



# TRAYNE FARM

PILTON • BARNSTAPLE

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A STUNNING COLLECTION OF 2, 3 & 4 BEDROOM HOMES

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# WONDERFUL TO EXPLORE...

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# WELCOME TO TRAYNE FARM

On a hill, just north of the Taw Estuary, is the village of Pilton. Surrounded by acres of rolling countryside, your new home at Trayne Farm is close to three award-winning beaches along the South West Coast Path and the beautiful Exmoor National Park.

Perfectly situated to give you the tranquility of rural living, along with all of the conveniences of a bustling town, Trayne Farm has superb connections to Barnstaple, North Devon and beyond.

Formerly part of a working dairy farm, Trayne Farm is a stunning collection of 2, 3, and 4 bedroom homes. There are over three acres of beautiful green space in the development, providing a natural habitat for local wildlife and for the whole family to enjoy, right on your doorstep.

Designed and built to a superior standard, with space and comfort in abundance, Trayne Farm will be a beautiful place to live.

Baker Estates – new homes redefined.



# DISCOVER MORE

At Trayne Farm, you will find that you have the best of both worlds: easy access to the amenities of Barnstaple and the beautiful Devon seaside with its stunning coastline.

From golden sands to spectacular moorland, you can enjoy an array of activities across Devon's stunning beaches and countryside.



1

## SAUNTON

You will be hard pressed to find a more picturesque beach, with its rainbow-hued beach huts and fine golden sand stretching for 3.5 miles up the coastline. Only a 25-minute drive from Trayne Farm, this beach is perfect for dog walks, as well as swimming and surfing.

The backdrop for this beautiful stretch of sand is Braunton Burrows, a haven for wildlife-lovers and walkers. If you are looking to do something special, pay a visit to Saunton Sands Hotel, where you can overlook the stunning beach views and enjoy a cream tea.



2

## CROYDE

This desirable location has superb sandy beaches and spectacular scenery. The unspoilt village is steeped in old-world charm, with fantastic places to stay, eat and drink. Only a 30-minute drive from Trayne Farm, Croyde is one of Devon's most popular surfing beaches.

Kayaking, windsurfing and horse-riding along the beach are just some of the spectacular activities available in Croyde. The village is also home to the popular music festival – Gold Coast Oceanfest; which takes place along the beach front every year in June.



3

## EXMOOR NATIONAL PARK

Explore Exmoor with its spectacular moorland, rich oak woodland, clear streams and dramatic coastline. It is recognised as one of the UK's finest Areas of Outstanding Natural Beauty, where you will be inspired by high sea cliffs and open moorland.

One of the charms of exploring Exmoor off the beaten track is coming across a local farm, pub or cottage offering real home baked delights.



4

## WOOLACOMBE

A bustling seaside resort boasting three incredible beaches: Putsborough, Woolacombe and Barricane, only 25 minutes from Trayne Farm. The idyllic three-mile stretch of white sandy beach leads to Barricane Beach – a picturesque cove, tucked between the rocks, well-known amongst the locals for its quirky beach café, serving beautiful curries in the summer evenings.



5

## WESTWARD HO!

Only a 20-minute drive from Trayne Farm, this beautiful seaside village has a lot to offer, with its stunning garden walks and family attractions. The Pebble Beach of Westward Ho! is well known for its fantastic surfing and is perfect for a family day out.

Westward Ho! also has a wonderful selection of dining experiences, including seafood restaurants, old style pubs and delightful tea rooms.

# AROUND & ABOUT

- 1 Saunton
- 2 Croyde
- 3 Exmoor National Park
- 4 Woolacombe
- 5 Westward Ho!
- 1 Barnstaple Train Station
- 2 North Devon District Hospital
- 3 Petroc College
- 4 Pilton Infants' School
- 5 Pilton Community College
- 6 The Park Community School
- 7 Pilton Bluecoat C of E Academy
- 8 North Devon Leisure Centre
- 9 Royal North Devon Golf Club
- 10 Portmore Golf Park
- 11 Wistlandpound Reservoir

--- Tarka Trail

--- South West Coast Path

## COMMUNICATIONS

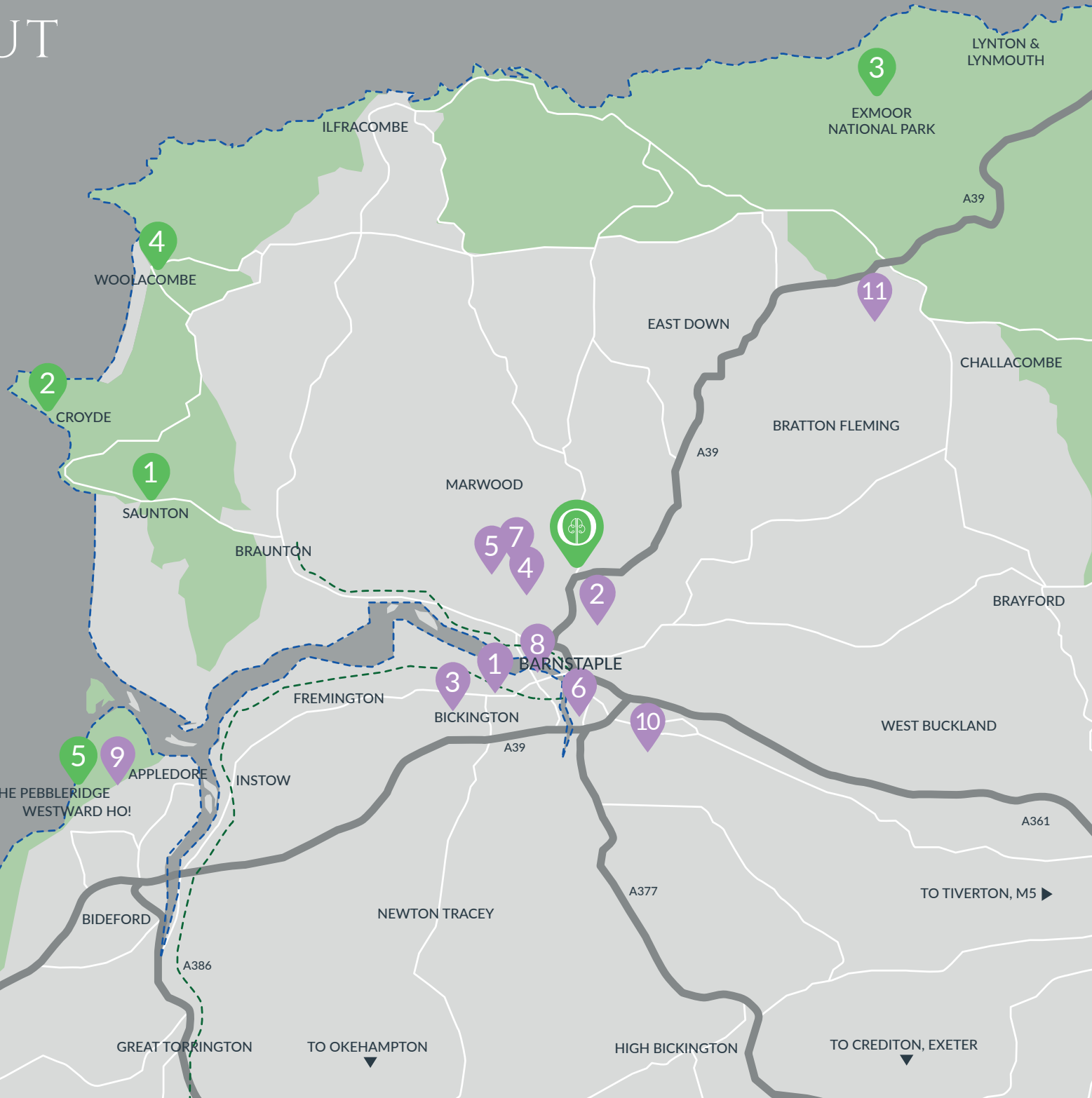
**Main roads:** A361, A39, A377. 12 miles to Bideford, 31 miles to Tiverton, 46 miles to Exeter.

**Motorway networks:** M5 (43 miles).

**Railway stations:** Barnstaple station, connecting to Exeter (1hr 5m). From Exeter, easy rail access to Bristol, Midlands and London (2hr 20m from Exeter).

**Airport:** Exeter Airport 53 miles.

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



# PICTURE PERFECT LIVING...

## VILLAGE LIFE

Pilton is an historic village on the outskirts of Barnstaple, boasting a beautiful 13th-century church.

The village is home to two excellent primary schools and the North Devon District Hospital. This lively community comes together in February for the annual Pilton Panto, while The Green Man Festival is on the third Saturday in July – a village-wide celebration not to be missed.



## EDUCATION

Within one mile of Trayne Farm is Pilton Infants' School (Ofsted rating: outstanding) and Pilton Bluecoat C of E Academy (Ofsted rating: good), offering your children a fantastic start. There is a choice of further education at Pilton Community College, Park School in Barnstaple and Petroc College – voted the best college in the country 2018 by FE Week (the premier news provider for the further education and skills sector in England).

## SPORTS & LEISURE

Whether you prefer a pulse pounding game of squash or a more leisurely round of golf, Barnstaple is thriving with activities. The North Devon Leisure Centre offers fitness classes, swimming lessons and state of the art facilities so you can find the right sport for you. The Tarka Tennis Centre has a range of tennis activities for 'minis' to adults, its facilities include six courts and two football pitches. There is even a local skatepark open until 10pm daily.

Just 20 minutes away is the oldest golf course in England and one of the top-100 golf courses to play in the world: The Royal North Devon is a tough, yet stunning, seaside links course in Westward Ho! Embrace the challenge of the coastal breezes for an exciting round of golf.





## ILFRACOMBE

Only a short drive from Trayne Farm is the beautiful coastal town of Ilfracombe. Whether you want to spend your day exploring coastal paths or enjoying thrilling activities, such as horse-riding, clay pigeon-shooting or golf, Ilfracombe has a variety to offer.

Enjoy fish and chips from the local chippy or some of Devon's finest food at a selection of Michelin Star restaurants: The Olive Room, Quay or Antidote. Ilfracombe Harbour is also home to Verity – a statue, gifted from renowned artist Damien Hirst.



## BARNSTAPLE

Nearby Barnstaple is known for its eclectic mix of high-street retail, theatre, independent restaurants and cultural attractions. Its traditional 150-year-old pannier market is popular in the area because of its wide range of stalls, fresh local produce, flowers, art and fashion.

If you're looking for a tasty bite to eat, Barnstaple offers a wide selection of cuisines, suitable for everyone's taste. Your choice of restaurants and bars await.



## EXPLORE THE TRAILS

Discover the Tarka Trail, a 180-mile, figure-of-eight route, easily accessible from Barnstaple, that includes the longest traffic-free cycle route in the UK. Cycle or take a walk through the stunning, unspoilt countryside, along dramatic sea cliffs and beautiful beaches.

Celebrating its 41st birthday in 2019, the South West Coast Path connects all the beaches in the area with stunning views. Enjoy the three sections of the South West Coast Path closest to Pilton: Woolacombe to Braunton (15 miles), Braunton to Instow (16.1 miles) and Instow to Westward Ho! (8 miles).

# VILLAGE RETREAT.



# YOUR NEW HOME AT TRAYNE FARM

Trayne Farm is a stunning collection of 2, 3 and 4 bedroom homes with over three acres of beautiful green space in the development, providing a natural habitat for local wildlife and for the whole family to enjoy, right on your doorstep. 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.



The Clover



The Redwood



The Oakleaf





Greenhill, Kingsteignton



Greenhill, Kingsteignton



Great Court Farm, Totnes



Great Court Farm, Totnes

# ABOUT BAKER ESTATES

## BUILDING EXCEPTIONAL HOMES ACROSS THE SOUTH WEST

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 250 new homes per annum in 2020, 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:

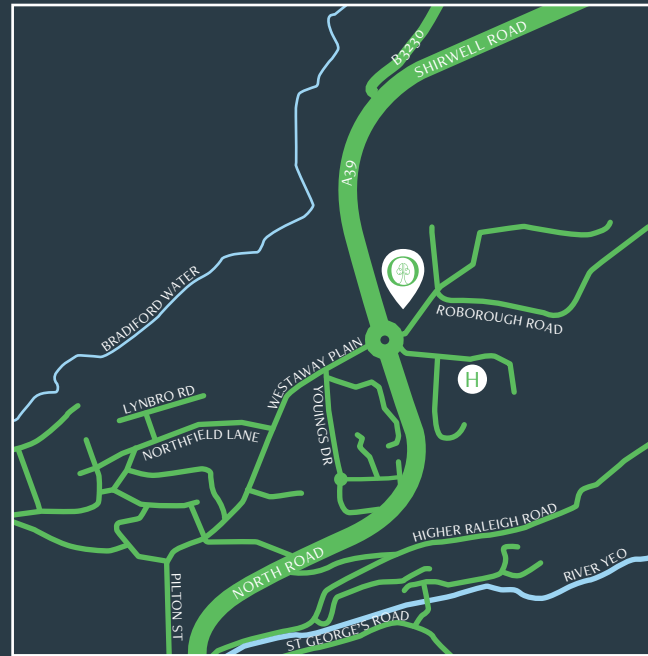
**BE GOOD** in everything we do.

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**





Trayne Farm, Pilton, Barnstaple, Devon  
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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.





**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 & washing machine	●	●	●

**BATHROOM & EN SUITE**

Roca white sanitaryware with contemporary chrome fittings	●	●	●
Fixed head & hand shower with glass screen over bath	●	●	●
Fixed head 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 & 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	●	●	●
Telephone point in hall, living room, study or smallest bedroom (as applicable)	●	●	●
USB port in lounge and master bedroom	●	●	●
LED downlights in kitchen, bathroom & en suite	●	●	●
Multigrig 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)	●	●	●
Maintenance loft light	●	●	●

**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	●	●	●
IG external doorsets with multipoint locking system	●	●	●
Turfed rear garden with external tap	●	●	●
Rear garden boundary treatment (as per external works plan)	●	●	●