




HAYNE FARM
G I T T I S H A M

A WONDERFUL COLLECTION OF 2, 3 & 4 BEDROOM HOMES
IN EAST DEVON, AN AREA OF OUTSTANDING NATURAL BEAUTY



*A countryside and coastal setting
that's always worth exploring*

Everything you need... in one of East Devon's most glorious locations

Rich in history and with a vibrant atmosphere, the community of Honiton is located in an Area of Outstanding Natural Beauty and will make you feel at home from the moment you arrive.

Located in the Parish of Gittisham on the western edge of this lively market town, the sweeping, open countryside all around makes for the perfect backdrop to your new address. The landscape is reflected in the development's crafted open spaces.

The charming and popular town of Honiton has an established industrial history, famous for its lace and pottery. It is also regarded as the antiques capital of the South West of England, with an array of thirteen antique shops to explore.

Alongside its historical and attractive allure, Honiton is a welcoming hub for all who live there. In its centre, you'll find a wonderful choice of shops and places to eat and drink, as well as a museum showcasing the town's history, and a popular community and arts venue.

Whether you're a couple or a family, you'll find everything you need to complement today's busy lifestyles. There are Ofsted rated schools for all ages, excellent road and rail links, and the superb Jurassic Coast all within easy reach. For something a little different, there are an abundance of cultural shows and festivals throughout the year to enjoy.

Choosing a home at Hayne Farm will give you the very best of town and countryside living. There is an extensive range of different designs, so there's something for everyone. You'll find detached and semi-detached 2, 3 & 4 bedroom homes with contemporary specifications and all built to our exacting attention to detail. With beautiful architectural detailing, you'll immediately notice the difference.

Baker Estates – new homes redefined.

Landram Bay, Jurassic Coast



Everything you want... all within easy reach of home

Positioned close to the beautiful Honiton countryside, Hayne Farm is also within easy reach of the heart of the bustling town centre. This new address offers you and your family a great opportunity to explore together or walk your dog.

Honiton has a rich history. Visit Allhallows Museum of Lace to discover more about its world-famous production of delicate bobbin lace, used as intricate detailing on Queen Victoria's wedding dress.

Ofsted rated 'Outstanding' and 'Good' schools are close by, including the highly-regarded Colyton Grammar School ('Outstanding'), for 7 to 13 year olds, around 11 miles away, Honiton Primary School ('Outstanding'), Sunny Days Nursery ('Good') and Honiton Community College ('Good').

Honiton has an extensive range of shops and services, including supermarkets, doctors' surgery, banks, library and post office.

The traditional market on Honiton High Street, held every Tuesday and Saturday, is where you'll find everything from household goods to flowers to fruit and veg. The Beehive, the town's popular community arts venue, is where you can enjoy film, live music, workshops and classes of all kinds.

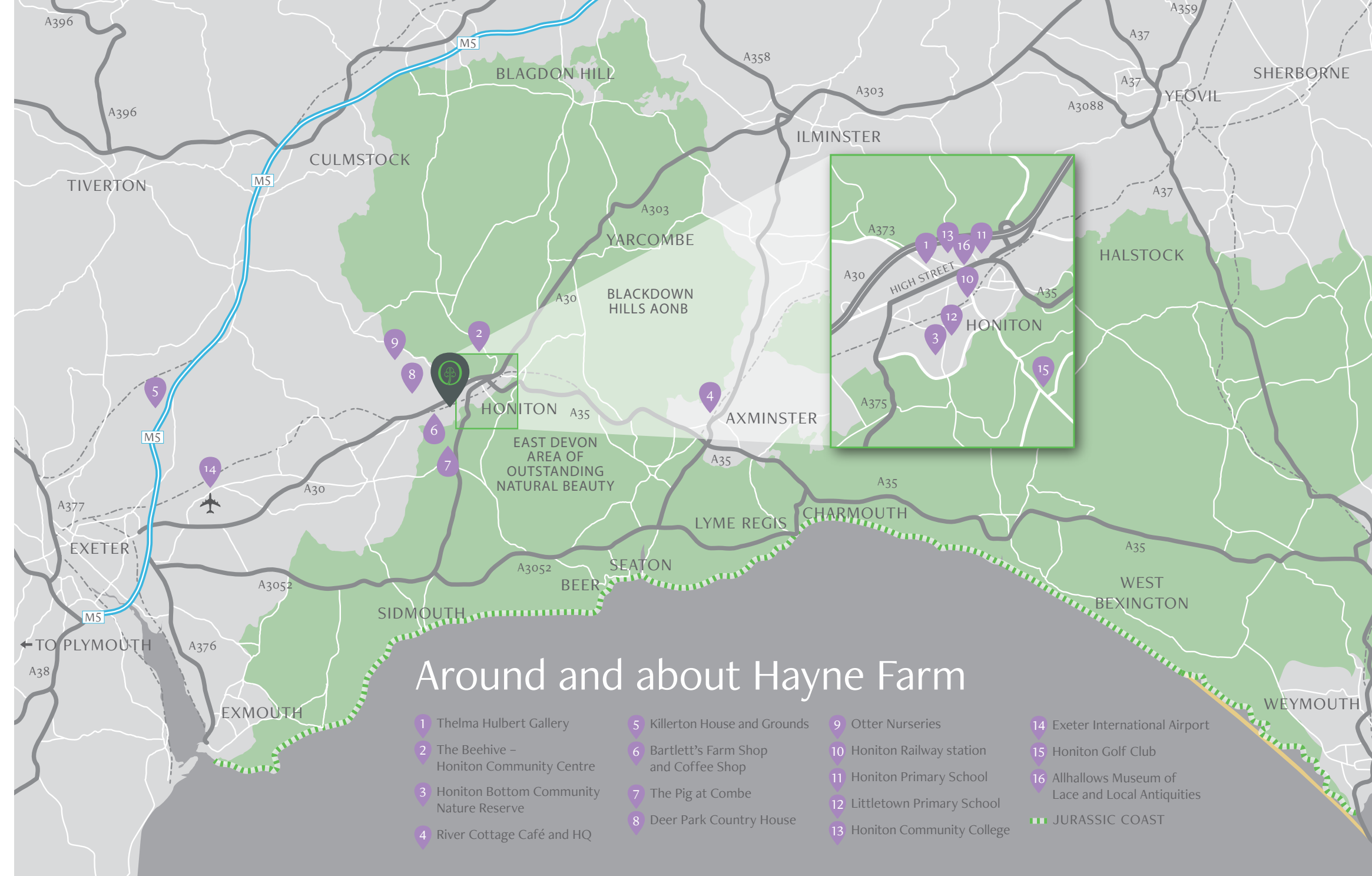
Just 10 miles from Hayne Farm is the cosmopolitan city of Exeter, with its host of well known high street shops in the pedestrianised city centre. As well as plentiful cultural and entertainment options, plus the wonderful 11th Century cathedral, you'll see why Exeter is a thriving and popular regional hub.

Honiton has a number of well-regarded places to eat and drink. If you're looking for lunch or a lovely meal out, nearby highlights include Michelin-starred The Pig at Combe, the ever-popular River Cottage Café & HQ near Axminster, or experience the essence of country living at Deer

Park Country House Hotel. On the doorstep of Hayne Farm is Bartlett's Farm Shop & Coffee Shop, and its delicatessen which is definitely worth a visit. Within under a mile's walking distance you will find The Otter Inn, a traditional Devon pub suitable for all ages and families. The Lacemaker's Café and Toast are both perfect for relaxing with a simple coffee and cake.

Excellent road and rail links make getting around the local area easy. The A35, A30 and A358 allow for journeys to Exeter (around 22 miles; and for the M5 motorway) and the attractive coastal areas of Seaton (11 miles) and Lyme Regis (14 miles). For rail travel, Honiton station is less than 2 miles away by car, and provides direct journeys into Exeter Central with a journey time of 25 minutes. Exeter International Airport is less than 30 miles away.

All distances and journey time approximate. Sources: AA Route Planner, National Rail Enquiries.



Around and about Hayne Farm

- 1 Thelma Hulbert Gallery
 - 2 The Beehive – Honiton Community Centre
 - 3 Honiton Bottom Community Nature Reserve
 - 4 River Cottage Café and HQ
 - 5 Killerton House and Grounds
 - 6 Bartlett's Farm Shop and Coffee Shop
 - 7 The Pig at Combe
 - 8 Deer Park Country House
 - 9 Otter Nurseries
 - 10 Honiton Railway station
 - 11 Honiton Primary School
 - 12 Littletown Primary School
 - 13 Honiton Community College
 - 14 Exeter International Airport
 - 15 Honiton Golf Club
 - 16 Allhallows Museum of Lace and Local Antiquities
- JURASSIC COAST

Truly an Area of Outstanding Natural Beauty

There is something wholly enchanting about a holiday, or even a simple day trip, to the beautiful and iconic Devon coast. Walks and games on the beach, taking a tram ride, tasty fish and chips, maybe an ice cream (or two!) can all be enjoyed just a few miles away from Hayne Farm in the popular seaside town of Seaton.

At just 11 miles away by car, this is a welcoming place, with thousands of visitors from all over making the journey each year. With its mix of beautiful coastline and landscapes,



Seaton seaside

Seaton is a picturesque place to be. And it has an eclectic choice of things to see and do. From traditional seaside activities to shopping, from watersports to breathtaking coastal walks, there is much more to this wonderful part of the Jurassic Coast.

If you are looking for somewhere with a touch more history, don't miss Lyme Regis. Located 7 miles east of Honiton, this is a pretty and dramatic part of Dorset, with stark cliffs, a popular working harbour and plenty to keep everyone occupied and entertained.



Killerton Chapel

Among the many stately homes and historic locations nearby, Killerton is a National Trust property with a fine 18th Century house and 6,400 acre estate. At any time of year, Killerton is perfect for family adventures, picnics and rambles.

So, whether it's history, entertainment or simply enjoying the wonder of the Blackdown Hills and the stunning area of outstanding natural beauty on offer – you'll find it all close to Hayne Farm.

All distances and journey time approximate.



River Otter, Ottery St Mary

New homes redefined at Hayne Farm

Hayne Farm is a wonderful collection of 2, 3 & 4 bedroom homes that will offer something for everyone. This desirable new address in the Parish of Gittisham, offers residents over 8 acres of open space to explore and enjoy, or just walk the dog.

Baker Estates takes pride in the fact that each home has been designed to take full advantage of the surroundings, and will be built using a mix of modern and natural materials, with landscaping to enhance and blend in with the local environment. This desirable new address will be enjoyed for generations to come.

CGIs are indicative only and may be subject to change.

We are proud to build and deliver outstanding homes in communities we know and love, ensuring they complement the local area and the encompassing countryside.

Choosing one of our homes at Hayne Farm means you will have a well-designed, warm home, that is energy efficient and economical to run and maintain. And because of its assured quality, it will be a home that will last the test of time for generations to come.

Baker Estates – new homes redefined.



Killerton House and grounds



BAKER
ESTATES

SPECIFICATION



KITCHEN

	2 bedroom home	3 bedroom home	4 bedroom home	5 bedroom home
Fully fitted kitchen with laminate worktops and upstand	●	●		
Fully fitted kitchen with premium worktops and upstand			●	●
Soft close doors and drawers to kitchen units	●	●	●	●
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		●		
Two built in single ovens at eye level			●	●
Stainless-steel extractor hood (60cm)	●	●		
Stainless-steel extractor hood (90cm)			●	●
Integrated fridge/freezer	●	●		
Integrated fridge and freezer under ovens			●	●
Plumbing and electrics for dishwasher	●	●	●	●

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			●	●
Full height tiling around bath in bathroom	●	●	●	●
Full height tiling around shower in en-suite		●	●	●
Half height tiling to walls with sanitary ware in bathroom	●	●	●	●
Half height tiling to walls with sanitary ware in en-suite		●	●	●

LIGHTING & ELECTRICAL

	2 bedroom home	3 bedroom home	4 bedroom home	5 bedroom home
Fibre network to the premises	●	●	●	●
Telephone point in living room, hall, study/smallest bedroom	●	●	●	●
SKY Q TV Point	●	●	●	●
LED downlights (refer to electrical layout for individual plot information)	●	●	●	●
Double switched socket outlets in kitchen (one to include double USB above breakfast bar/island where applicable)	●	●	●	●
Shaver socket to bathroom and en suite (where applicable)	●	●	●	●
External contemporary lantern light to front door area and wire only to rear patio area (where applicable)	●	●	●	●
Power and lighting to garages within curtilage of plot (if applicable)	●	●	●	●
Brushed stainless steel sockets and switches to lounge and kitchen/dining room			●	●
Accessible loft light	●	●	●	●

GENERAL

uPVC double glazed casement windows	●	●	●	●
Sound insulation between floors and internal walls (where applicable)	●	●	●	●
External doorsets with multipoint locking system	●	●	●	●
Turfed rear gardens and external tap (where applicable)	●	●	●	●
Rear garden boundary fences (as per external works)	●	●	●	●

INTERNAL FINISHES

Light oak veneer doors with contemporary chrome door furniture	●	●	●	●
Timeless white emulsion to walls and smooth white ceilings	●	●	●	●
White gloss woodwork	●	●	●	●

HEATING

Gas fired central heating	●	●	●	●
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