



MEADOWBROOK

GOVER AN PRAS, CALLINGTON

A STUNNING COLLECTION OF 2,3 AND 4 BEDROOM HOMES,
INCLUDING BUNGALOWS AND HOUSES.





YOUR PERFECT PLACE TO LIVE

WELCOME TO MEADOWBROOK, OR GOVER AN PRAS IN THE CORNISH LANGUAGE

Callington, with its Saxon heritage, is a charming picturesque market town, situated in the beautiful area of south east Cornwall and only a 30 minute drive to the city of Plymouth. With community at the heart of the people who live here, it's no wonder that the town has a reputation as one of the friendliest places to live in Cornwall.

There is a traditional weekly market that sells fantastic local produce and has several delightful pubs, cafes and restaurants. It is also within easy reach of other towns and villages with amazing fine dining such as the Horn of Plenty in Gulworthy which is a local favourite.

Meadowbrook offers a stunning collection of 2, 3 and 4 bedroom homes, comprising of houses and bungalows. It has six acres of beautiful green space within the development which provides a natural habitat for local wildlife and for the whole family to enjoy, right on their doorstep. Designed and built to a superior standard, with space and comfort in abundance, Meadowbrook will be a beautiful place to live.

Baker Estates - good things happen here.

EXPLORING YOUR WIDER COMMUNITY

Callington has become synonymous for its annual Honey Fair – an event dating back to 13th Century. The friendly community event features the ever popular bee keeper displays, as well as a fun fair and family entertainment. Unsurprisingly, the event draws hundreds of locals and visitors to the street fair every year.

Now in its sixth year, the town also hosts Mayfest, a street entertainment festival which includes music, dance, fun and laughter for all the family.



Spring Fields at Callington with Kit hill in the distance.

1

KIT HILL COUNTRY PARK

3.9 miles

This Area of Outstanding Natural Beauty boasts the best views in the Tamar Valley, which Prince Charles gave to the public on the birth of Prince William. Enjoy over 400 acres of heathland and take in the stunning scenery.



2

ST MELLION INTERNATIONAL RESORT

3.3 miles

Enjoy the best of Cornish hospitality. Relax in the spa, gym or try the European Tour Golf Course. Or merely enjoy a meal in their award winning restaurant.



3

COTEHELE TUDOR HOUSE

5.7 miles

The charming National Trust manor house is on the banks of the River Tamar and will delight young and old alike.



4

RIVER TAMAR

6.5 miles

This beautiful meandering river divides Devon and Cornwall. It is an ideal location for a picnic in the sun, or a Sunday morning dog walk.



5

CALLINGTON FARMERS MARKET

0.5 miles

You can buy beautiful local produce and then enjoy a cup of tea and cake at a little tea room. The town hall hosts events throughout the year including; cinema evenings, crafting and art fairs.



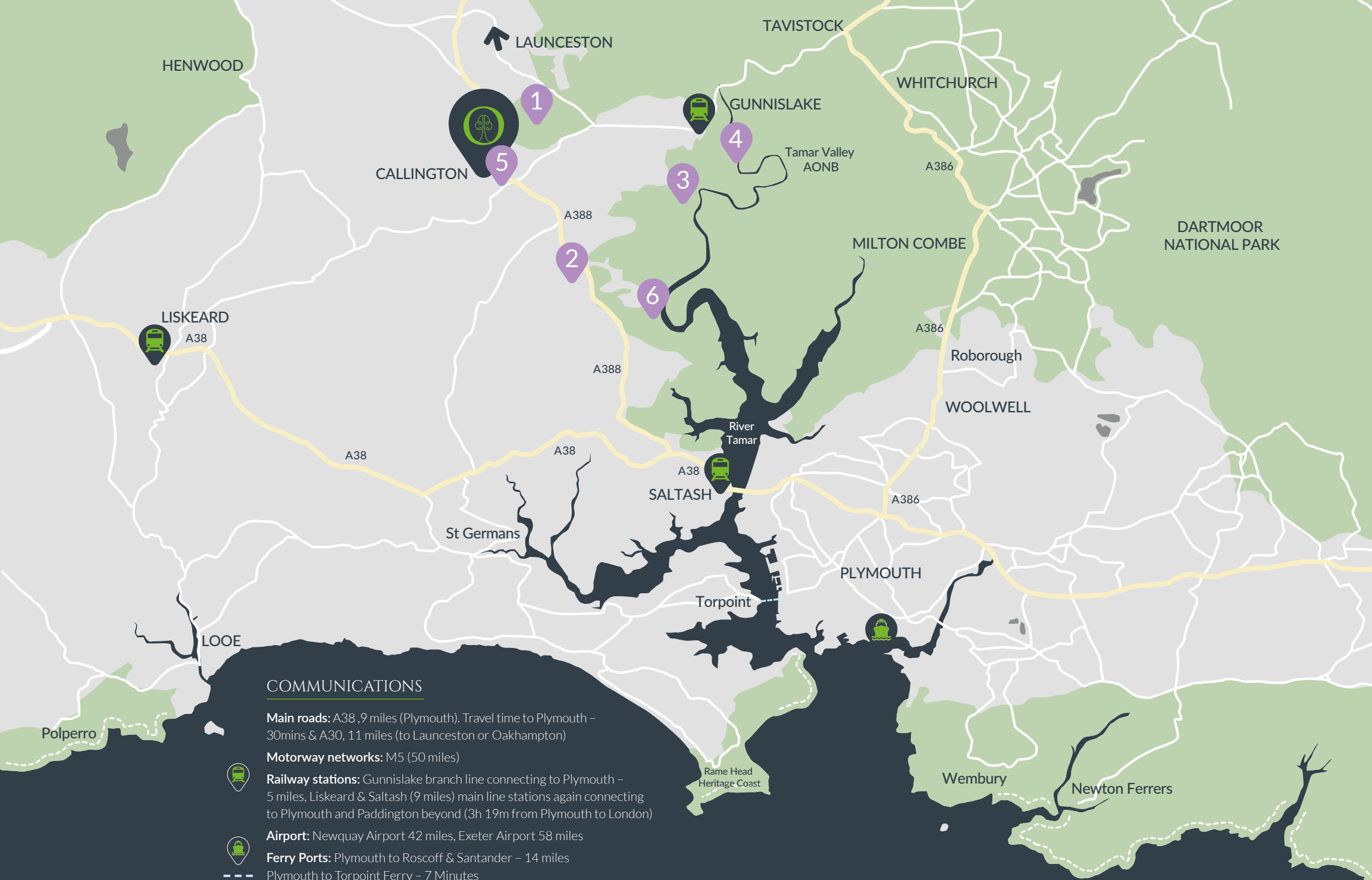
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PENTILLIE CASTLE

5.4 miles

A family owned business set on the Cornish bank of the River Tamar, offers a gorgeous setting with miles of woodland trails. After stretching your legs enjoy an afternoon tea.





COMMUNICATIONS

Main roads: A38, 9 miles (Plymouth). Travel time to Plymouth – 30mins & A30, 11 miles (to Launceston or Oakhampton)

Motorway networks: M5 (50 miles)

Railway stations: Gunnislake branch line connecting to Plymouth – 5 miles, Liskeard & Saltash (9 miles) main line stations again connecting to Plymouth and Paddington beyond (3h 19m from Plymouth to London)

Airport: Newquay Airport 42 miles, Exeter Airport 58 miles

Ferry Ports: Plymouth to Roscoff & Santander – 14 miles

--- Plymouth to Torpoint Ferry – 7 Minutes

Bus: Regular bus routes which services the town

--- South West Coast Path



MEADOWBROOK

PICTURE PERFECT LIVING...

BEAUTIFUL LIVING

For those with a love of the great outdoors, Callington is just a half an hour drive to Dartmoor National Park which offers visitors a multitude of leisure pursuits.

Golitha Falls in Liskeard is a hidden gem, and only a twenty minute drive from Meadowbrook. After a walk through the beautiful forests, visitors arrive at giant boulders and stunning waterfalls. If you're looking for an experience not to miss, visit Inkies Smokehouse on the edge of the forest, to enjoy fantastic smoked BBQ food in the wooden cabin.



THE GREAT OUTDOORS

Outdoor pursuits are a passion for many people who live in the area and there's a wide range of activities to enjoy. Thirty minutes from Meadowbrook; Siblyback Lake is one of Cornwall's most popular beauty and tourist spots. A team of qualified watersport instructors are on hand to teach water skiing, sailing and canoeing in the spring and summer months. Trout fishing is also allowed here.

Callington is a ten minute drive from The Tamar Valley, an area of outstanding beauty - a wide wooded river, dotted with Tudor houses, stunning gardens, and rivers to explore and fish. An amazing day of adventure on foot, cycling or on water awaits.



PARK LIFE

Kit Hill is only a twelve minute drive away from Meadowbrook, offering impressive panoramic views of the local area. Once owned by Prince Charles, it was given to the people to celebrate the birth of his son, Prince William, in 1985. Now a countryside park, the area is loved by walkers, trail runners and hikers alike.

Explore the beauty of Cotehele Tudor House, a National Trust estate with stunning gardens and the historic, Cotehele quay with a delightful tea room where you and the dogs can warm up by the fire on a cold winter day. Visitors can also enjoy a boat trip on the Nancy Belle from the quay that meanders up the river.





SCHOOLS AND CLUBS

For those with children there are many schools and colleges to consider. Callington has both a primary and secondary school with Duchy College for further education. There are two private schools close by – St Joseph's in Launceston and Mount Kelly in Tavistock – as well as options to study further education in Plymouth, just thirty minutes' drive away.

There are plenty of sporting clubs to enjoy in Callington. As well as offering rugby, hockey and cricket, the football club has a men's, women's and veterans' team. Callington Community Sports Centre offers a wide range of sports programmes as well as opportunities to play tennis – indoor and outdoor, a dance studio and gymnasium as well as two all-weather football pitches.



WATERFRONT LIFESTYLE

Thirty minutes' drive from Callington is Plymouth – known as 'Britain's Ocean City' – with its popular Barbican waterfront. The area is steeped in history, heritage and fun things to do.

Many of the city's top attractions are situated here – from the National Marine Aquarium – home to the biggest fish tank in Europe – to the famous Plymouth Gin distillery.

Amongst the stunning architecture, visitors can find many great places to eat, drink and be entertained as well as visit an array of boutique shops and art galleries.



GREAT PLACES TO EAT AND DRINK

There's a wide range of stunning eateries in the area, with locals recommending The Horn of Plenty and Springer Spaniel for wonderful food and drink. Nestled into the slopes of Kit Hill is the peaceful Engine House restaurant at Compton Park with panoramic views of Devon and Cornwall.

Be sure to check out the 'Who'd Have Thought It Inn'. A traditional Cornish pub set above St Dominick with friendly atmosphere and fantastic food.

VILLAGE RETREAT

YOUR NEW HOME AT MEADOWBROOK

Meadowbrook offers a stunning collection of 2, 3 and 4 bedroom homes, including bungalows and houses. This exclusive development of thoughtfully designed contemporary homes is perfect for first time buyers, families and downsizers alike.

Every home is built using a mix of modern and natural materials, demonstrating a perfect blend of

traditional heritage and modern sophistication. The landscaping is designed to enrich and blend in with the local environment.

This development of stunning new homes boasts more than six acres of green space for the whole family to experience and enjoy, right on your doorstep.

Baker Estates - good things happen here.





Bee Meadow Show Home South Molton



Hayne Farm Show Home Honiton



Great Court Farm Show Home Totnes



Great Court Farm Show Home Totnes

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.**

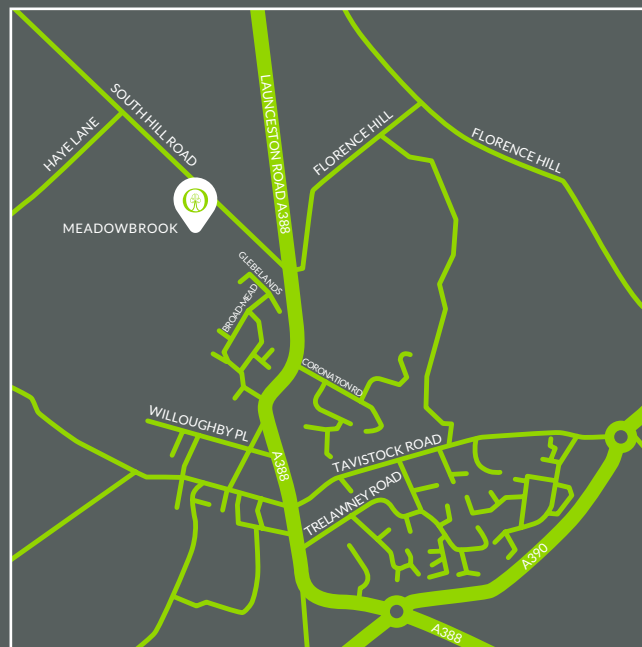
Whenever you visit one of our developments, you'll notice how well-built and thoughtfully designed the homes are. That's because we incorporate products like locally sourced, natural stone, durable kitchen appliances and solid internal doors. This is understandably important, but you'll also pick up 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





Meadowbrook, Callington, Cornwall
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 MEADOWBROOK
GOVER AN PRAS, CALLINGTON

FINISHING TOUCHES

KITCHEN

	2 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES
Fully fitted kitchen with laminate worktops and upstand*	●	●	●
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 fridge/freezer	●	●	
Integrated fridge (under oven)			●
Integrated freezer (under oven)			●
Plumbing & electrics for dishwasher	●	●	●
Plumbing & electrics for washing machine	●	●	●

BATHROOM AND ENSUITE

Roca white sanitaryware with contemporary chrome fittings	●	●	●
Roca rainsense and loft hand shower with glass screen over bath	●	●	●
Roca Rainsense shower in en suites	●	●	●
White heated towel rail in bathroom and en suite	●	●	
Chrome heated towel rail in bathroom and en suite			●

HEATING

Gas fired central heating	●	●	●
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LIGHTING AND ELECTRICAL

	2 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES
BT Fibre network to the premises	●	●	●
Terrestrial TV aerial	●	●	●
TV points in living room and master bedroom	●	●	●
Sky point to living room	●	●	●
Telephone point in hall, living room, smallest bedroom or study (as applicable)	●	●	●
USB port in lounge and master bedroom	●	●	●
LED downlights in kitchen, bathroom & ensuite	●	●	●
Multigrid appliance switching in kitchen	●	●	●
Shaver socket to bathroom and ensuite	●	●	●
External 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)	●	●	●

INTERNAL FINISHES

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

GENERAL

uPVC double glazed casement windows	●	●	●
Loft light	●	●	●
IG external doorsets with multipoint locking system	●	●	●
Turfed rear garden with external tap	●	●	●
Rear garden boundary fences (as per external works plan)	●	●	●