a local gym, Newton Abbot Leisure Centre is just over a ten-minute drive away from your new home and also boasts a swimming pool, sauna and steam room.

3



## CHUDLEIGH

The nearby town, Chudleigh, offers a range of quality independent shops dotted along its high street. You will also find Pottery Court, a small pebbled courtyard in the centre of the town, which is home to the Pottery Court Café. The town also boasts a community swimming pool, which is open to all during spring and summer. Open all year round is Finlake Resort and Spa, which offers something for the whole family - including axe throwing, target paintball, and walking trails. For a more relaxing time, visit the spa, swimming pool and gym.

4



## CANONTEIGN FALLS

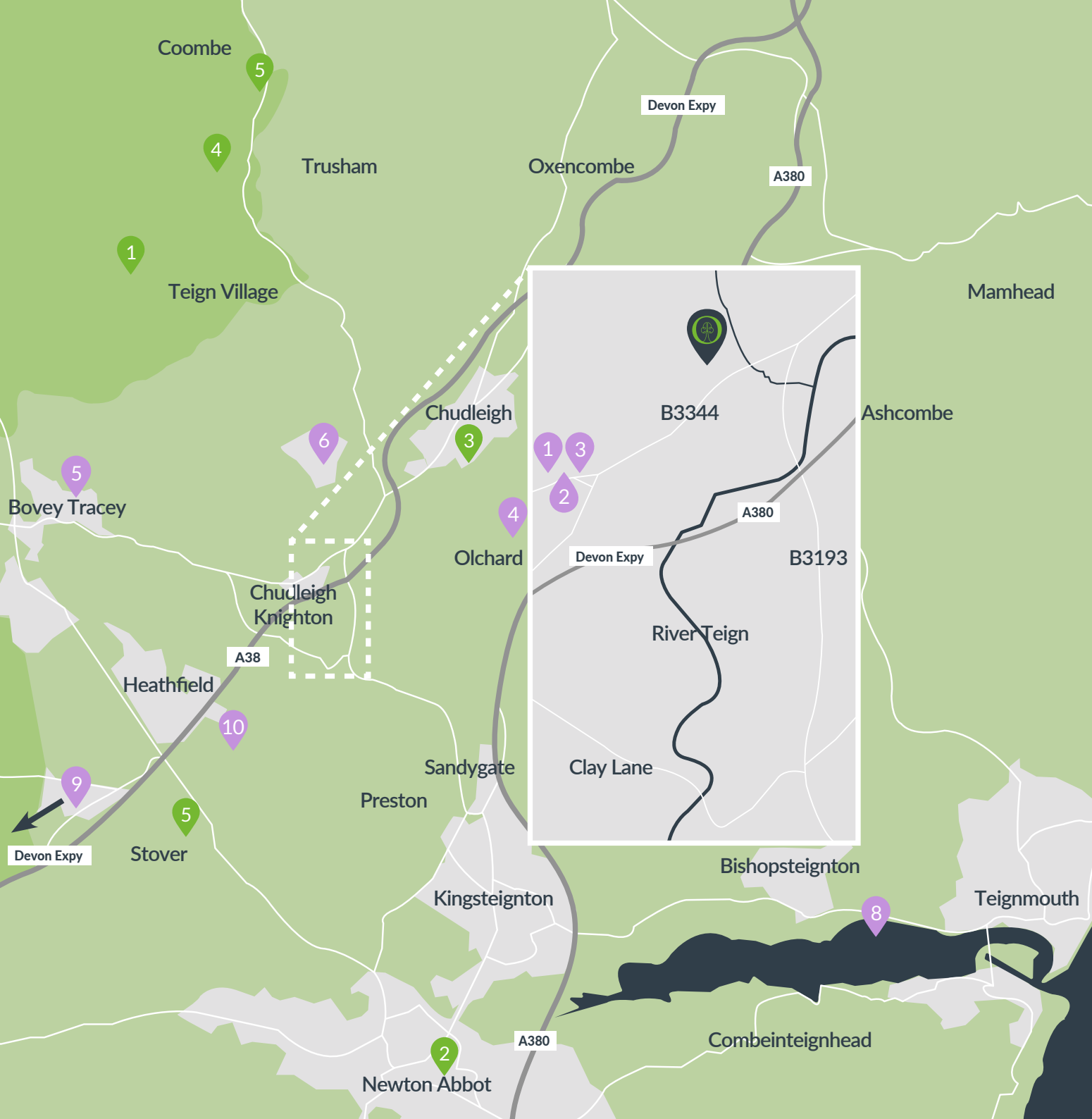
Home to the highest waterfall in the southwest, Canonteign Falls is a natural attraction in the heart of Devon, and makes for a perfect day out to enjoy peaceful walks among the waterfalls and lakes. Dating back to the 1800s, the Lady Exmouth waterfall has a dramatic 70 metre drop; this man-made waterfall was the idea of Lady Susan, wife of the third Lord Exmouth, and was built by local miners when mining work was sparse. Canonteign Kitchen serves homemade food using locally sourced produce, so after a day of exploring the breath-taking waterfalls, you can enjoy some comfort food.

5



## GOLFING OPPORTUNITIES

Your new home at Turnpike Fields is not short of golfing opportunities. Just a 5-minute drive away you will find Stover Golf Club; located in beautiful parkland, the course features a wide variety of holes, elevation changes, mature trees and streams. Teign Valley Golf Club is under 10 minutes away, surrounded by glorious countryside and, with a café and restaurant onsite, it's the perfect place for golfers to enjoy.



# AROUND & ABOUT

- 1 Dartmoor National Park
- 2 Newton Abbot
- 3 Chudleigh
- 4 Canonteign Falls
- 5 Stover Golf Club
- 1 Local supermarket
- 2 The Claycutters Arms
- 3 Chudleigh Knighton Primary School
- 4 Ugbrooke House and Gardens
- 5 Bovey Tracey
- 6 Finlake Resort and Spa
- 8 River Teign
- 9 Dartmoor Zoo
- 10 Stover Country Park

## COMMUNICATIONS

**Main roads:** A38. 7 miles to Newton Abbot, 13 miles to Torquay, 13 miles to Totnes, 15 miles to Exeter.

**Airport:** Exeter (15 miles).

**Railway Station:** Newton Abbot Train Station (5 miles) connecting to Bristol Temple Meads (1hr 20mins), and Bath (1hr 55mins).

**Bus:** Regular bus routes servicing the local area.

**Ferry:** The Dartmouth Lower and Higher Ferry runs all year around.

# A WARM WELCOME TO...

## VILLAGE LIFE

A peaceful village and although a small place, Chudleigh Knighton is in the heart of the Countryside with plenty of things to do. Perfect for those who love to explore, the village offers fantastic connections to Dartmoor and local woodlands.

Chudleigh Knighton Heath is also a fascinating place of interest that was once part of a ball-clay works but is now a thriving nature reserve.

Just a few minutes drive away lies Stover Country Park, an enchanting natural haven spread across 114 acres of lush woodlands. The park's focal point is a serene 10-acre lake surrounded by wetlands, complemented by a meandering circular path. This idyllic spot invites you to unwind with a leisurely stroll through nature, offering conveniently placed picnic tables where you can savor the picturesque views and embrace the tranquil ambiance of the outdoors.

Your local supermarket is just a short drive away and all your essentials can be found in the neighbouring town, Chudleigh.



## COMMUNITY

The village hall of Chudleigh Knighton has been at the heart of the community for over a hundred years and is wholly owned by the local residents. The post office operates out of the hall and there are multiple groups and activities to get involved in including coffee mornings, yoga and snooker.

Just down the road, in Chudleigh, there are plenty of activities to participate in. Each July the town hosts Chudleigh Carnival, a week-long event that is perfect for the whole family to enjoy. In addition, the town organises an annual festival for the community, ChudFest, with varying activities each year. In the latter months of the year, the town also hosts an annual Christmas light switch-on.

## EDUCATION

Your new home at Turnpike Fields has plenty to offer educationally, with Ofsted rated "Good" schools nearby. Chudleigh Knighton primary school is under half a mile away, and the nearby Teign Secondary School caters for children aged 11 to 18. The very highly regarded independent Stover boarding and day school caters to children aged 3 to 18, and is located in the foothills of Dartmoor. For those seeking higher education, the Universities of Exeter and Plymouth are both within 30 minutes away.





## EXETER

Exeter is the closest city to Turnpike Fields, just a 30-minute drive away. This vibrant city has a lot on offer, from a number of restaurants, pubs and bars to an array of shopping opportunities and sightseeing. At the historic quay, you will find Quayside Distillery, known for its unique flavours, you can even have a go at making your own gin!

## A FOODIE'S DELIGHT

Chudleigh Knighton is home to a traditional thatched-roof pub, The Claycutters Arms, which dates back to 1760, and serves popular homemade food. A short distance from the village in Chudleigh, you will find The Phoenix, a gastro dog-friendly pub serving food with locally sourced ingredients. For those who enjoy getting outdoors, there is Templar Way, an 18-mile trail that can be walked or cycled. After a day of enjoying the trail taking in the woodlands, meadows, and the estuary, you can enjoy a drink and bite to eat at The Rock Inn.

Bovey Tracey, located six miles northwest of Chudleigh Knighton also offers several restaurants and pubs, some popular ones include The Cromwell Arms, The Dolphin Inn and The Railway Inn. These establishments offer a variety of food and drink.

The town of Bovey Tracey offers plenty of attractions and hosts an annual contemporary craft fair that draws visitors from all over the country.



...YOUR NEW  
COMMUNITY





# YOUR NEW HOME AT TURNPIKE FIELDS

Turnpike Fields provides a stunning collection of 2, 3, 4 and 5 bedroom homes including houses and barn-style bungalows in the picturesque village of Chudleigh Knighton 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.**



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 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.

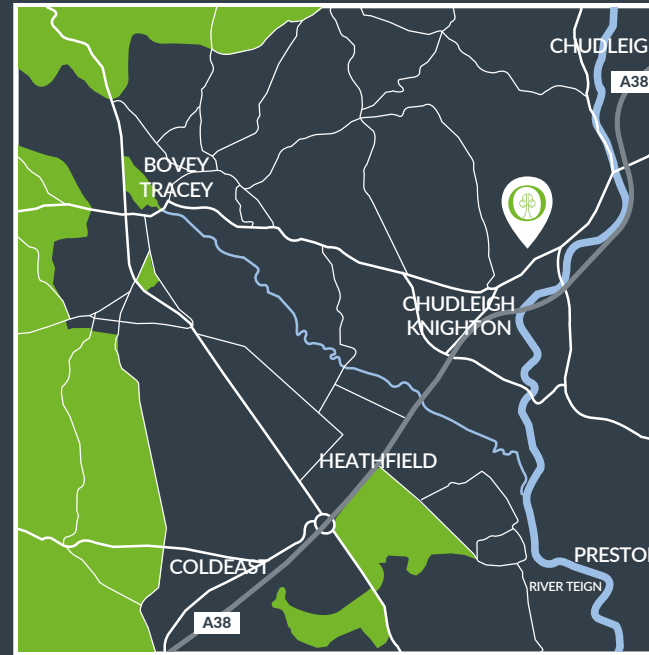
*Ian Baker, Managing Director*

-  Coming Soon
-  Current Developments
-  Legacy Developments





Baker Estates: **Good things happen here**



Turnpike Fields, Chudleigh Knighton, Devon  
Sat Nav: TQ13 0EN

FOR MORE INFORMATION CONTACT  
[turnpikefields@bakerestatesltd.co.uk](mailto:turnpikefields@bakerestatesltd.co.uk)



[www.bakerestatesltd.co.uk](http://www.bakerestatesltd.co.uk)

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