



ESTUARY VIEW
APPLEDORE

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



WONDERFUL TO EXPLORE...



WELCOME TO ESTUARY VIEW

On the hillside where the River Taw and the River Torridge meet lies the charming village of Appledore. Appledore has a maze of winding cobbled streets, picture-perfect pastel houses and amazing views of the rivers' confluence, with the village of Instow just across the water.

With Northam Burrows Country Park and Westward Ho! beach directly to the west, your new home at Estuary View is nestled in the UNESCO North Devon Biosphere Reserve, in the ideal position to enjoy beaches, countryside and the pleasures of village life. Appledore is a popular stop along the South West Coast Path – and the opportunities to explore are endless, including the North Devon Area of Outstanding Natural Beauty (AONB), Hartland Heritage Coast and Exmoor National Park.

Perfectly situated to give you the tranquillity of a smaller community, yet with all of the convenience of the bustling town of Bideford, Estuary View is minutes from the A386, offering superb connections to Devon and beyond.

A historic fishing village, Appledore has a lot to offer, including a post office, pubs, excellent schools, a local shop and social club – all within a short walk of your new home.

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

Baker Estates – good things happen here.

EXPLORING YOUR WIDER COMMUNITY

At Estuary View, you have the best of both worlds: easy access to the amenities of Bideford and Barnstaple and the beautiful Devon seaside with its miles of soft, sandy beaches.



1



WESTWARD HO!

Just a seven-minute drive from Estuary View, this beautiful seaside village has a lot to offer. There are stunning garden walks at the nearby Clovelly Court Gardens and RHS Garden Rosemoor. The sandy pebble-backed beach of Westward Ho! is well known for its fantastic surfing and is perfect for a family day out. Dogs are permitted across the whole beach during October–April.

2



NORTHAM BURROWS COUNTRY PARK

Sand dunes, salt marshes, grasslands and rocky shores make up this beautiful expanse of common land on your doorstep. At the mouth of the Taw/Torridge estuary, the Burrows offers spectacular year-round coastal scenery as part of North Devon's AONB. Your furry friends are welcome to join you on your rambles.

3



THE ROYAL NORTH DEVON GOLF CLUB

Called the oldest golf club in England and rated as 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!. In keeping with tradition, the course is maintained as naturally as possible with 'firm and fast' fairways and greens. Embrace the challenge of the coastal breezes for an unforgettable round of golf.

4



INSTOW

Instow is a pretty, unspoilt seaside village with large stretches of soft, sandy beaches and dunes. The Tarka Trail passes through Instow and offers long walks along the South West Coast Path. Positioned where the Rivers Taw and Torridge meet, the Appledore Instow Ferry, a 10-minute journey across the river, runs during April–October (weather and tide permitting).

5



TAPELEY PARK

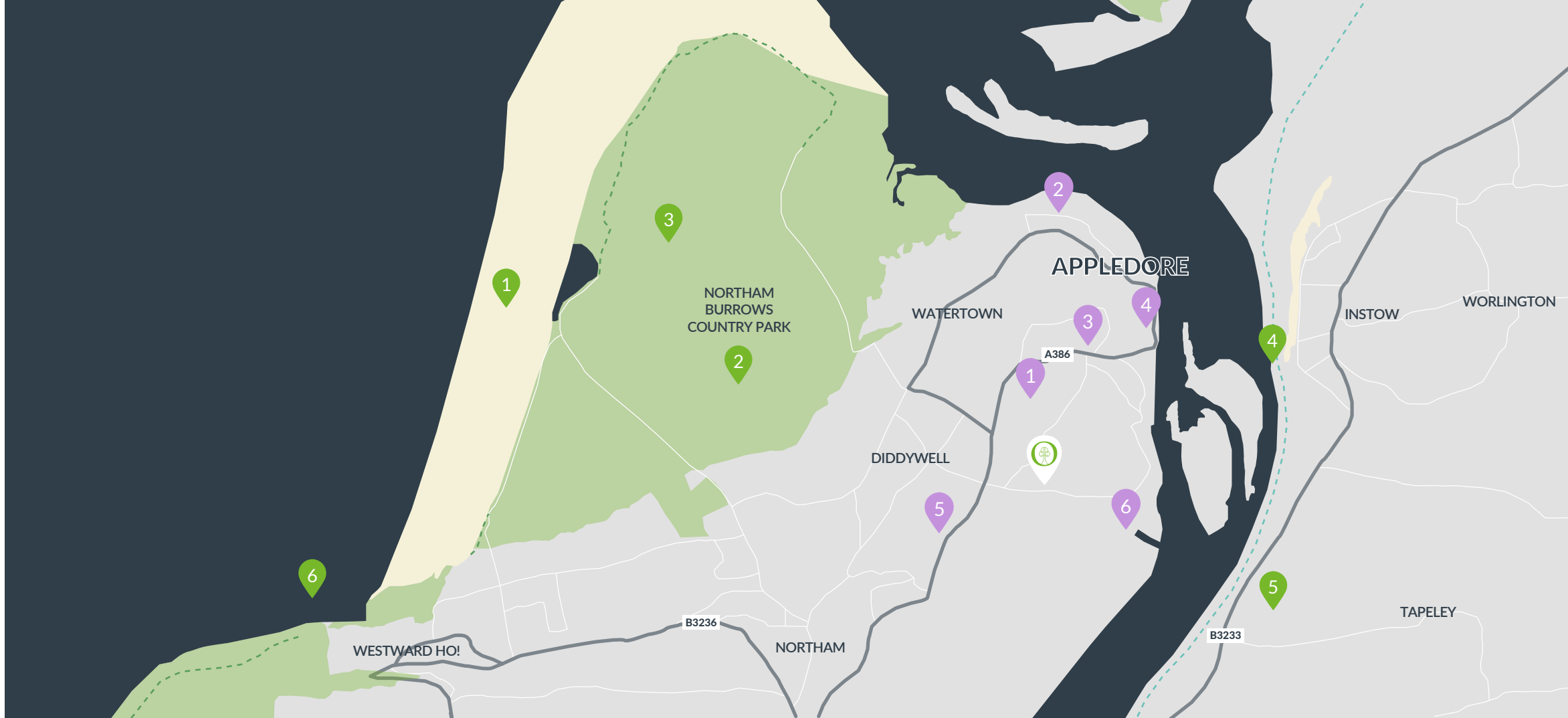
This is a beautiful, private (yet welcoming) estate overlooking the River Torridge and the North Devon coastline. Renowned for its beautiful gardens, as well as sustainability in food production, it is home to one of the UK's oldest permaculture gardens. From its charming Italian terraces to its walled vegetable gardens, the estate has been home to the Christie family for two centuries.

6



BIDEFORD BAY AND HARTLAND PENINSULA

From beaches to beauty spots, a fantastic day out is on the cards at this National Trust coastal paradise. Whether you want to spend a day perusing the villages of Clovelly or Hartland, with their spectacular views and variety of shops and restaurants, or exploring the landscape of Peppercombe Valley, Beckland Woods or Bursdon Moor, the Hartland Peninsula offers a wide variety of activities.



AROUND & ABOUT

- 1 Westward Ho! Beach
- 2 Northam Burrows Country Park
- 3 The Royal North Devon Golf Club
- 4 Appledore Instow Ferry
- 5 Tapely Park
- 6 Bideford Bay and Hartland Peninsula

- 1 Appledore Primary School
- 2 The Royal George Pub
- 3 North Devon Maritime Museum
- 4 Johns of Appledore
- 5 Nearest local shop
- 6 Appledore shipyard

--- South West Coast Path - - - - Tarka Trail

COMMUNICATIONS

Main roads: A386, A39, A361. 3 miles to Bideford, 11 miles to Barnstaple, 45 miles to Exeter.

Airport: Exeter (60 miles).

Railway stations: Barnstaple Train Station (11 miles) connecting to Exeter (1hr 14mins), and Bristol Temple Meads (2hrs 43mins).

Bus: Regular bus routes servicing the local area.

Ferry: The Appledore/Instow ferry runs June - October.

A WARM WELCOME TO YOUR NEW COMMUNITY

VILLAGE LIFE

A popular destination since Victorian times, Appledore offers you the chance to discover simple seaside pleasures – from beach days and crabbing to boat trips, cream teas and proper seaside fish and chips. Wander through the village and happen upon picture-postcard estuary views and local gems.

The area's strong seafaring tradition is on display at the North Devon Maritime Museum; local fishermen still moor alongside the quay and sell their catch straight from the boat. The local shops cover a wide array, from antiques and trinkets to local crafts.

Your local supermarket is close at hand, with all of your essentials within walking distance. Be spoiled for choice by the local pubs and restaurants for a quick bite and a pint or a fantastic bistro dining experience.



COMMUNITY

Appledore is a living, working village, with plenty of character. It has long been known as a haven for creativity and is home to a thriving artistic community. There are studios and shops dotted throughout the village streets. Each year, the village hosts the prestigious Appledore Visual Arts Festival and the world-renowned Appledore Book Festival. Its maritime heritage is also celebrated every August with the Appledore and Instow Regatta.

EDUCATION

Education is one of the cornerstones of success and within one mile of Estuary View is Appledore School, catering for primary-aged children. Continuing to secondary, Estuary View is well placed for Pilton Community College, The Park Community School in Barnstaple or even Petroc College. With so many choices available, your further education needs are well in hand.





BIDEFORD

Nearby Bideford is a historic harbour town packed with independent shops, restaurants and pubs. Known for its excellent shopping opportunities throughout the town, the vibrant Pannier Market is not to be missed on a Tuesday and Saturday, while the attached Butchers Row and Market Place are open six days a week. Bideford Quay Farmers' Market sells a variety of local produce on every second and fourth Saturday.

BARNSTAPLE

Just under 11 miles to the northeast is Barnstaple, the regional centre with first-rate amenities. As one of the oldest boroughs in the UK, this historic town is known for its eclectic mix of high-street retail, boutiques, independent restaurants and cultural attractions. Its traditional Pannier Market is largely unchanged in the last 150 years, with a wide range of stalls selling everything from fresh local produce and flowers to art and fashion.

Estuary View is a 20-minute drive from Barnstaple station. The rail station offers train services running to the cathedral city of Exeter, with a journey time of just over one hour; from there, there are links to Bristol and London. The North Devon link road (A361) gives easy access to the M5 motorway at junction 27.



A FOODIE'S PARADISE

For a small village, Appledore is big on taste. There are some local gems like Hocking's ice cream and Johns of Appledore – a harbourside grocer, deli and café, supplying a fantastic array of local produce and lunchtime treats. Head over to The Royal George pub on Irsha Street, known for its succulent bistro dishes, along with stunning views across the water.

COASTAL RETREAT.



■ ■ ■ ■ ■ Denotes development boundary

YOUR NEW HOME AT ESTUARY VIEW

Estuary View offers a stunning collection of 2, 3 and 4 bedroom homes, including bungalows, chalet bungalows and houses, in the charming village of Appledore in North Devon. 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 Primrose, Bee Meadow, South Molton



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 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.

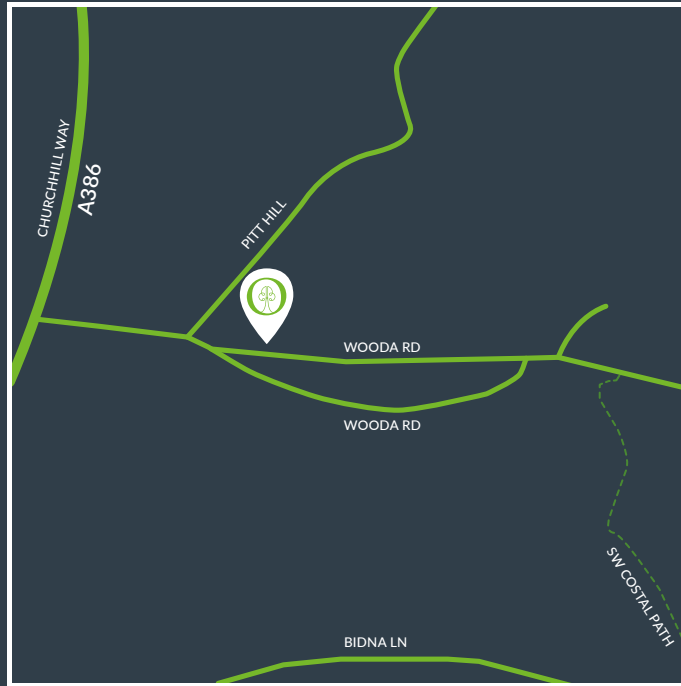


To us, you should feel as happy and comfortable in your new community, as you do in your new home. It needs to be somewhere you want to live, surrounded by people you want to spend time with, on a desirable development in the south west.

Ian Baker, Managing Director

-  Coming Soon
-  Current Developments
-  Legacy Developments





Estuary View, Appledore
Sat Nav: EX39 INB

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

	Holly	Daisy	Primrose	Elm	Rosemary
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 washing machine (in utility)			●		
Plumbing & electrics for washing machine (in kitchen)	●	●		●	●

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 sanitary ware in bathroom	●	●	●	●	●
Half height tiling to walls with sanitary ware in en-suite	●	●	●		●

LIGHTING & ELECTRICAL

	Holly	Daisy	Primrose	Elm	Rosemary
GTC 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 ensuite (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	●	●	●	●	●
Stainless steel sockets and light switches to living room and kitchen/diner					●

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	●	●	●	●	●
Rear garden boundary fences (as per external works plan)	●	●	●	●	●

HEATING

Gas fired central heating	●	●	●	●	●
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