



Totnes Castle

A stunning location... a beautiful place to live

Welcome to Great Court Farm, Totnes. Outstanding new homes reflecting the traditions and history of this much-loved corner of the beautiful West Country.

Nestling in the heart of South Devon is the charming, historic town of Totnes. The hub of the South Hams district – one of Devon’s most beautiful places to live – Totnes is just 5 miles from the beaches of the award-winning English Riviera and surrounded by breathtaking countryside.

To add to its many desirable attributes the market town of Totnes, with its many listed buildings, has a thriving local economy. You’ll find great shopping, from independent boutiques to mainstream retailers, restaurants and bars, arts and cultural events, and more.

Better still, it has everything you need for today’s busy lifestyles – highly-regarded schools for all ages, regular community events, world famous attractions and places to visit within easy reach, along with excellent communication links for travel.

Great Court Farm is positioned on the eastern outskirts of Totnes, giving you the best of both worlds – town and country.

The development has an excellent choice of stunning homes, including coach houses, bungalows, townhouses, and two storey house designs. There is an impressive thatched home as a focal point of the development. Each home benefits from architectural details that reflect the local vernacular – a beautiful collection of architectural detailing that makes the Baker Estates difference. All homes are built with an exacting attention to detail.



River Dart

Everything you need for life the way you want it

Located in an enviable position on the slopes above Totnes and the River Dart valley, Great Court Farm is just over a mile from the centre of town.

Totnes has a Norman castle and a prosperous history dating back to the 12th Century. It has always been independent-minded – it even has its own currency, the Totnes Pound, accepted in many businesses around the town.

For families at Great Court Farm the choice of schools includes Totnes St John's CofE Primary School, and King Edward VI Community College, both within a mile and both rated 'Good' by Ofsted.

Shopping in Totnes covers a wide range, from big-name High Street stores to independent, local shops and boutiques.

For your everyday needs you will find a post office and supermarkets, while Totnes also specialises in shops for an 'alternative', new-age lifestyle.

There are dozens of restaurants specialising in organic local produce, traditional pubs, cosmopolitan bars, and quirky cafés and eateries to suit all tastes.

Travelling locally is made simple by road access via the A380 and A381 which connect with the M5 Motorway near Exeter (J31, 30 minutes' drive). Rail connections are good, with Totnes station, under two miles away, offering regular services to Plymouth (26 mins), Exeter (30 mins) and London Paddington (2hrs 50 mins). Exeter International Airport is under 30 miles away.

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



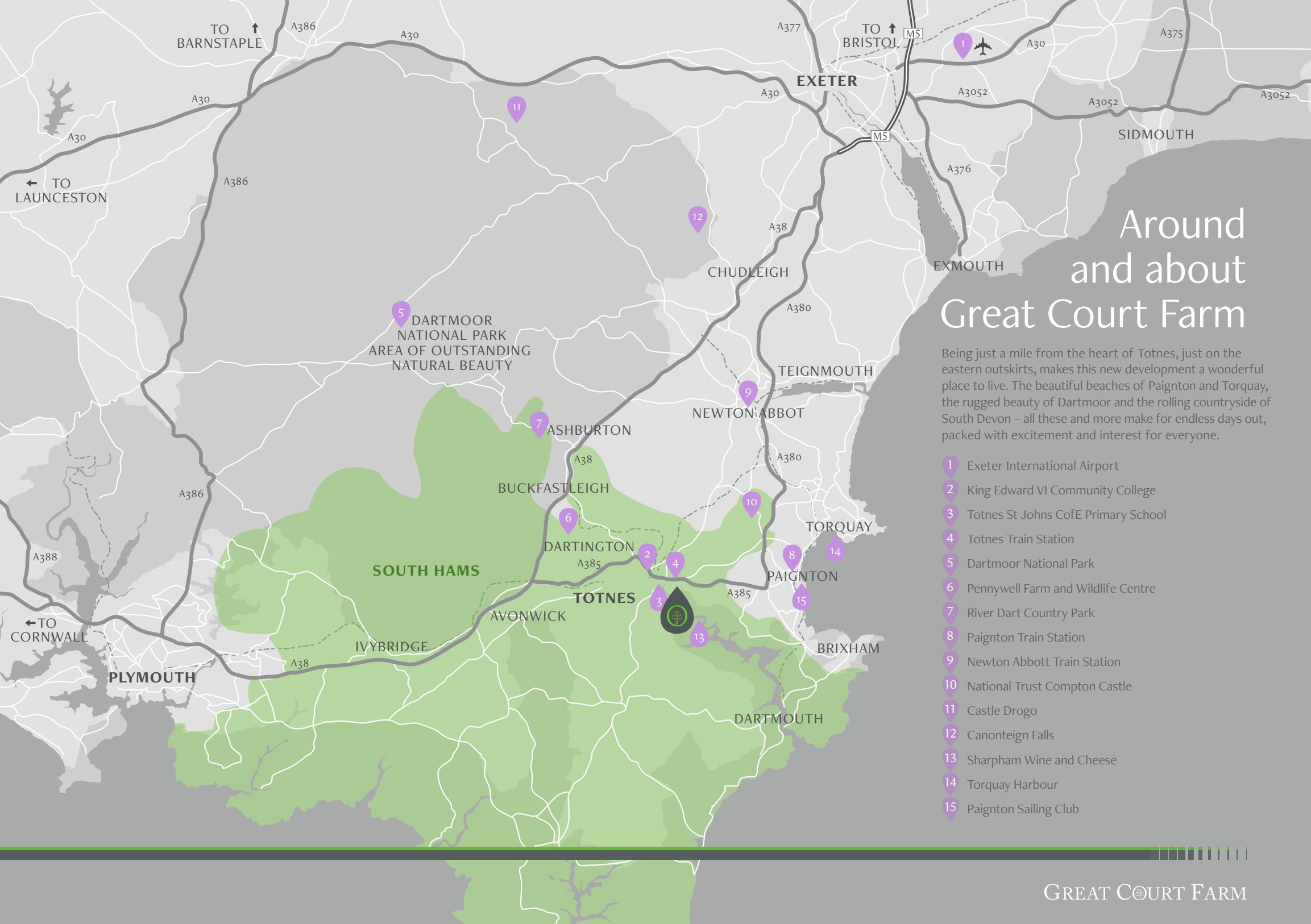
Totnes Arch



Dartmouth



Ann of Cleves Tea Shop



Around and about Great Court Farm

Being just a mile from the heart of Totnes, just on the eastern outskirts, makes this new development a wonderful place to live. The beautiful beaches of Paignton and Torquay, the rugged beauty of Dartmoor and the rolling countryside of South Devon – all these and more make for endless days out, packed with excitement and interest for everyone.

- 1 Exeter International Airport
- 2 King Edward VI Community College
- 3 Totnes St Johns CofE Primary School
- 4 Totnes Train Station
- 5 Dartmoor National Park
- 6 Pennywell Farm and Wildlife Centre
- 7 River Dart Country Park
- 8 Paignton Train Station
- 9 Newton Abbott Train Station
- 10 National Trust Compton Castle
- 11 Castle Drogo
- 12 Canonteign Falls
- 13 Sharpham Wine and Cheese
- 14 Torquay Harbour
- 15 Paignton Sailing Club

You loved your dream holiday, now live the reality

Since the invention of the seaside holiday in early Victorian times, the dramatic coast of South Devon has been one of the most popular destinations in the country.

When the railways reached the area, the towns of Torquay, Paignton and Brixham started to flourish as resorts.

Days on the sands, trips on the miniature railway, cockles, fish and chips, ice creams and cream teas – it's all within close reach of Great Court Farm, and you and the family will love it!

And so will history buffs. Not just in Totnes, with its old bridges and churches, but downstream at Dartmouth, which offers the chance to explore castles and coastal defences protecting the Royal Navy establishments.

The area's rich marine history is still a major attraction, with Dartmouth famous for boat building and the Royal Naval College. Sailing and water sports are extremely popular on the River Dart, just a short distance from your doorstep.

Much further back in history, prehistoric remains, mysterious earthworks and ancient sites abound on Dartmoor. This wild and atmospheric National Park and Area of Outstanding beauty – one of England's last wildernesses – is waiting to be explored.

Whatever your idea of fun, you'll find it close to home at Great Court Farm.





The River Dart



South Devon Railway steam train. Roy Smallpage/SDR.



Waterside Bistro on the River Dart

New homes redefined at Great Court Farm

Great Court Farm is a stunning collection of luxury 2, 3, 4 and 5 bedroom homes including coach houses, bungalows, new barns and houses. Baker Estates takes pride in the fact that each home has been designed to take full advantage of the wonderful views and 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.

At the heart of Great Court Farm is the traditional village green with its unique centrepiece, an individual thatched cottage. On the outskirts, you'll find the allotments, available to rent to the local community.

All in all, Great Court Farm is an exclusive collection of exemplary new homes, energy efficient and economical to maintain and run. You can be confident that there is a fantastic design waiting for your family to make into your perfect place to live.

CGIs are indicative only and may be subject to change.





Dartmouth

About Baker Estates

Baker Estates was founded in 2015 by Ian Baker, a former member of the Executive Board of Directors of Galliford Try, one of the UK's largest house building and construction companies.

Further strengthening the senior management team at Baker Estates, Ian welcomed former colleague and FTSE 250 housebuilding chief executive, Greg Fitzgerald, as Chairman in January 2016. The pair's unique partnership dates back to Midas Homes and Gerald Wood Homes days, where the two friends formed a dynamic collaboration, before re-branding the successful south west house building businesses into Linden Homes in 2010.

Our vision is simple: to build exceptional new homes in desirable locations throughout the South West.

With our unrivalled experience and track record, we have plans to develop over 300 new homes per annum by 2019, with the aim of becoming the premier independent house builder in the region.

We have an impressive and experienced team, all of whom are passionate about delivering outstanding homes that have a unique style. Each new development will genuinely enhance and blend with the local environment and be loved by generations to come.

The heart of our philosophy is to commit to supporting the communities in which we work and, wherever possible, engage businesses, staff, subcontractors and suppliers that are local to the development locations.

Baker Estates – we simply aspire to be excellent.

