

# CHAPEL GREEN

EAST-THE-WATER

A COLLECTION OF 2 AND 3 BEDROOM BUNGALOWS



WONDERFUL  
TO EXPLORE...





# WELCOME TO CHAPEL GREEN

A thoughtfully designed collection of beautiful bungalows, created for relaxed coastal living in one of North Devon's most welcoming communities.

Set on the banks of the Torridge Estuary, just five miles upstream from the open sea, East-the-Water offers a close-knit community with everyday amenities nearby. A post office, medical centre and supermarket are all within easy reach, while the historic market town of Bideford lies just over the Grade 1 listed 13th-century Long Bridge, renowned for its distinctive multiple arches.

Perfectly positioned, Chapel Green offers the tranquillity of a friendly neighbourhood alongside the convenience of town living. With easy access to the A386, you're well connected to the wider Devon area and beyond.

Chapel Green is a delightful collection of just twenty six 2 and 3 bedroom bungalows, in both traditional and chalet styles. Designed with comfort and practicality in mind, each home features quality contemporary exteriors and the superior specification Baker Estates is known for – offering space, style and easy single-level living, ideal for today and the years ahead.

**Baker Estates – good things happen here.**

# DISCOVER THE BEST OF COAST AND COUNTRY

Chapel Green offers the best of both worlds: easy access to Bideford's amenities and an ideal base from which to explore North Devon's stunning countryside and coastline.



1



## WESTWARD HO!

Just a short drive away, the popular seaside town of Westward Ho! boasts expansive beaches and dramatic coastal views within the North Devon Coast Area of Outstanding Natural Beauty. A favourite for surfers and water sports enthusiasts, the town also offers a wide choice of cafés, tearooms and restaurants – perfect for refuelling after a day by the sea.

2



## ROYAL NORTH DEVON GOLF COURSE

Founded in 1864, Royal North Devon Golf Club in Westward Ho! is widely recognised as England's oldest links course and is frequently ranked among the world's top courses. Offering a true test of coastal golf, players can finish their round with lunch in the welcoming clubhouse overlooking the Atlantic.

3



## APPLEDORE & INSTOW

The historic fishing village of Appledore is ideal for a relaxed day out, from crabbing on the quay to enjoying traditional fish and chips. Just across the estuary lies Instow, a charming seaside village with wide sandy beaches and dunes, as well as direct access to the scenic Tarka Trail – perfect for walking or cycling along the waterfront. The seasonal Appledore–Instow Ferry links the two villages from April to October, weather and tide permitting.

4



## NORTHAM BURROWS COUNTRY PARK

Located at the mouth of the Taw–Torrige Estuary, Northam Burrows Country Park forms part of the North Devon Coast Area of Outstanding Natural Beauty and sits within the UNESCO Biosphere Reserve. Designated a Site of Special Scientific Interest, it's home to rare plants and wildlife and welcomes dogs year-round – ideal for scenic walks and outdoor adventures.

5



## BIDEFORD BAY & HARTLAND

Miles of unspoilt coastline stretch across Bideford Bay and Hartland, offering secluded beaches, woodland walks, waterfalls and rolling countryside. Explore picturesque villages such as Clovelly or Hartland, or venture into Beckland Woods, Bursdon Moor and Peppercombe Valley – there's something for everyone to enjoy.

6



## TAPELEY PARK

Overlooking the River Torrige and North Devon coastline, Tapeley Park is renowned for its beautiful gardens, Italian terraces, ponds and woodland. Located on the Christie Estate, it's a family-friendly attraction where even four-legged visitors are welcome.



## AROUND & ABOUT

- |                                 |                                    |                                 |
|---------------------------------|------------------------------------|---------------------------------|
| 1 Westward Ho!                  | 1 Tesco supermarket                | 7 Hartland Point                |
| 2 Royal North Devon Golf Course | 2 The Kings Arms                   | 8 Speke's Mill Mouth Waterfall  |
| 3 Instow                        | 3 Bideford Pannier Market          | 9 Hartland Devon Heritage Coast |
| 4 Northam Burrows Country Park  | 4 Bideford Railway Heritage Centre | 10 Torridge Leisure Centre      |
| 5 Bideford Bay & Hartland       | 5 East-the-Water Primary School    | 11 The BIG Sheep                |
| 6 Tapeley Park                  | 6 River Torridge                   |                                 |
- South West Coast Path

## COMMUNICATIONS

Main roads: A386, A39, A361.

1 mile to Bideford, 10 miles to Barnstaple, 40 miles to Exeter.

Airport: Exeter (60 miles), Newquay (64 miles)

Railway Stations: Barnstaple Train Station (10 miles) connecting to Exeter (1hr 30mins), and Bristol Temple Meads (2hrs 20mins).

Bus: Regular bus routes servicing the local area.

Ferry: Appledore Instow ferry runs April - October.

# A WARM WELCOME TO...

## VILLAGE LIFE

From enjoying a drink in traditional local pubs to joining one of the many community groups, East-the-Water offers a relaxed lifestyle with plenty to do.



## COMMUNITY

East-the-Water benefits from a strong community spirit, with Pollyfield Community Centre hosting activities including youth groups, coffee mornings and choir sessions. Across the river in Bideford, Torridge Leisure Centre offers a gym, 25-metre swimming pool and fitness classes.

Torridge Walk and Talk provides a wonderful way to connect with your new surroundings – a volunteer-led scheme offering up to three walks each week, finishing at a local café or pub for refreshments.

## EDUCATION

Chapel Green is well placed for local education, with East-the-Water Primary School within walking distance, catering for pre-school and primary-age children. Bideford College provides secondary education and is a short drive away. For further education Barnstaple College is approximately 10 miles away, offering a wide range of sixth form and vocational courses. Those pursuing higher education, the University of Exeter can be reached in just over an hour.





## BIDEFORD

The nearby historic port town of Bideford offers stunning estuary views alongside independent shops, cafés, restaurants and riverside walks. The Pannier Market, typically held on Tuesdays and Saturdays in the Victorian market complex, provides a lively local shopping experience.

Victoria Park features a play area and splash pool, perfect for warmer days, while family attractions such as The BIG Sheep offer memorable days out for all ages.

## DEVONSHIRE ALES AND FINE DINING

Under a mile away across the river, The Kings Arms is a traditional dog-friendly 16th-century pub with beautiful riverside views. Nearby, The Appledore Inn – one of Bideford's oldest pubs – offers a warm welcome and family-friendly dining.

For something special, Number Eight provides an intimate fine-dining experience, showcasing locally sourced produce in a relaxed setting.



...YOUR NEW  
COMMUNITY



# YOUR NEW HOME AT CHAPEL GREEN

Chapel Green offers a delightful collection of 2- and 3-bedroom bungalows in the sought-after community of East-the-Water, North Devon.

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.

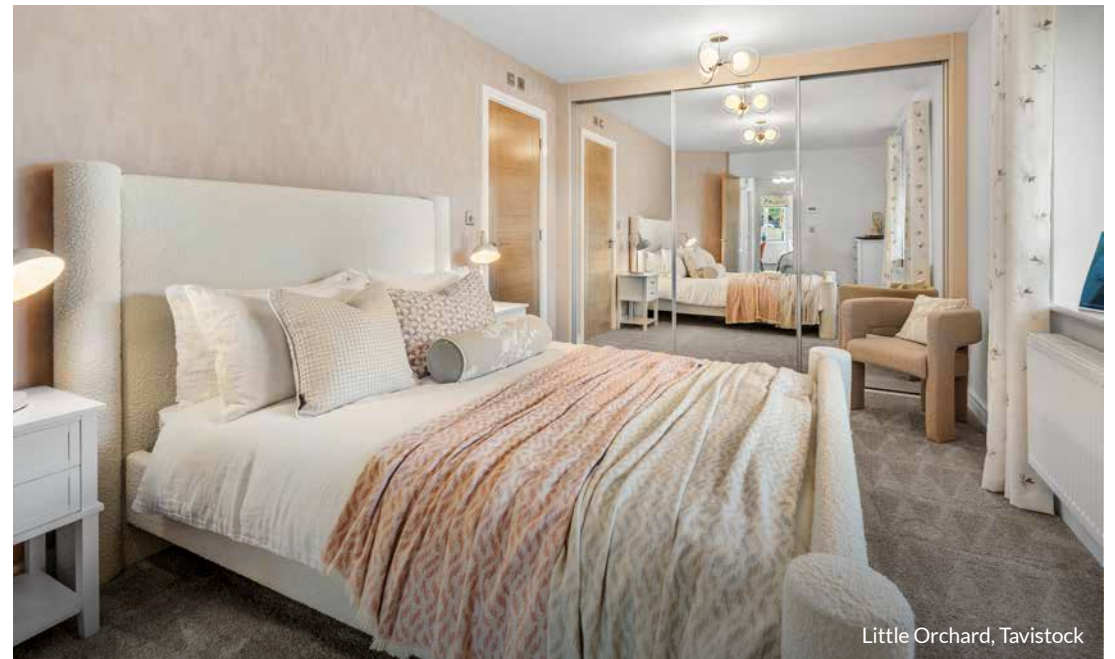
**Baker Estates – good things happen here.**



Estuary View, Appledore



Little Orchard, Tavistock



Little Orchard, Tavistock

# 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 to 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.

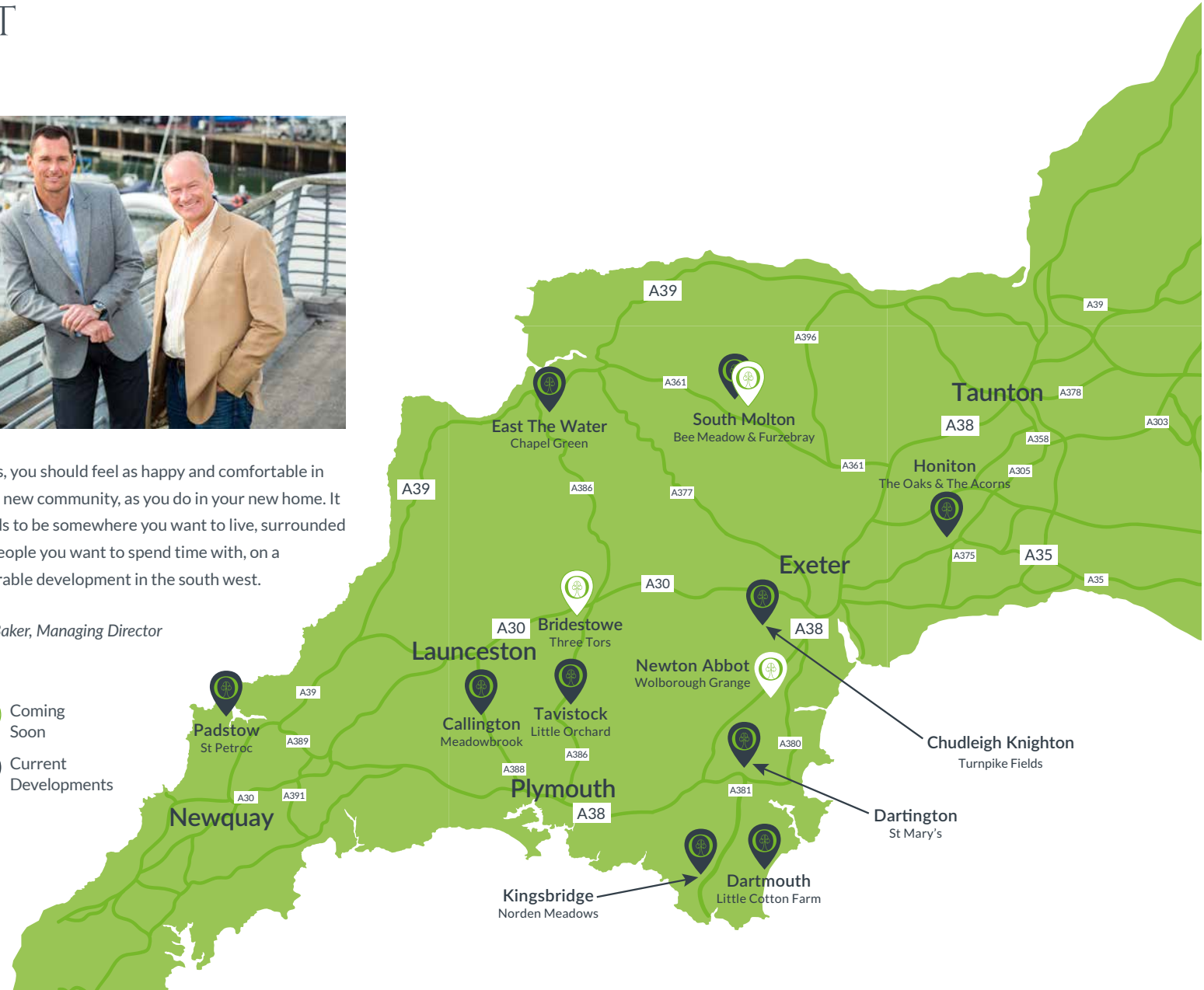
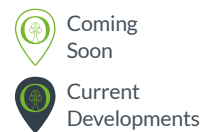
Baker Estates: **Good things happen here.**

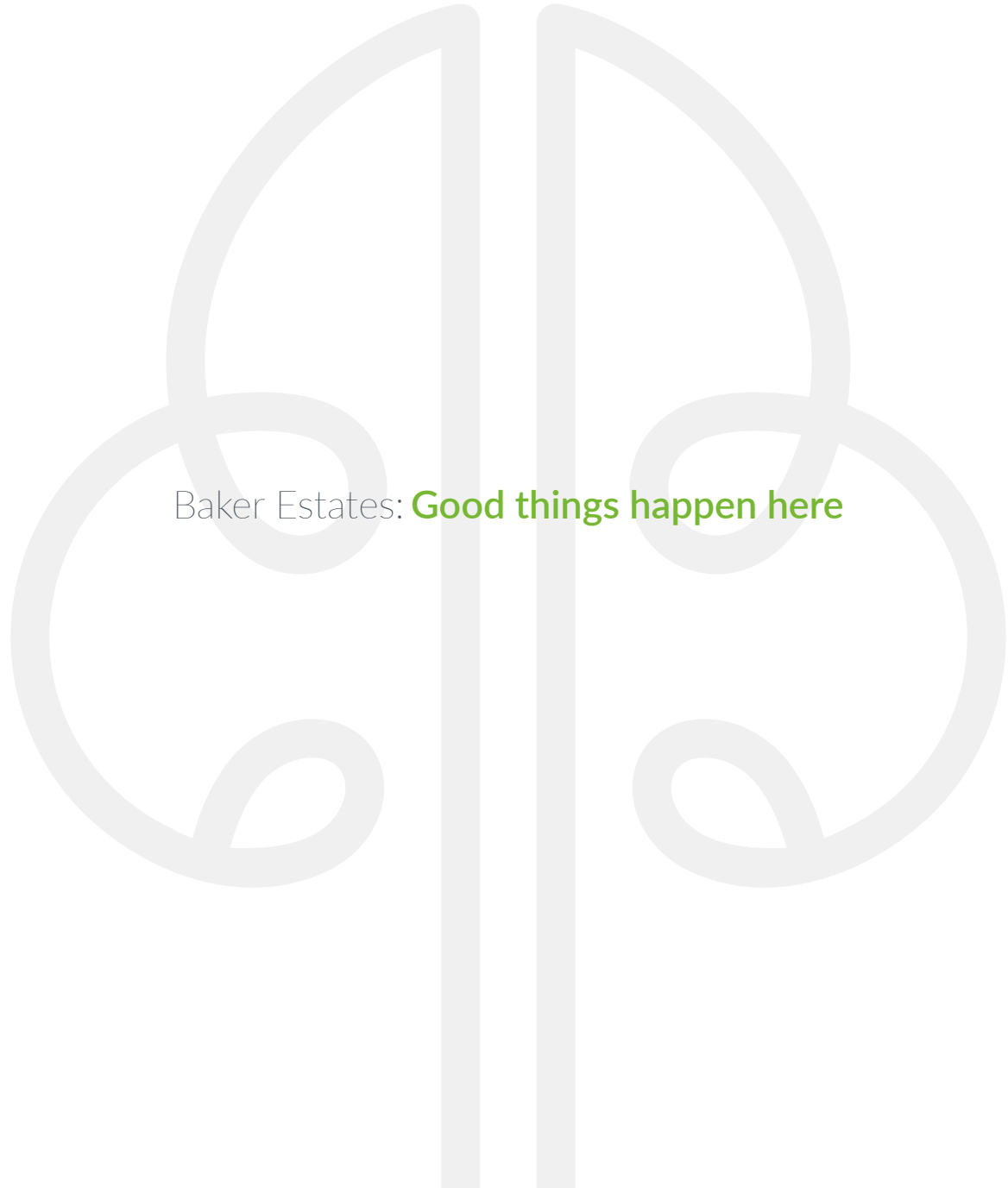
Whenever you visit one of our developments, you'll notice how well-built and thoughtfully designed the homes are. That's because we incorporate products like locally sourced, natural stone, durable kitchen appliances and solid internal doors. This is understandably important, but you'll also pick up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





Baker Estates: **Good things happen here**



Chapel Green, East-the-Water, Devon  
Sat Nav: EX39 4QL

FOR MORE INFORMATION



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.