

Have you considered Home Exchange?

With Home Exchange, we'll buy your current home so you can focus on what really matters: falling in love with your next one.



Current Availability 23.02.2026

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
96	The Rosemary	4 Bedroom Detached House with a Single Garage and 2 parking spaces	RESERVED	RESERVED	A
98	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 1 parking space Includes flooring throughout	RESERVED	RESERVED	A
104	The Daisy	2 Bedroom Detached Bungalow with a Single Garage and 3 parking spaces A selection of upgrades including flooring, kitchen and appliances, please ask sales executive for more information.	RESERVED	RESERVED	A
165	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces Show home - can include furniture	£409,995	Ready Now	B
168	The Amelia	4 Bedroom Detached House with a Single Garage and 2 parking spaces	£399,995	Spring 2026	B

Our Sales & Marketing Suite is now closed

Call our sales team on 07960124727 | Email meadowbrook@bakerestatesltd.co.uk



If we are closed, please call our estate agents
Bradleys Estate Agents in Callington on 01579382999

Meadowbrook, Callington, Cornwall, PL17 7LG



Helping You Move

HOME EXCHANGE AVAILABLE

We will buy your home so you can reserve a Baker Estates home, eliminating the worry that your chain may fall through, as you know that you have a guaranteed buyer.

ASSISTED MOVE AVAILABLE

Assisted Move will make your next move, easier and less stressful by letting us do all the hard work for you. We have experienced sales teams and connections throughout the UK, who are on hand to help you sell your existing home as efficiently as possible. We will manage the entire process for you from arranging the valuations to managing the sale once we have found you a buyer.

LIFETIME MORTGAGE

If you are aged 55 or over, you could be eligible for a Lifetime Mortgage (also known as Equity Release), which is a mortgage secured against your home. The interest rate you take out is fixed for the lifetime of the loan and the interest is added to the mortgage each month, meaning no monthly payments are required!

DEPOSIT UNLOCK

Deposit Unlock is a scheme that enables you to buy a new build home with just a 5% deposit, and is available on new build properties up to £833,250.* The scheme is available to both first-time buyers and home movers and there is no upper limit on your household income.

Buying With Us

Management Company

Estimated annual management company charge per plot £256 per annum, to cover the cost of landscaping and hard surface maintenance to ensure the development is well presented. NB This cost may vary please ask for further details.

NHBC Warranty

All of our homes come with a 10 year NHBC warranty. More information can be found on the NHBC website <http://www.nhbc.co.uk/Warrantiesandcover/Homeowners/>

Consumer Code

The Consumer Code and Home Builder good practise guidelines for an improved customer journey can be found online www.consumercode.co.uk

BUILD COMPLETION DATES

Spring March | April | May

Summer June | July | August

Autumn September | October | November

Winter December | January | February