

LITTLE COTTON FARM

DARTMOUTH

A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES





WONDERFUL TO EXPLORE...



WELCOME TO LITTLE COTTON FARM

With a long naval history, Dartmouth is an enchanting estuary town built on the western bank of the River Dart. Charming medieval and Elizabethan streetscapes await, inviting you to explore the narrow lanes and stone stairways. Stunning views abound of the harbour and Kingswear, with Dartmouth surrounded by breath-taking scenery of both country and sea.

Offering you pristine countryside and beautiful beaches just minutes away, Little Cotton Farm is ideally situated along the main road to both Dartmouth and Totnes.

Dartmouth has so much to offer, including pubs, bistros and excellent schools. With Sainsbury's just across the road, it's not far to get your weekly shop. Directly adjacent to the development is a park-and-ride bus service which drops you in the centre of town and back home. A short walk away from the development is Dartmouth Leisure Centre, where you can take part in gym activities like pilates and yoga or enjoy the indoor swimming pool.

Little Cotton Farm is a collection of 2, 3, 4 and 5 bedroom homes, including bungalows and houses built in an elegant, modern style. Discover our quality contemporary exteriors and superior standards... you will enjoy space and comfort in abundance.

Baker Estates – new homes redefined

DELIGHT ALONG THE SOUTH WEST COAST

At Little Cotton Farm, you can avail yourself of the nearby beaches, excellent harbours and panoramic walks along the riverside, seaside and countryside. Then, enjoy an afternoon in Dartmouth town or take a walk through time at one of the area's many historic National Trust properties.



1



DARTMOUTH CASTLE

Guarding the entrance to the Dart Estuary is Dartmouth Castle. Set in one of the most beautiful locations for an English fortress, this fascinating castle complex was built in 1388 and saw active service until World War II.

With plenty to see and do at the castle, you can make a day of it with a river-boat trip from the town quay. Explore the castle's passageways and fortifications, call in to the riverside tearoom, then round off your day enjoying the coastal and woodland walks in the surrounding area.

2



SPECTACULAR STATELY HOMES

Discover two National Trust gems, Greenway House and Coleton Fishacre, along the stunning sea scape of Dartmouth. Greenway House is Agatha Christie's beloved holiday home, where she and her family would escape the hustle and bustle, including visits after she had completed her novels.

Coleton Fishacre is a stunning home in the style of the Arts and Crafts movement, with a beautiful tea room. On offer are tours of its Art Deco elegance and sumptuous gardens with stretching sea views.

3



BLACKPOOL SANDS

Just three miles west of Dartmouth lies this beautiful Blue Flag-awarded shingle beach. The sheltered bay is unspoiled – with the beach, itself, bordered by evergreens and pines.

Throughout the summer, Blackpool Sands hosts events, including Tunes on the Sands (a weekend music festival) and is an Open Air Cinema UK location. Make sure that you bring your own chairs, blankets and, if you fancy it, a picnic.

The beach is dog friendly, outside of the March-to-October bathing season.

4



BRITANNIA ROYAL NAVAL COLLEGE

The sole naval college in the country, it is world renowned for its range of courses and quality of training. A visit to the college is a must – to appreciate the iconic breath-taking architecture. Completed in 1905, this exceptional piece of history has been visited by many members of the royal family, including King George V and the Prince of Wales.

A revealing voyage awaits you on a guided tour led by expert residents, available on selected dates throughout the year.

5



SLAPTON SANDS

A popular location for a perfect beach day out, Slapton Sands has a long, storied history. A delightful shingle beach on a coastal lagoon, it was used during World War II as a D-Day training ground and features a memorial to the soldiers of Operation Tiger.

Ideal for the whole family (including the dog!), experience the wonderful views from Start Bay to Start Point, with its iconic lighthouse five miles along the coast. Perfect for water sports and nature-watching, this is a must-visit destination. The beach is dog friendly, all year.

6



DARTMOUTH FERRIES

The Dartmouth Higher Ferry is located on the water's edge between Kingswear and Dartmouth. As part of the A379 between Plymouth and Torbay, the ferry saves travellers 25 miles or 50 minutes on a round trip. You can travel on the ferry by foot, bicycle or car, with contactless payment accepted for easy, stress-free travelling. This fantastic travel service, open all year, runs seven days a week.

If you're already in town, the Lower Ferry operates from slips directly in the centre of both places, making it more convenient for local traffic.

AROUND & ABOUT

- | | |
|----------------------------|-----------------------------------|
| 1 Dartmouth Castle | 5 Royal Britannia Naval College |
| 2 Greenway House | 6 Slapton Sands |
| 3 Coleton Fishacre | 7 Dartmouth Higher Ferry |
| 4 Blackpool Sands | |
| 1 The Flavel Arts Centre | 4 Dartmouth Academy |
| 2 Dartmouth Leisure Centre | 5 Kingswear Primary School |
| 3 Dartmouth Park and Ride | 6 Dartmouth Golf and Country Club |

--- South West Coast Path

COMMUNICATIONS

Main roads: A3122, A379, A38. 13 miles to Totnes, 18 miles to Paignton, 21 miles to Newton Abbot.

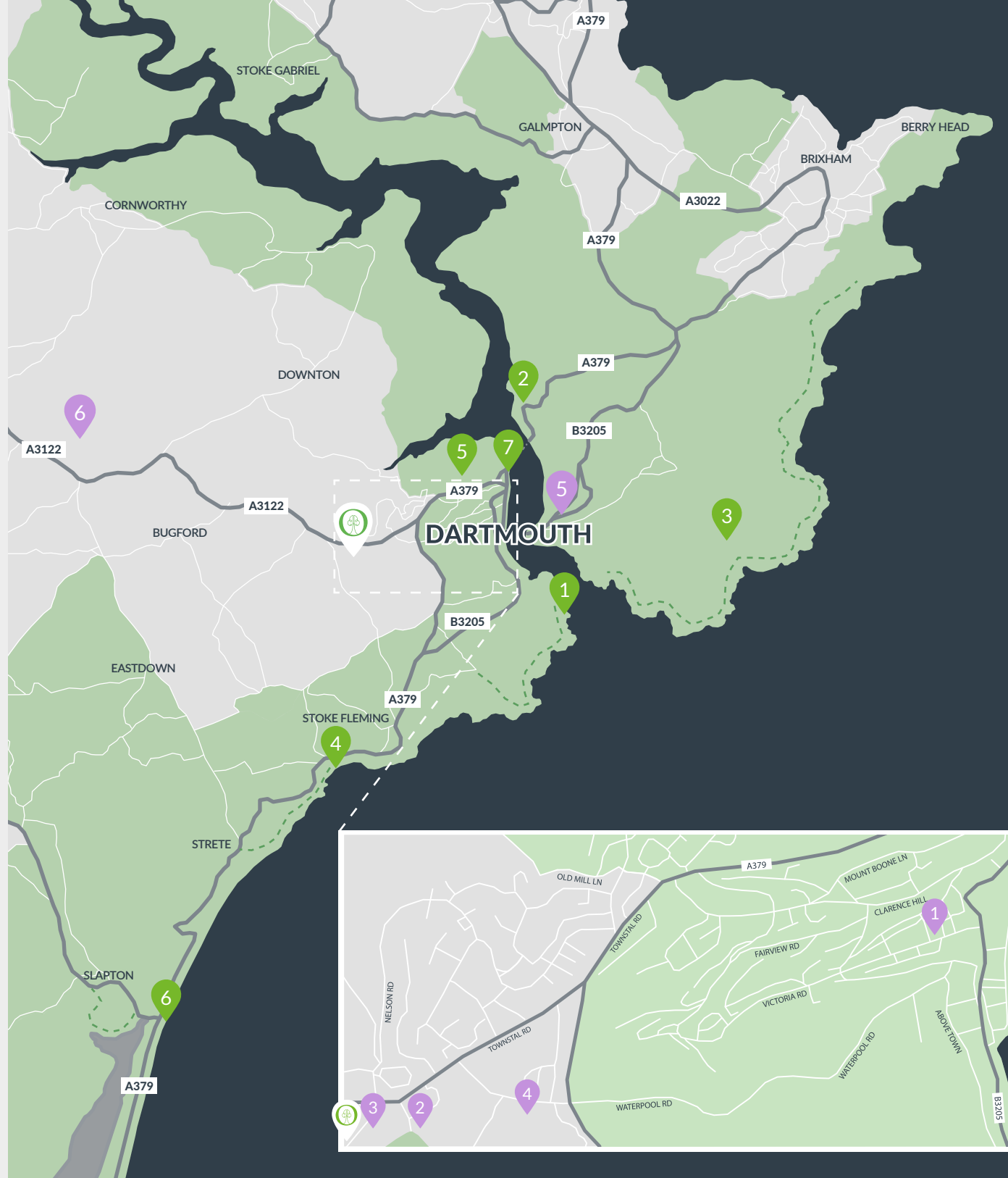
Motorway networks: M5 (36 miles).

Railway stations: Totnes Train Station (13 miles) connecting to Exeter (31 mins), Bristol Temple Meads (1hr 31mins) and London (2hrs 47mins).

Airport: Exeter (44 miles).

Bus: Regular bus routes servicing the local area.

Ferry: Dartmouth Higher and Lower Ferry operates a continuous daily service.



PICTURE PERFECT LIVING...

LIFE ON THE TOWN

Dartmouth is built on the western shore of a natural deep-water harbour which has been the centre of its rich and varied history as a port and military centre. Its original buildings lend a distinct character to this estuary town, complementing the many museums, art galleries and a variety of independent shops, restaurants and cafés.

Dartmouth is known for its quintessential dining and shopping experience, with an eclectic mixture of art galleries, boutiques and bistros. Be sure to drop by The Flavel with its library and performance space, offering film-screenings, live music, comedy and exhibitions.

At Old Market Square, a wide range of unique stalls, specialist shops and cafés await. You'll find the weekly market taking place each Friday throughout the year, with an additional day on Tuesdays from Easter to December – plus Thursdays during high season! Other markets like the Artisan Market and the Farmers Market take place on weekends throughout the year.



COMMUNITY

Here, the festivals are woven into the very fabric of the Dartmouth narrative, with the town proudly hosting music, Shakespeare and a royal regatta which takes place in August every year, and has been running since 1822. The arts form a large part of the community, with Galleries Week, where various Dartmouth galleries host events throughout the month of October.

Offering more than just fantastic amenities, Dartmouth has a wide variety of clubs and societies, perfect for the entire family. Whether your interest is in water sports (yachting or rowing), the arts (drama, instrumental and vocal music or theatre) or giving back to the community with the Rotary Club or the Women's Institute, there is an organisation just waiting to be joined.

BRIXHAM

This harbourside town is known for its sensational seafood... and pirates! With a past largely inhabited by pirates and smugglers, is it any wonder that Brixham holds the largest Pirate Festival in the country or hosts a full-scale replica of the Golden Hind in the Inner Harbour?

A short hop from Dartmouth by ferry, Brixham's popular marina and the outer harbour are home to yachts galore, as well as ferry trips across the bay to Paignton and Torquay. For a day of sand and sun, head over to Breakwater Beach; this Seaside Award winner and Blue Flag beach, with access from Berry Head, is a favourite for SCUBA diving. Why not spend an afternoon at Shoalstone Pool – the Art Deco saltwater lido located on the coast?





TEMPT YOUR TASTE BUDS

Synonymous with good food and drink, Dartmouth is a foodie's paradise, with a variety of fantastic markets and shops, including fishmongers and butchers. It is for a good reason that the area is known as England's Seafood Coast – the freshest and best seafood is caught here, and the local restaurants are bursting with fantastic seafood options. Look forward to exploring the excellent seafood restaurants which sit alongside traditional pubs and delightful coffee shops. Be spoiled for choice – from fine dining or local fish and chip shops to sumptuous afternoon teas.

Not to be missed are the annual charity beer festival and the Dartmouth Food Festival. A bit further afield is Fishstock and England's Seafood Fest, in Brixham.

EXPLORE THE AREA

Be inspired by the South Devon countryside and the English Riviera – you'll be in good company, with the likes of Beatrix Potter, Oscar Wilde and Agatha Christie all having visited, lived and worked in the area. From the South West Coast Path to The Dart Valley Trail and the 22 miles of beautiful, nearby beaches, Dartmouth is the jewel in the crown of South Hams.

The Dartmouth Steam Railway & River Boat Company offers travel on the steam railway along the picturesque route between Paignton and Kingswear. An optional crossing of the River Dart on a foot passenger ferry to Dartmouth and boarding a boat for a circular river cruise around the river and estuary, gives plenty of wildlife viewing opportunities. The cruise takes you to the mouth of the river passing Kingswear and Dartmouth Castles, Dittisham village, Britannia Royal Naval College and Greenway House. Fun for the whole family - you can even take the dog.



EDUCATION

Education is one of the cornerstones of success – and the right schools make all the difference for your children. Top schools in the area are Kingswear Primary School and Dartmouth Academy for primary and secondary, ages 3-16 – within a mile of Little Cotton Farm. Kingsbridge Community College is also just 12 miles from the development.

COASTAL RETREAT.



■ ■ ■ ■ ■ Denotes development boundary

YOUR NEW HOME AT LITTLE COTTON FARM

Little Cotton Farm offers a stunning collection of 2, 3, 4 and 5 bedroom homes including bungalows and houses in the charming estuary town of Dartmouth. 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.



Palmers Meadow, Bridport



The Primrose, Bee Meadow, South Molton



The View, Malborough

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, 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, 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.

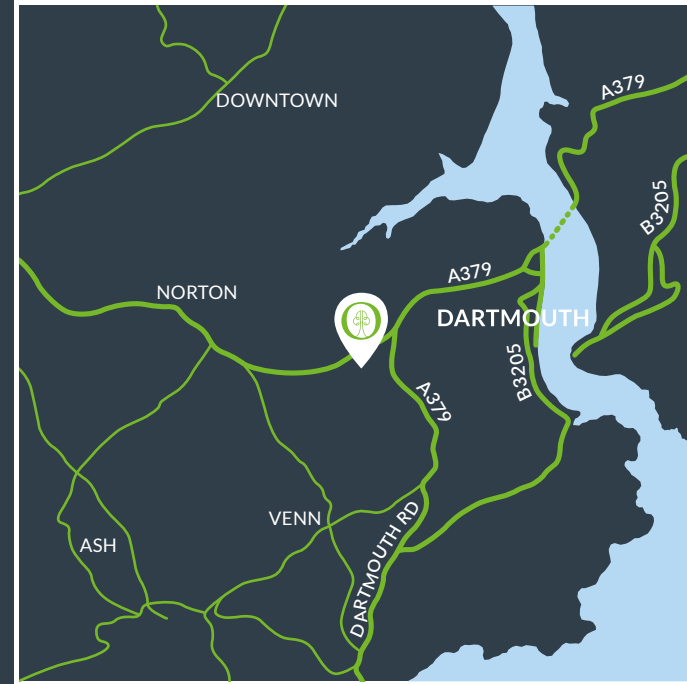
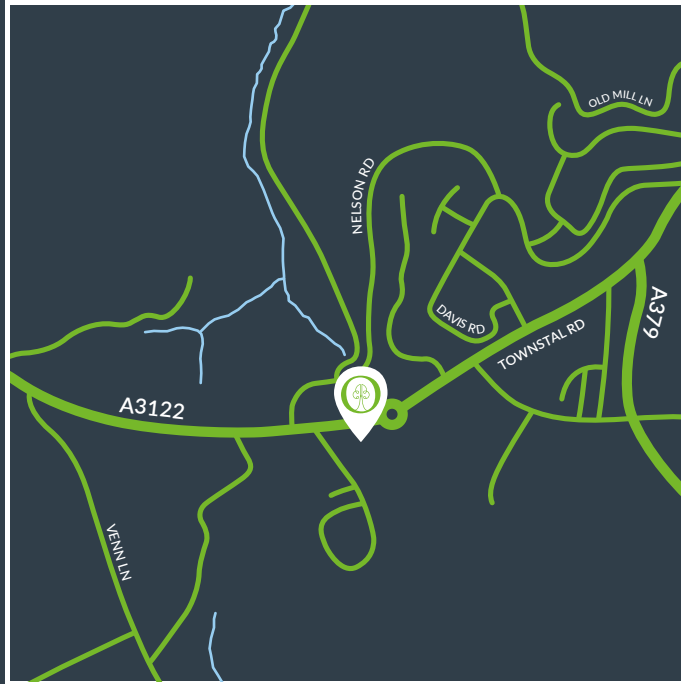
Our team lives by these values every day, whether buying land, engaging with our communities or building new homes.

- Good Homes
- Good Business
- Good People

BAKER ESTATES — **BE GOOD**

-  Current Developments
-  Legacy Developments





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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	3 bedroom bungalow	4 bedroom homes	5 bedroom homes
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 fridge/freezer	●	●	●		
Integrated separate fridge and freezer (under oven)				●	
Integrated tall fridge					●
Integrated larder freezer					●
Integrated dishwasher					●
Plumbing & electrics for dishwasher	●	●	●	●	●
Plumbing & electrics for washing machine	●	●	●	●	●

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 and 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 and en-suite		●	●	●	●

LIGHTING & ELECTRICAL

	2 bedroom homes	3 bedroom homes	3 bedroom bungalow	4 bedroom homes	5 bedroom homes
Sky Q network to premises	●	●	●	●	●
Terrestrial TV aerial	●	●	●	●	●
TV points in living room and master bedroom	●	●	●	●	●
USB port in master bedroom	●	●	●	●	●
Shaver socket to bathroom and en-suite	●	●	●	●	●
LED downlights in kitchen, bathroom, en-suites and utility	●	●	●	●	●
External contemporary lantern light to front door area (bat friendly lighting to certain plots) and wire only to rear patio areas (except bat corridor where applicable)	●	●	●	●	●
Power and lighting to garages within curtilage of plot (if applicable)	●	●	●	●	●
Telephone point in hall, living room, study or smallest bedroom (as applicable)	●	●	●	●	●
Double switched socket outlets in kitchen (one to include double USB above breakfast bar/island)	●	●	●	●	●
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)	●	●	●	●	●
Turfed rear garden with external tap (external tap not available for coach houses)	●	●	●	●	●
External doorsets with multipoint locking system	●	●	●	●	●
Rear garden boundary fences (as per external works plan)	●	●	●	●	●

HEATING

Gas fired central heating	●	●	●	●	●
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