



BEE MEADOW

SOUTH MOLTON

A STUNNING COLLECTION OF 2, 3 & 4 BEDROOM HOMES



WONDERFUL
TO EXPLORE...

WELCOME TO BEE MEADOW

South Molton is the ideal location for those wanting to take advantage of North Devon's beautiful countryside, with Exmoor National Park just five miles away.

Bee Meadow is located in the hub of the South Molton district, one of Devon's most beautiful places to live. The development is only a short drive away from the outstanding North Devon coast and a stone's throw from the River Mole and River Taw.

The town holds a twice-weekly Pannier Market which is a firm favourite with Bee Meadow residents. You'll also find great shopping in the town, from independent boutiques to mainstream retailers, along with restaurants and bars.

Perfectly situated to give you the tranquillity of a smaller community, yet with all of the convenience of the nearby bustling town of Barnstaple, Bee Meadow is moments away from the North Devon link road, offering superb connections to Devon and beyond.

Bee Meadow is a collection of 2, 3 and 4 bedroom homes, comprising houses and bungalows, making this the perfect community for families and downsizers alike. Discover our quality contemporary exteriors and superior standards – you will enjoy space and comfort in abundance.

Baker Estates – good things happen here.

WELCOME TO YOUR NEW COMMUNITY

Bee Meadow is ideally located, whether you want to stroll along the adjoining public footpath with stunning countryside views, or take a walk to the historic market town centre of South Molton.

For everyday needs, you will find a post office, supermarket, independent shops, health centre, dentists, banks, a swimming pool and a library. South Molton also has plenty of places to eat, fantastic traditional pubs, fine-dining hotels, quirky cafés and fish and chips – something to suit all tastes. Nearby Barnstaple offers a wider range of shopping facilities, from big-name high-street stores to independent shops and boutiques.

There is so much to do in and around South Molton: Quince Honey Farm offers the world's largest exhibition of honey bees (an obvious must-see for all living in Bee Meadow), while an award-winning museum, a heritage trail and the Loughrigg Gallery give plenty of cultural activities in which to indulge.

South Molton is superb for family life, with many highly rated education centres on your doorstep: South Molton Community Primary School, South Molton United Church of England Primary School, Hollyoak Nursery & Pre-School and South Molton Community College all lie within a short distance of Bee Meadow. Petroc, Devon's leading college, has campuses at nearby Barnstaple and Tiverton, providing the next step for further education.

There are regular bus services running through South Molton, providing links to Barnstaple and Tiverton. The beautiful North Devon coast is within easy reach – there, you will discover fantastic scenery, with lots of walks and a growing cycle network to take you across Exmoor and North Devon. The North Devon link road (A361) also gives good access to the M5 motorway at junction 27, just 25 miles away, with intercity rail connections to London Paddington from Tiverton Parkway, in just over 2 hours. For travel further afield, Exeter Airport is approximately 40 miles away.



View of South Molton





South Molton Town Hall

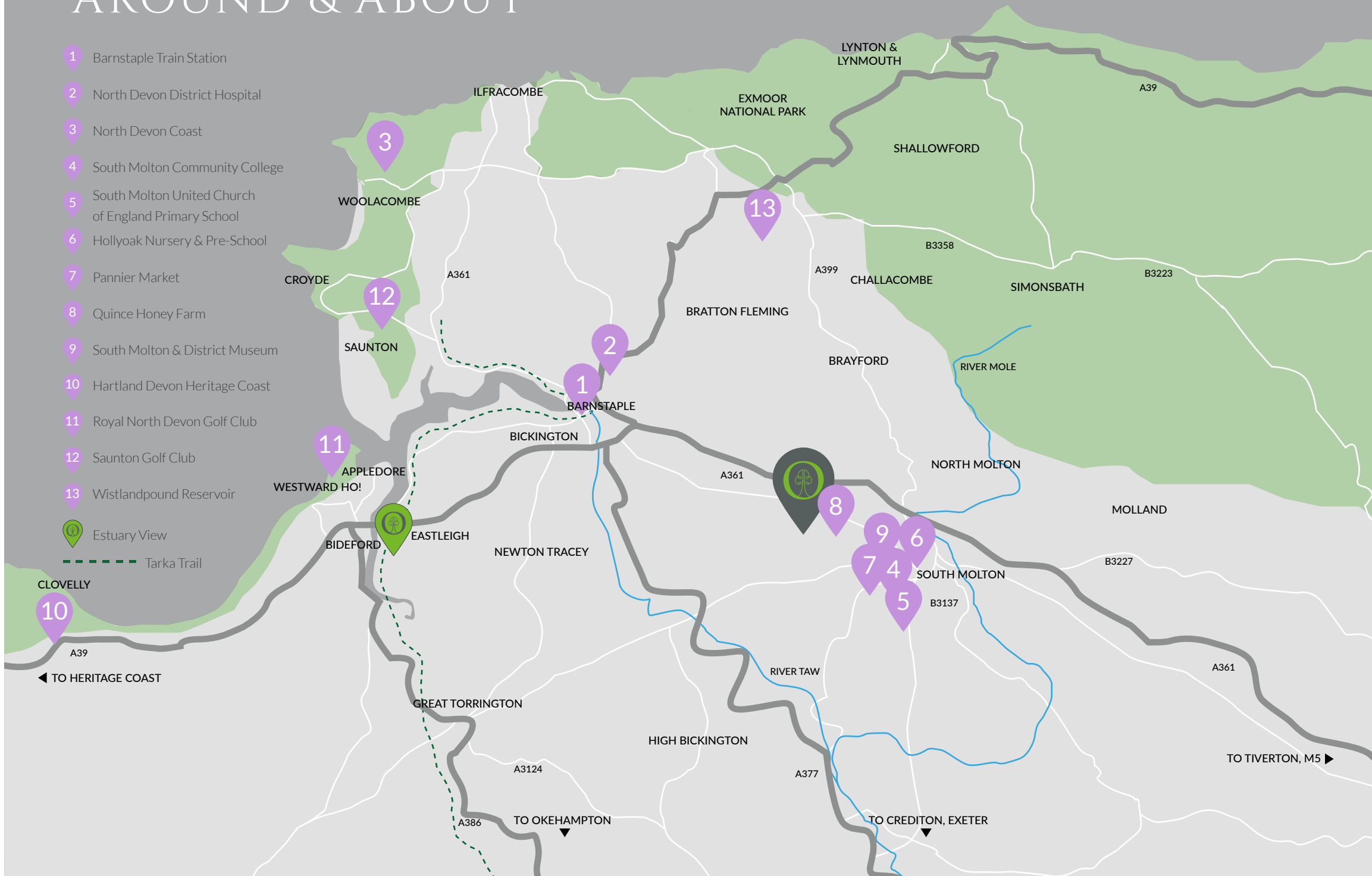


South Molton Pannier Market

AROUND & ABOUT

- 1 Barnstaple Train Station
- 2 North Devon District Hospital
- 3 North Devon Coast
- 4 South Molton Community College
- 5 South Molton United Church of England Primary School
- 6 Hollyoak Nursery & Pre-School
- 7 Pannier Market
- 8 Quince Honey Farm
- 9 South Molton & District Museum
- 10 Hartland Devon Heritage Coast
- 11 Royal North Devon Golf Club
- 12 Saunton Golf Club
- 13 Wistlandpound Reservoir

-  Estuary View
-  Tarka Trail



10

◀ TO HERITAGE COAST

TO OKEHAMPTON ▼

TO CREDITON, EXETER ▼

TO TIVERTON, M5 ▶

BEAUTIFUL LIVING – THE BREATHTAKING NORTH DEVON COAST

The North Devon coast has been an Area of Outstanding Natural Beauty (AONB) for over 50 years, nationally designated to protect and conserve the 66 square miles of magnificent coastal landscapes between the Cornish border and Exmoor National Park. The AONB Partnership supports sustainable development for coastal communities, while conserving the outstanding wildlife, landscape and heritage of North Devon.

Home to the tallest tree and the highest cliffs in England, Exmoor National Park is a unique landscape of moorland, woodland, valleys and farm land. It is a haven of peace and tranquillity, but also full of outdoor activities for get-up-and-go adventurers.





Appledore, North Devon Coastline



YOUR NEW HOME AT BEE MEADOW

Bee Meadow is a stunning collection of 2, 3 and 4-bedroom homes, comprising bungalows and houses.

The development features beautiful open green spaces as well as an orchard and allotments, all for residents to enjoy.

This exclusive development of thoughtfully designed contemporary homes is perfect for 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.



Street scene, Bee Meadow



The Primrose, Bee Meadow

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.

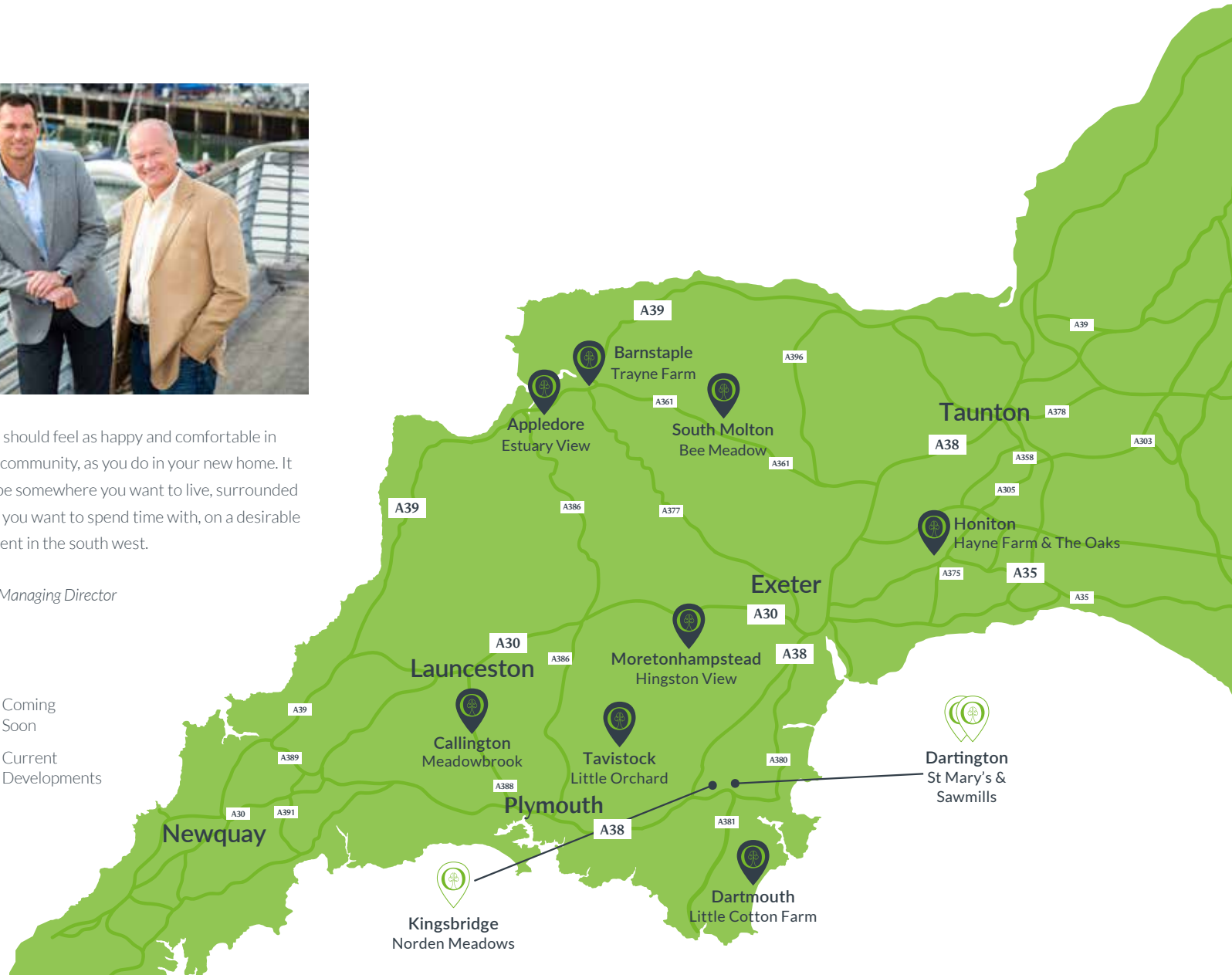
Baker Estates: **Good things happen here.**

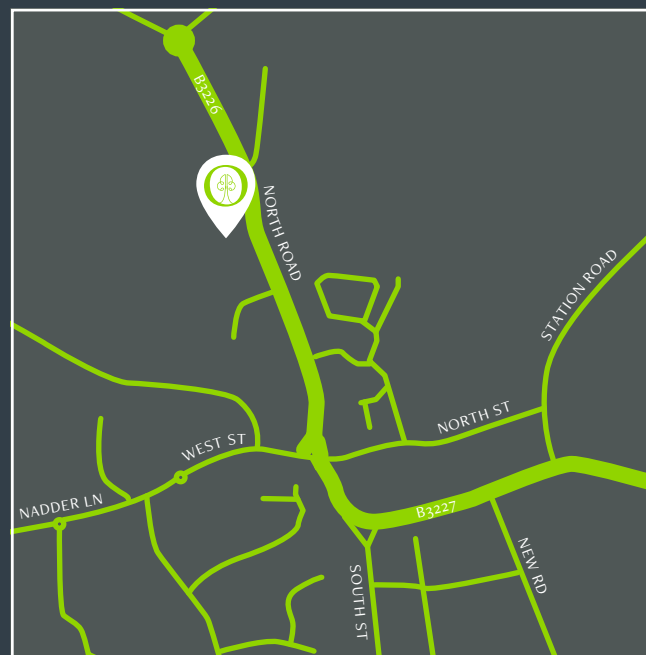
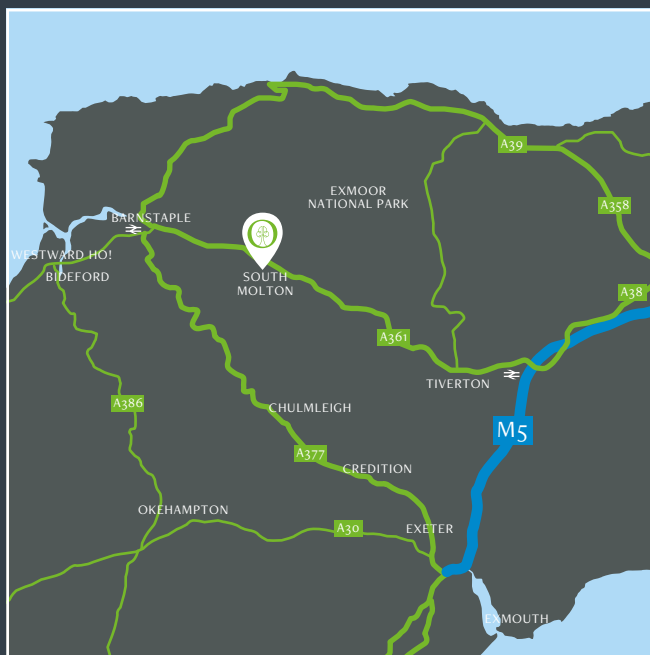
Whenever you visit one of our developments, you'll notice how well-built and thoughtfully designed the homes are. That's because we incorporate products like locally sourced, natural stone, durable kitchen appliances and solid internal doors. This is understandably important, but you'll also pick up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





Bee Meadow, North Road, South Molton, Devon

Sat Nav: EX36 3AZ

FOR MORE INFORMATION CONTACT

beemeadow@bakerestatesltd.co.uk

01769 571 351

www.bakerestatesltd.co.uk

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.