

HINGSTON VIEW

MORETONHAMPSTEAD

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES





WONDERFUL
TO EXPLORE...

WELCOME TO HINGSTON VIEW

Acting as a gateway to Dartmoor, Moretonhampstead is an ancient market town within Dartmoor National Park, where picture-perfect views abound. The legendary landscape has its own stories to tell – from Hound Tor to Grey Wethers, the area is full of mystery and adventure.

Dartmoor is the backdrop to Moretonhampstead, with the moors, tors, hills, gorges and river valleys sculpting the land around the town – perfectly situated to give you the bustle of a market town, surrounded by the serenity and wilderness of the moors. Hingston View is also just minutes from the A30, A38 and A377, allowing you to connect easily with the rest of Devon and beyond.

Hingston View is named after Hingston Rocks, one of Moretonhampstead's beauty spots, which can be seen from the development. It is a walkway which leads you up to a sea of bluebells in the spring months, followed by the best views of the valley.

The development is well known for its history. Originally, the Moretonhampstead railway station, Hingston View, was a thriving terminal for those wanting to explore the wonders of Dartmoor. In order to keep some of the industrial heritage, the old railway goods shed and part of the station's platform will be converted and restored as part of Hingston View.

There's plenty to see and do here in Moretonhampstead, from galleries and fantastic restaurants and pubs to nearby walks and the sports and community centre – all within walking distance of your new home.

Hingston View is a collection of 2, 3 and 4 bedroom homes, including chalet bungalows and houses, built in a contemporary style. Discover our quality exteriors and superior standards; you will enjoy space and comfort in abundance.

Baker Estates – Good things happen here.



Moretonhampstead railway station circa 1909

EXPLORING YOUR WIDER COMMUNITY

Hingston View gives you direct access to the ancient moorlands, historic villages and market towns of Dartmoor. Delve into castles, landscapes and myths of the area – there is always more to explore.



1



BOVEY CASTLE

Nestled in the rolling valleys of Dartmoor National Park and set in 275 acres of beautiful countryside, this stunning five-star hotel offers fantastic dining, a luxurious spa and an award-winning 18-hole championship golf course.

2



CASTLE DROGO

A 20th-century castle overlooking the Teign Gorge, this National Trust site was designed by Sir Edwin Lutyens and is the last castle ever built (1911–30) in England. Inspired by the surrounding rugged terrain, the castle offers beautiful gardens, a shop and a visitors' café..

3



TEIGN GORGE

Notably one of the most famous walks on Dartmoor, this dog-friendly area can be between a 4 and 11 mile circular walk, depending on your route. It includes some steep terrain and steps, but the views are worth it!

4



BOVEY TRACEY

This market town on the edge of Dartmoor is famous for its winding streets, picturesque parks and being home to the Devon Guild of Craftsmen. With a variety of events and activities in the annual calendar, it's a fantastic place to visit for an afternoon or evening.

5



THE RESERVOIRS

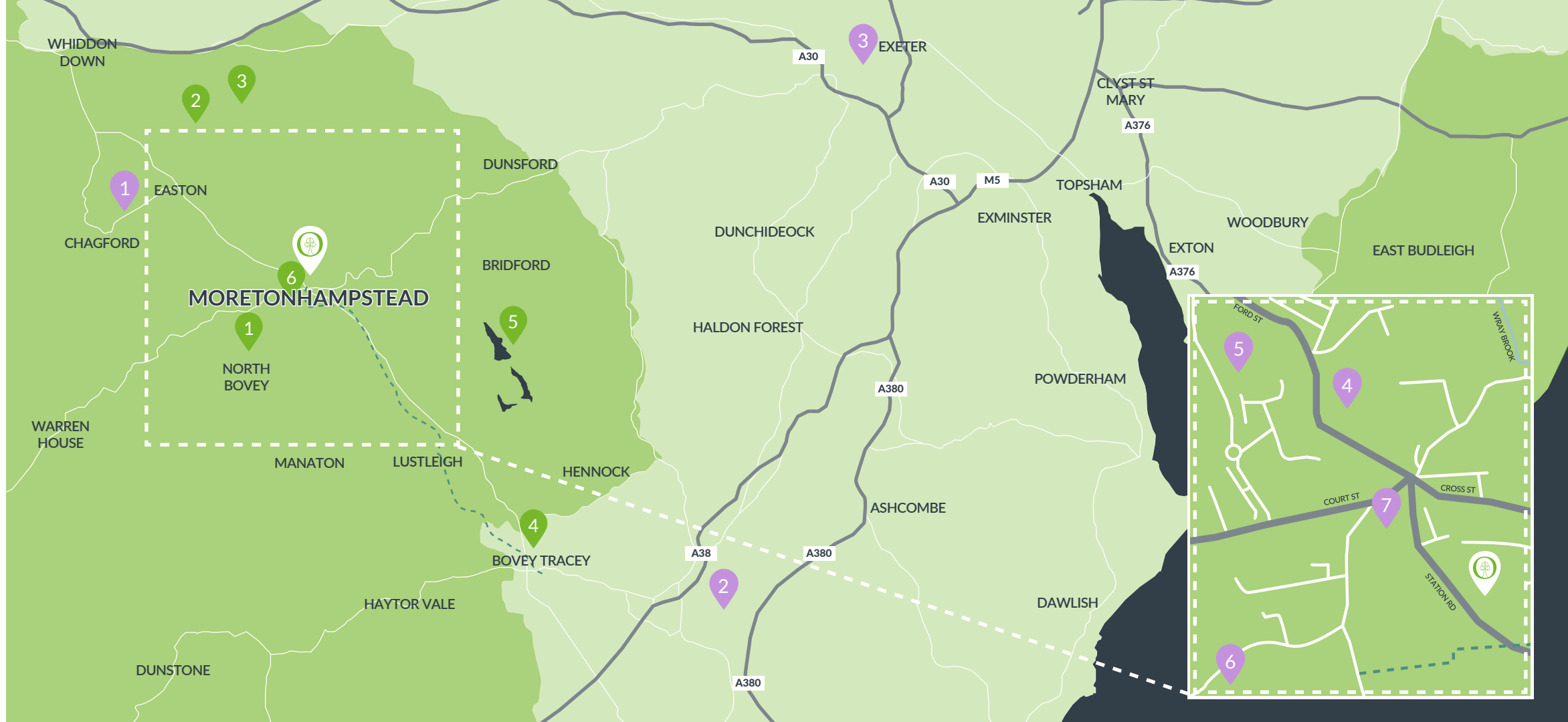
The reservoirs around Moretonhampstead are well known to those who enjoy fishing. Follow the paths around Tottiford and Tenchford reservoirs to be rewarded with some lovely views. If you enjoy tranquillity, the Kennick reservoir is reserved for those who enjoy the peacefulness of fishing.

6



WRAY VALLEY TRAIL

This trail is a great way to explore the Wray Valley, following in the footsteps of the Victorians who built the Newton Abbot-to-Moretonhampstead railway in 1866. This is a shared trail which passes Hingston View, open to walkers, cyclists and horse riders.



AROUND & ABOUT

- | | | | |
|-----------------------|---|---|--|
| 1 Bovey Castle | 4 Bovey Tracey | 1 Chagford C of E Primary School | 5 Moretonhampstead Primary School |
| 2 Castle Drogo | 5 The Reservoirs | 2 Stover School | 6 Sports and Community Centre |
| 3 Teign Gorge | 6 Wray Valley Trail (Starting point) | 3 Exeter College | 7 The Horse (local pub) |
| | | 4 Moretonhampstead Health Centre | |
- Wray Valley Trail

COMMUNICATIONS

Main roads: M5, A30, A38, A382, A380. 12 miles to Newton Abbot, 13 miles to Exeter, 45 miles to Tiverton.

Airport: Exeter (27 miles).

Railway stations: Exeter St Davids (13 miles) connecting to Bristol Temple Meads (59mins), London Paddington (2hrs 12mins).

Bus: Regular bus routes servicing the local area.

A WARM WELCOME TO...

MARKET TOWN PLEASURES

Moretonhampstead is known for its thriving Arts and Crafts community, with a host of open studios and galleries, including Green Hill Arts. Many are part of the Dartmoor Artisan Trail – and you can schedule visits to see its work, book a demonstration or take part in its workshops. If you take the town trail to discover its ancient buildings, you'll also be able to spy stunning sculptures scattered around town in public art installations.

Other than art, Moretonhampstead has a fantastic local high street selling quality produce to locals and visitors alike. Pick up what you need at Michael Howard Family Butcher, the local shop or the zero-waste store for bulk items like pasta, grains and granola – for that delicious home-cooked meal.

If you fancy a meal out, The White Hart Hotel uses the finest local ingredients, The Union Inn is the town's oldest tavern and The Horse, with its monthly music events, wood-burning stove and exceptional food, is the sort of place for which you would move to the village.



COMMUNITY

Here, you will find a calendar full of events for the entire year, including a variety of festivals like the Moretonhampstead Carnival Week, Moreton Music Day, Christmas Fayre, talent shows and pantomime groups. The solar-heated open-air pool is open during May–September or, if you prefer wild swimming, check out the nearby River Teign. If you're looking for like-minded people, there is a range of clubs, including those concerning history, photography, sculpture, painting and pottery. The Moretonhampstead Sports & Community Centre, home to football and tennis clubs, also offers classes, such as yoga and Pilates.

...YOUR NEW COMMUNITY

EDUCATION

Education is one of the cornerstones of success, with local schools within walking distance of Hingston View. Moretonhampstead Primary School and nearby Chagford Church of England Primary School both offer children a fantastic start. Their small class sizes allow pupils to benefit from the best one-to-one educational opportunity. The Stover School is a well-regarded independent school for day students or boarding, while nearby Exeter College (Ofsted rating: outstanding) is an award-winning, first-class choice.



EXETER

Just 15 miles to the east is Exeter, the small city which packs a big punch. Known for its sense of individuality, independent arts scene and as a destination for top events, fantastic food and shopping galore, you'll find it perfect for a day or evening out. Exeter has a wide selection of events throughout the year which you will not want to miss, from music to sports, in world-class venues. Exeter Airport and multiple mainline rail stations connect you to the rest of the UK and beyond.

DARTMOOR

Wild open moors, deep river valleys and tors which touch the sky... that's what you'll find in Dartmoor National Park. Castle ruins and local myths and legends will excite history-lovers, while splendid attractions and rare wildlife will make your kids go wild. There is something for everyone, whether it's the fantastic villages, the rambling paths or some of the delicious local cuisine. It's wonderful and exhilarating – and it's right on your doorstep.





YOUR NEW HOME AT HINGSTON VIEW

Hingston View offers a stunning collection of 2, 3 and 4 bedroom homes, including chalet 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 to which we are proud to put our name.

Baker Estates – Good things happen here.



The Holly, Meadowbrook, Callington



The Bluebell, Little Cotton Farm, Dartmouth



The Holly, Meadowbrook, Callington

A LITTLE BIT ABOUT US

BUILDING EXCEPTIONAL HOMES IN THE SOUTH WEST

So, how does this all happen? Well, it's not 'how', but 'who' – it's our experienced, caring team members 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 to come, as we do the right thing for you, our team members, our tradespeople and the environment – to help to make the southwest an even nicer place to live.

Baker Estates: **Good things happen here.**

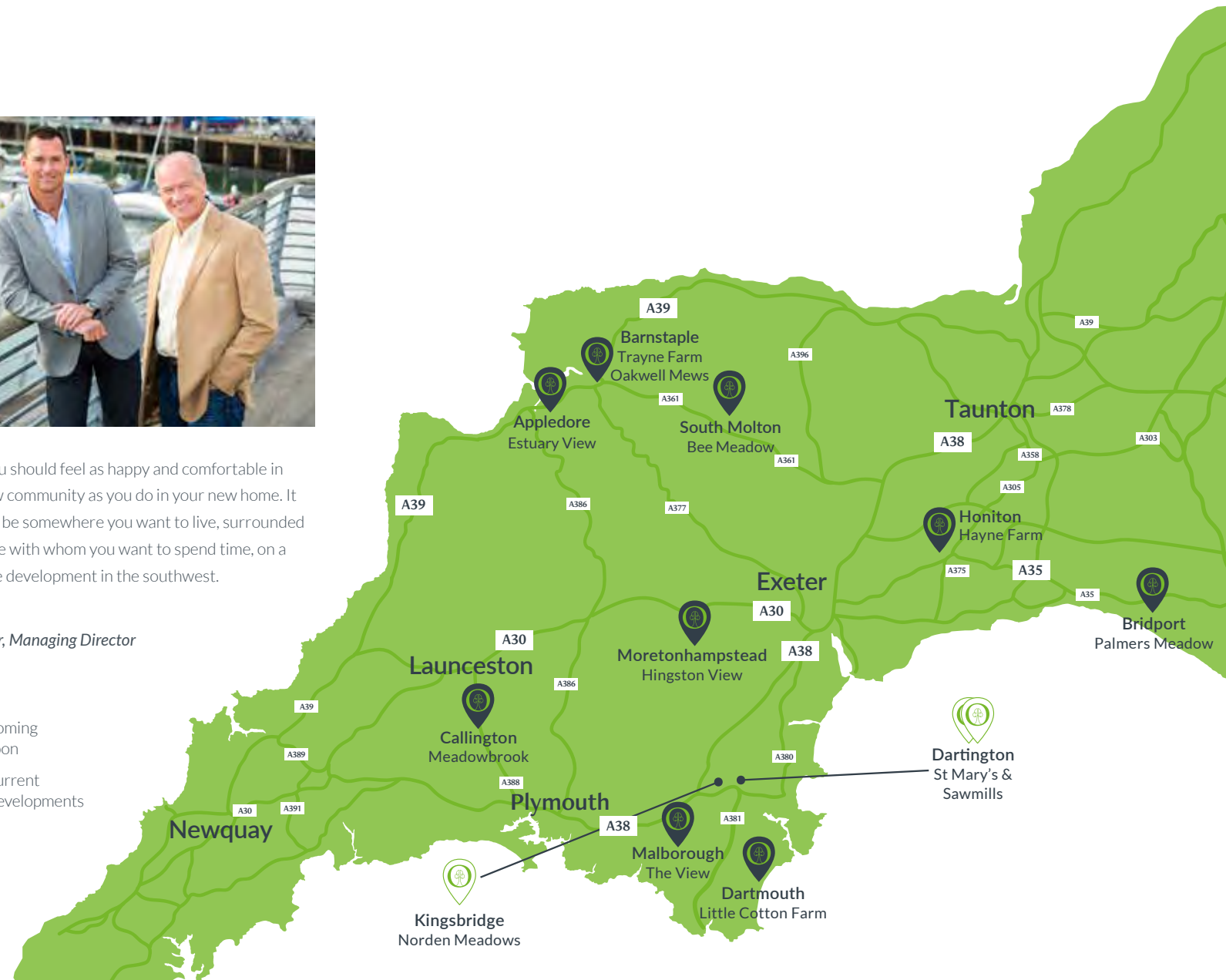
Whenever you visit one of our developments, you'll notice how well-built and thoughtfully designed the homes are. That's because we incorporate products like locally sourced natural stone, durable kitchen appliances and solid internal doors. This is understandably important, but you'll also pick up on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



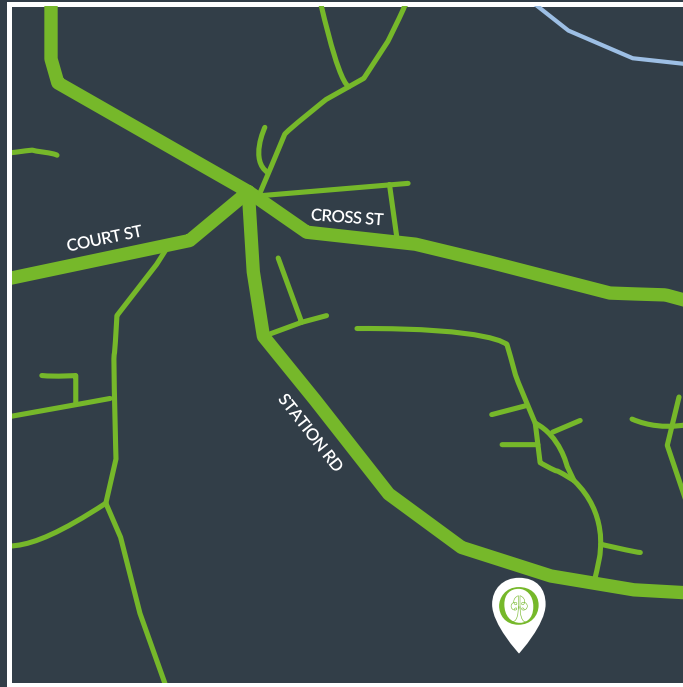
To us, you should feel as happy and comfortable in your new community as you do in your new home. It needs to be somewhere you want to live, surrounded by people with whom you want to spend time, on a desirable development in the southwest.

Ian Baker, Managing Director

-  Coming Soon
-  Current Developments



Dartington
St Mary's &
Sawmills



Hingston View, Moretonhampstead
Sat Nav: TQ13 8NQ

FOR MORE INFORMATION CONTACT

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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.



BAKER
ESTATES

SPECIFICATION





KITCHEN

	2 bedroom house	3 bedroom house	3 bedroom bungalow	4 bedroom house
Fully fitted kitchen with laminate 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		●	●	
Stainless-steel single ovens x2				●
Stainless-steel extractor hood 60cm	●	●	●	
Stainless-steel extractor hood 90cm				●
Integrated separate fridge and freezer (under oven)				●
Integrated 70/30 split integrated fridge freezer	●	●	●	
Plumbing & electrics for dishwasher	●	●	●	●
Plumbing & electrics for washing machine (kitchen or utility)	●	●	●	●

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	●	●	●	
White heated towel rail in en-suite		●	●	
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 sanitaryware in bathroom	●	●	●	●
Half height tiling to walls with sanitaryware in en-suite		●	●	●

LIGHTING & ELECTRICAL

	2 bedroom house	3 bedroom house	3 bedroom bungalow	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, study or smallest bedroom (as applicable)	●	●	●	●
USB port master bedroom	●	●	●	●
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)	●	●	●	●
Accessible loft light (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	●	●	●	●
Sound insulation between floors and internal walls (where applicable)	●	●	●	●
External doorsets with multipoint locking system	●	●	●	●
Turfed rear garden with external tap (not applicable with coach houses)	●	●	●	●
Rear garden boundary fences (as per external works plan)	●	●	●	●

HEATING

Gas fired central heating	●	●	●	●
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