



THE VIEW

MALBOROUGH • SOUTH HAMS

A STUNNING COLLECTION OF 2, 3 & 4 BEDROOM HOMES,
INCLUDING BARN STYLE BUNGALOWS AND HOUSES



WELCOME TO THE VIEW

In the heart of the South Hams, the picturesque village of Malborough is nestled into the rolling hills of the South Devon Area of Outstanding Natural Beauty. Just a few miles away from The View are seven stunning beaches all connected by the South West Coast Path, which is the longest National Trail in Britain.

If you are looking for a quiet village life The View offers the perfect mix of rural and coastal living. Malborough is conveniently located on the A381 between the beautiful estuary towns of Salcombe and Kingsbridge. You can enjoy a leisurely walk to Salcombe town, or ride the purpose-built cycle way from Malborough.

The village is also home to a small supermarket, petrol station, post office, village hall, playing fields and a lovely primary school. It has two dog-friendly traditional pubs, The Royal Oak and The Old Inn. One of Malborough's treasures is The Church of All Saints, known as the 'Cathedral of the South Hams', it has a magnificent church spire that can be seen for miles around.

The View offers a stunning collection of 2, 3 and 4-bedroom homes including barn style bungalows and contemporary houses in a beautiful location. All the homes are built to a superior standard with space and comfort in abundance.

Baker Estates – new homes redefined.

SAILING, SURFING OR SIMPLY WALKING

At The View whether your passion is sailing or you simply enjoy spending time on the beach, the village of Malborough is perfectly situated for life near the shore.

You will be spoilt for choice as there are more than seven beaches within a few miles of The View, all of which reveal incredible places to dine out. From wide and sandy to rock and shingle, you'll find a variety to suit your mood. Each beach is connected by the South West Coast Path, it's a journey of a lifetime to complete at your leisure.



1

SALCOMBE NORTH SANDS

1.8 miles

A leisurely 35-minute walk from The View, this large and sandy beach is perfect for families to swim or explore rock pools. The beach is also home to one of Salcombe's most popular sea food restaurants, The Winking Prawn, which boasts incredible views of the beach. Remember, this beach is totally submerged at high tide!

2

SALCOMBE SOUTH SANDS

1.8 miles

Considered to be one of the most unspoilt beaches in South Devon, South Sands is a pleasant 35-minute walk from The View, where you will find the South Sands Hotel & Restaurant serving beautiful local produce. South Sands is also home to a colourful passenger ferry that operates a shuttle service between the beach and Salcombe.

3

SOAR MILL COVE

1.7 miles

A remote sandy inlet, set below the craggy black towers of Bolt Head, with stunning views that make a visit well worth the effort. From The View it is a 45-minute walk but be sure to bring comfortable shoes as the path down to the beach is a little uneven. Alternatively, you can visit by kayak or boat from Salcombe. It is also worth a visit to the Soar Mill Cove Hotel and East Soar Outdoor Experience which are both fabulous local hidden gems.

4

HOPE COVE

2.5 miles

Hope Cove has two sandy beaches, Mouthwell Sands to the north and Harbour Beach to the south, ideal locations for either building sandcastles or exploring rock pools. It's a 45-minute walk from The View, so why not take an opportunity to visit The Cove Restaurant or the Hope and Anchor café bar located on the beach front, for some well-earned refreshments.

5

SOUTH MILTON SANDS

2.9 miles

Set in an Area of Outstanding Natural Beauty, this beach is perfect if you want sand, stunning scenery and the chance to see rare wildlife in the wetlands nearby. You'll get great views of migrating birds, rare butterflies and beautiful seascapes. The beach is also home to the incredibly popular Beach House café, serving the finest grilled fish and seafood in the area.

6

THURLESTONE BEACH

3.2 miles


The two sheltered beaches are perfect for those who prefer to enjoy the seaside without the hustle and bustle of the crowds. Just a short walk away is The Village Inn, a beautiful gastro pub with fantastic food.

7

BANTHAM BEACH

5.3 miles

Bantham Beach has a reputation as one of the best surfing beaches in South Devon and is home to Bantham Surfing Academy. It also offers great views out to Bigbury Bay and Burgh Island. The popular Gastrobus is located just off the beach, which serves spectacular street food. If you're looking for a more traditional menu, you can visit The Sloop Inn, just a short walk away.

KEY  Fantastic walks to the South West Coast Path



MALBOROUGH

SALCOMBE

SOUTH HAMS

PICTURE PERFECT LIVING...

VILLAGE LIFE

Malborough is not just a charming village, it has everything needed for wonderful daily living, including a post office, supermarket and petrol station. Surrounded by stunning countryside, you can enjoy any number of beautiful walks, or enjoy amateur dramatics at the village hall.

Did you know that the term 'moonraker' is thought to come from Malborough? Legend has it that a consignment of brandy was being brought across Bolberry Down to Malborough when the customs men were spied riding down the valley. The smugglers threw the barrels into Horsey Pool, but realised they could still be seen through the water in the moonlight, so started raking the surface of the pool. When the customs men asked what they were doing, they replied that they were trying to rake the moon out of the pool.



SALCOMBE

Enjoy a leisurely walk to Salcombe town, ride the purpose-built cycle way from Malborough or take the ferry from South Sands and enjoy the breath-taking views.

There are fabulous local boutiques and high street shops such as Joules, Jack Wills, White Stuff and Fat Face to name but a few. Spend time relaxing at the Salcombe Harbour Hotel where you can enjoy the spa or dine in the superb restaurant. There are numerous eateries by the water which offer something for everyone's taste including the South Sands Hotel, Dick & Wills, the dog-friendly Winking Prawn and No 55. Experience the local culture at the museum and galleries or go to a tasting of local wine, beer or gin. The Salcombe Distilling Co. is a must visit for its exceptional, multi-award-winning gin. If first-class sailing is what you're after, the renowned Salcombe Yacht Club is welcoming new members.

KINGSBRIDGE

Named for the bridge linking two royal estates, this lovely estuary market town is a short drive away from The View.

Find fresh, local produce at one of the many delicatessens, butchers, bakeries and greengrocers. Steeped in history, Kingsbridge is captivating. There are circular walks to see the sights and the perfect place to end the afternoon in one of the many restaurants and pubs. Discover antiques, vintage shops, boutiques and so much more in Kingsbridge town centre. Lloyds, Barclays and HSBC all have branches in Kingsbridge, these are the closest banks to Malborough. When you're ready to grab a bite to eat you'll have restaurants like The Old Bakery, The Crabshell, Twenty Seven by Jamie Rogers and the dog-friendly pub, The Seven Stars. Kingsbridge is also home to the South Hams (Cottage) Hospital and it's only a 10-minute drive away from The View.



EDUCATION

Education is often seen as the first step towards success and there are a variety of schools on offer for children living in Malborough.

Malborough & South Huish Primary School (Ofsted rating: Good) is within the village bounds, Salcombe Church of England Primary School (Ofsted rating: Good) and Thurlstone Primary School (Ofsted rating: Good) are also nearby. Kingsbridge Community College (Ofsted rating: Outstanding) offers secondary education and for those who want to further their education there are both Plymouth and Exeter universities.



SOUTH WEST COAST PATH

Having celebrated its 40th birthday in 2018, the South West Coast Path connects all the beaches in the area with stunning views. The South West Coast Path is broken down into walkable daily sections, the two sections closest to Malborough are Bigbury on Sea to Salcombe (14 miles) and Salcombe to Torcross (12.6 miles).

SOUTH DEVON AREA OF OUTSTANDING NATURAL BEAUTY

The South Hams, encompassing Malborough and the surrounding towns and villages, is considered one of Britain's best landscapes. When the need strikes to get lost in the beautiful landscape for an hour, an afternoon, or a day, this spectacular area of Devon provides a little something for everyone.



VILLAGE RETREAT.

YOUR NEW HOME AT THE VIEW

The View offers a stunning collection of 2, 3 and 4-bedroom homes including barn style bungalows and houses. 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 – new homes redefined.



The Salcombe



The Bigbury



The Burgh



Photograph of the Great Court Farm Show Home in Totnes

ABOUT BAKER ESTATES

Baker Estates was founded in 2015 by Ian Baker, former group managing director and executive board director of 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 house-building 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.

Our vision is simple: to build exceptional new homes in desirable locations throughout the southwest. With unrivalled experience and a great track record, we have plans to develop over 300 new homes per annum in 2019, with the aim of becoming the premier independent housebuilder in the region.

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

Our philosophy is simple:

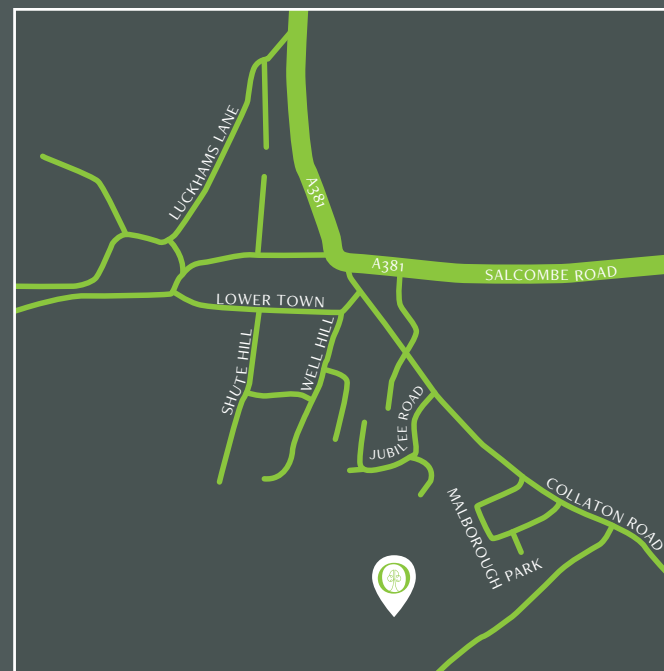
BE GOOD in everything we do.

Our team lives by these values every day, whether buying land, engaging with our communities or building new homes.

- Good Homes
- Good Business
- Good People

BAKER ESTATES – **BE** GOOD





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This brochure is intended as a sales aid and guide to Baker Estates. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. Please note floor plans and dimensions are taken from architectural drawings and are for guidance only. Kitchen layouts are for illustrative purposes only. Computer generated images are not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.

SITE PLAN

THE PORTLEMOUTH

2 bedroom house
homes 17,18,19

THE ANSTEY

3 bedroom house
homes 21,22,
47,51,52,53

THE BANTHAM

3 bedroom house
homes 16,20,48

THE SOAR MILL

3 bedroom barn
style bungalow
homes 31,32,40,43

THE LANNACOMBE

4 bedroom barn
style bungalow
home 29

THE SALCOMBE

3 bedroom barn
style bungalow
home 26

THE LANDSCOVE

4 bedroom barn
style bungalow
homes 27,33,34,37

THE BOLBERRY

3 bedroom barn
style bungalow
homes 44,45

THE MILL BAY

4 bedroom barn
style bungalow
homes 30,38

THE BEESANDS

4 bedroom barn
style bungalow
homes 28,41

THE BIGBURY

4 bedroom house
homes 39,42

THE BURGH

4 bedroom barn
style bungalow
home 50

THE HOPE COVE

4 bedroom house
homes 23,24,25,49

THE THURLESTONE

4 bedroom house
homes 35,36

DISCOUNTED OPEN MARKET HOMES

NORTH SANDS

2 bedroom house
homes 8,13,14,15

SOUTH SANDS

3 bedroom house
home 12

THE ANSTEY (HOME 46)

3 bedroom house
home 46

REGISTERED PROVIDER

plots 1-7 & 9-11



Not to scale. Trees and landscaping are indicative only and may alter during construction. Finishes and materials may vary from those shown here.
Please ask your Sales Executive for specific details.



THE VIEW
MALBOROUGH • SOUTH HAMS

THE
FINISHING
TOUCHES



KITCHEN

	THE PORTLEMOUTH 2 Bedroom house	THE ANSTEY 3 Bedroom house	THE BANTHAM 3 Bedroom house	THE SALCOMBE 3 & 4 bedroom barn style bungalow	THE BOLBERRY 3 & 4 bedroom barn style bungalow	THE SOAR MILL 3 & 4 bedroom barn style bungalow	THE HOPE COVE 4 Bedroom house	THE THURLESTONE 4 Bedroom house	THE BIGBURY 4 Bedroom house	THE BURGH 4 Bedroom house
Fully fitted kitchen with laminate worktops and upstand	●	●	●				●	●	●	●
Quartz worktop, splash back & upstand to kitchen only				●	●	●				
Glass splashback behind hob	●	●	●				●	●	●	●
1.5 bowl stainless-steel sink	●	●	●	●	●	●	●	●	●	●
Electrolux induction hob 60cm	●	●	●							
Electrolux induction hob 80cm				●	●	●	●	●	●	●
Electrolux integrated stainless-steel single oven	●									
Electrolux integrated stainless-steel double oven		●	●							
Electrolux integrated stainless-steel single ovens x2				●	●	●	●	●	●	●
Electrolux stainless-steel extractor hood 60cm	●	●	●							
Electrolux stainless-steel extractor hood 90cm				●	●	●	●	●	●	●
Electrolux integrated fridge/freezer	●	●	●	●	●	●	●	●	●	●
Integrated dishwasher				●	●	●	●	●	●	●
Plumbing & electrics for dishwasher	●	●	●							
Karndean flooring to kitchen & utility (excluding garages)	●	●	●	●	●	●	●	●	●	●

BATHROOM & EN-SUITE

Roca white sanitaryware with contemporary chrome fittings	●	●	●	●	●	●	●	●	●	●
Roca Stella shower with glass screen over bath in main bathroom		●	●	●	●	●	●	●	●	●
Roca Rainsense shower in en-suite		●	●	●	●	●	●	●	●	●
White heated towel rail in bathroom and en-suite		●	●							
Chrome heated towel rail in bathroom and en-suite				●	●	●	●	●	●	●
Karndean flooring to bathroom and en-suite				●	●	●				

HEATING

Gas fired central heating	●	●	●	●	●	●	●	●	●	●
Woodburning stove										●
Gas stove				●	●	●	●			
Underfloor heating				●	●	●				

LIGHTING & ELECTRICAL

	THE PORTLEMOUTH 2 Bedroom house	THE ANSTEY 3 Bedroom house	THE BANTHAM 3 Bedroom house	THE SALCOMBE 3 & 4 bedroom barn style bungalow	THE BOLBERRY 3 & 4 bedroom barn style bungalow	THE SOAR MILL 3 & 4 bedroom barn style bungalow	THE HOPE COVE 4 Bedroom house	THE THURLESTONE 4 Bedroom house	THE BIGBURY 4 Bedroom house	THE BURGH 4 Bedroom house
BT Fibre network to the premises	●	●	●	●	●	●	●	●	●	●
Terrestrial TV aerial	●	●	●	●	●	●	●	●	●	●
TV points in living room and master bedroom	●	●	●	●	●	●	●	●	●	●
Telephone point in hall, living room, smallest bedroom or study (if applicable)	●	●	●	●	●	●	●	●	●	●
USB port in lounge and master bedroom	●	●	●	●	●	●	●	●	●	●
LED downlights in kitchen, bathroom & en-suite	●	●	●	●	●	●	●	●	●	●
Multigrid appliance switching in kitchen	●	●	●	●	●	●	●	●	●	●
Shaver socket to bathroom and en-suite	●	●	●	●	●	●	●	●	●	●
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 cottage style doors with contemporary chrome furniture				●	●	●				
Light oak ladder doors with contemporary chrome furniture	●	●	●				●	●	●	●
Timeless white emulsion walls and smooth white ceilings	●	●	●	●	●	●	●	●	●	●
Karndean flooring to kitchen & utility (excluding garages)	●	●	●	●	●	●	●	●	●	●
White gloss woodwork	●	●	●	●	●	●	●	●	●	●

GENERAL

uPVC double glazed casement windows	●	●	●	●	●	●	●	●	●	●
Loft ladder (where space permits)	●	●	●	●	●	●	●	●	●	●
French or bi-fold doors to living/dining area (see plans)	●	●	●	●	●	●	●	●	●	●
IG external doorsets with multipoint locking system	●	●	●	●	●	●	●	●	●	●
Turfed rear garden	●	●	●	●	●	●	●	●	●	●
Rear garden boundary treatment (as per external works plan)	●	●	●	●	●	●	●	●	●	●
External tap	●	●	●	●	●	●	●	●	●	●

THE LANDSCOPE



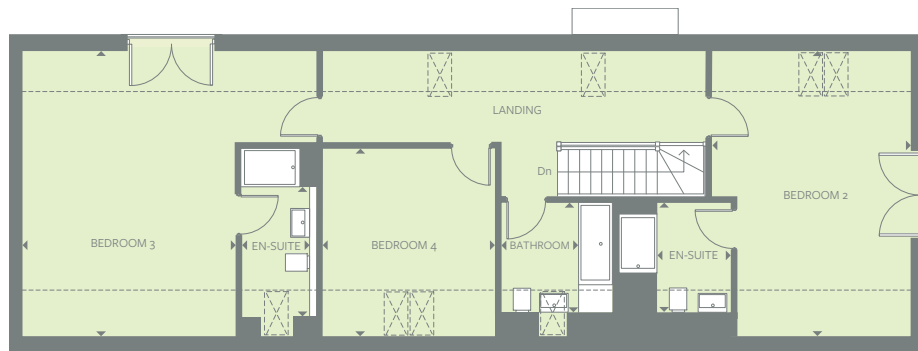
THE LANDSCOPE

A four bedroom detached house with a double garage and parking.



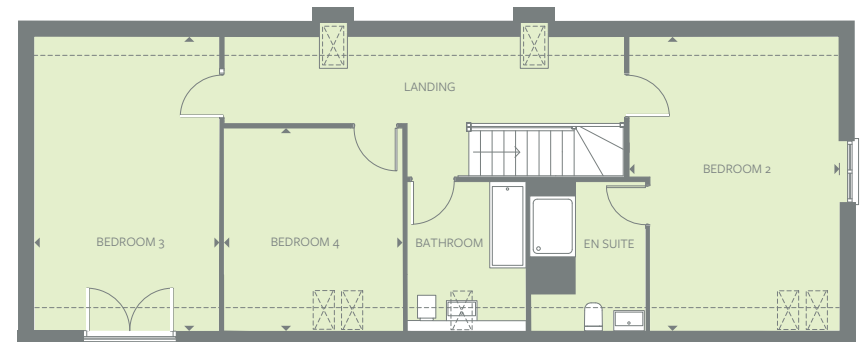
GROUND FLOOR

Living Room	4.06 x 4.03m	13'4" x 13'2"
Dining Room	3.91 x 2.73m	12'10" x 8'11"
Kitchen	4.06 x 3.82m	13'4" x 12'6"
Master Bedroom	3.65 x 3.59m	12'0" x 11'9"



FIRST FLOOR (PLOT 37)

Bedroom 2	5.37 x 4.0m	17'7" x 11'8"
Bedroom 3	5.37 x 4.43m	17'7" x 14'6"
Bedroom 4	3.58 x 3.42m	11'9" x 11'3"



FIRST FLOOR

Bedroom 2	5.30 x 4.10m	17'5" x 13'5"
Bedroom 3	5.30 x 3.48m	17'5" x 11'5"
Bedroom 4	3.60 x 3.44m	11'9" x 11'3"

*Please note windows and door positions vary with this housetype. Please speak to a sales executive to see plot specific working drawings.

KEY: (B) Boiler CPD Cupboard AC Airing cupboard [Velux window symbol] Velux window [Wood burner symbol] Wood burner ----- Reduced ceiling height

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Different styles of this house type may have a varied layout or larger dimensions. Please note floor plans and dimensions are taken from architectural drawings, cover carpeted floor areas and are for guidance only, please ask to see plot-specific working drawings. Kitchen layouts are for illustrative purposes only, please ask to see separate kitchen layouts.

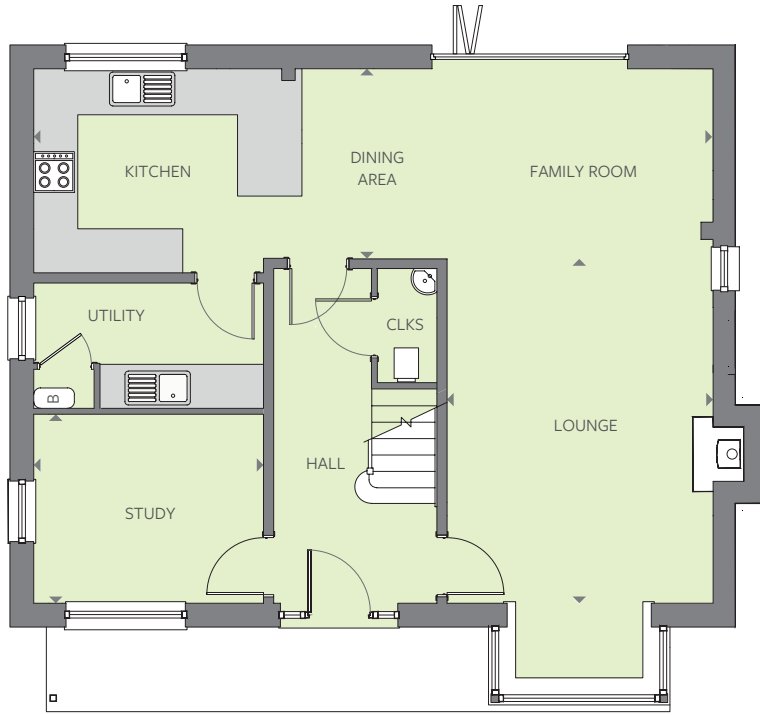


HOMES

23, 25, 49 | 24 (opposite)

THE HOPE COVE

Four bedroom detached house with garage or car port.

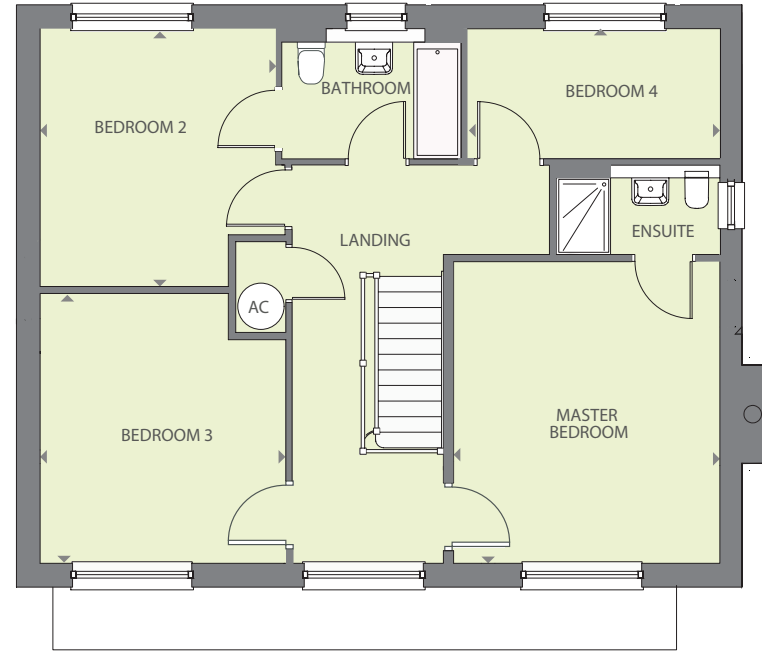


GROUND FLOOR

Kitchen/Dining Area/Family Room	10.17 x 3.01m	33'4" x 9'10"
Lounge	6.14 x 3.92m	20'1" x 12'10"
Study	3.39 x 2.79m	11'1" x 9'8"

KEY: (B) Boiler CPD Cupboard AC Airing cupboard CLKS Cloakroom

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Please note floor plans door, window positions and dimensions are taken from architectural drawings and are for guidance only.



FIRST FLOOR

Master Bedroom	4.38 x 3.95m	14'4" x 12'11"
Bedroom 2	3.98 x 3.41m	13'0" x 11'2"
Bedroom 3	3.81 x 3.64m	12'6" x 11'11"
Bedroom 4	3.95 x 1.92m	12'11" x 6'3"

SITE PLAN





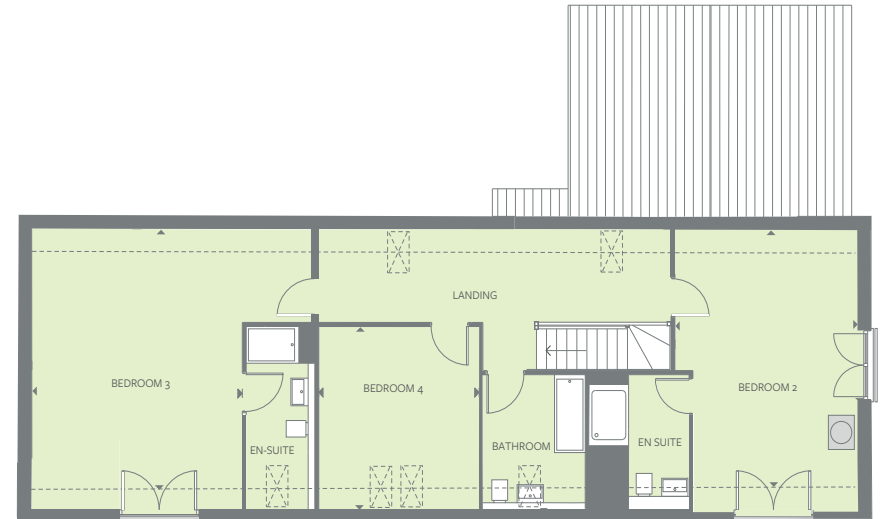
THE BEESANDS

A four bedroom detached house with a double garage and parking.



GROUND FLOOR

Living Room/Dining Area	5.86 x 4.38m	19'2" x 14'4"
Family Room	4.06 x 2.66m	13'4" x 8'8"
Kitchen	4.04 x 3.79m	13'3" x 12'5"
Master Bedroom	4.27 x 4.10m	14'0" x 13'5"



FIRST FLOOR

Bedroom 2	5.23 x 4.39m	17'2" x 14'5"
Bedroom 3	5.55 x 4.41m	18'2" x 14'5"
Bedroom 4	3.91 x 3.72m	12'10" x 12'2"

KEY: Boiler Velux window Wood burner ----- Reduced ceiling height

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THE LANNACOMBE



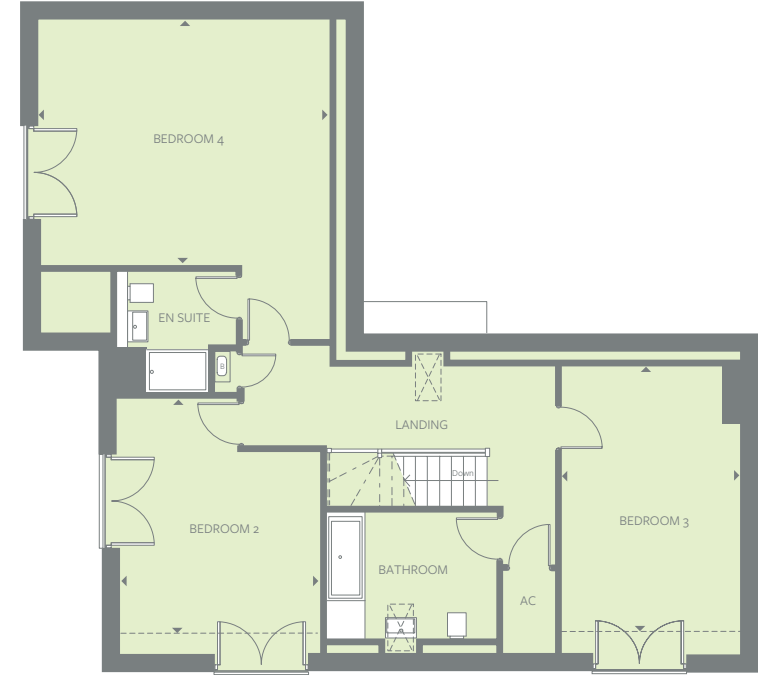
THE LANNACOMBE

A four bedroom detached house with either single or double car port, or garage.



GROUND FLOOR

Living/Dining Area	5.86 x 4.22m	19'2" x 13'10"
Kitchen	3.57 x 2.66m	11'8" x 8'8"
Master Bedroom	3.86 x 3.59m	12'7" x 11'9"



FIRST FLOOR

Bedroom 2	4.61 x 3.87m	15'1" x 12'8"
Bedroom 3	5.23 x 3.45m	17'1" x 11'3"
Bedroom 4	5.23 x 4.71m	17'1" x 15'5"

KEY: Boiler **CPD** Cupboard **AC** Airing cupboard Velux window Wood burner ----- Reduced ceiling height

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HOMES

46, 47, 21, 22a, 22b, 22c, 22d

THE ANSTEY

Three bedroom semi-detached house with either parking space, car port, or garage.



GROUND FLOOR

Living Room	4.38 x 3.23m	14'4" x 10'7"
Kitchen/Dining Area	5.33 x 2.76m	17'6" x 9'1"



FIRST FLOOR

Master Bedroom	3.47 x 3.15m	11'5" x 10'4"
Bedroom 2	3.05 x 3.02m	10'0" x 9'11"
Bedroom 3	2.45 x 2.05m	8'0" x 6'9"

SITE PLAN



KEY: (B) Boiler CPD Cupboard AC Airing cupboard CLKS Cloakroom

Computer generated image is not to scale. Finishes and materials may vary from those shown. Landscaping is illustrative only. †Windows to selected homes only.

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