

# THE ACORNS

— HAYNE FARM • HONITON —

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A NEW COLLECTION OF 1, 2, 3, 4 & 5 BEDROOM HOMES

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WONDERFUL  
TO EXPLORE...



# WELCOME TO THE ACORNS

Rich in history and with a vibrant atmosphere, the community of Honiton is located in an Area of Outstanding Natural Beauty and will make you feel at home from the moment you arrive. Located in the Parish of Gittisham on the western edge of this lively market town, the sweeping, open countryside all around makes for the perfect backdrop to your new address. The landscape is reflected in the development's crafted open spaces.

The charming and popular town of Honiton has an established industrial history, famous for its lace and pottery. It is also regarded as the antiques capital of the South West of England, with an array of antique shops to explore. Alongside its historical and attractive allure, Honiton is a welcoming hub for all who live there. In its centre, you'll find a wonderful choice of shops and places to eat and drink, as well as a museum showcasing the town's history, and a popular community and arts venue.

Whether you're a couple or a family, you'll find everything you need to complement today's busy lifestyles. There are Ofsted rated schools for all ages, excellent road and rail links, and the superb Jurassic Coast all within easy reach. For something a little different, there are an abundance of cultural shows and festivals throughout the year to enjoy.

Choosing a home at The Acorns will give you the very best of town and countryside living. There is an extensive range of different designs, so there's something for everyone. You'll find detached and semi-detached 1, 2, 3, 4 & 5 bedroom homes with contemporary specifications and all built with our exacting attention to detail. The Acorns at Hayne Farm will be a beautiful place to live for generations to come.

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

# THE BEST OF CITY, COAST AND COUNTRY

Life at The Acorns offers the perfect balance of rural tranquility, stunning scenery with a choice of nearby towns and the popular Exeter city centre – this new address offers you a wonderful balance of outdoor living and modern amenities.



Aerial view of Exeter

1



## HONITON COUNTRYSIDE

Positioned close to the beautiful Honiton countryside, The Acorns is also within easy reach of the bustling town centre. This new address offers you and your family a great opportunity to explore together and embark on many adventures. From rivers to rolling hills, this part of east Devon is a beautiful place to live.

2



## EXETER CITY

Just 10 miles from The Acorns is the cosmopolitan city of Exeter, home to a vibrant pedestrianised centre filled with well-known high-street brands, independent boutiques, and tempting foodie spots. At its heart stands the magnificent Exeter Cathedral, a stunning example of Gothic architecture dating back to the 12th century, renowned for its impressive vaulted ceiling and peaceful green. With world-class entertainment, dining, and shopping to enjoy, Exeter truly has something for everyone.

3



## SEATON SEASIDE

Just 11 miles away, Seaton is a welcoming place, with visitors making the journey each year from all over. With its mix of beautiful coastline and landscapes, this is a picturesque place to be. It has an eclectic choice of things to see and do. From traditional seaside activities, shopping and water sports to breath-taking coastal walks, there is much more to this wonderful part of the Jurassic Coast.

4



## KILLERTON

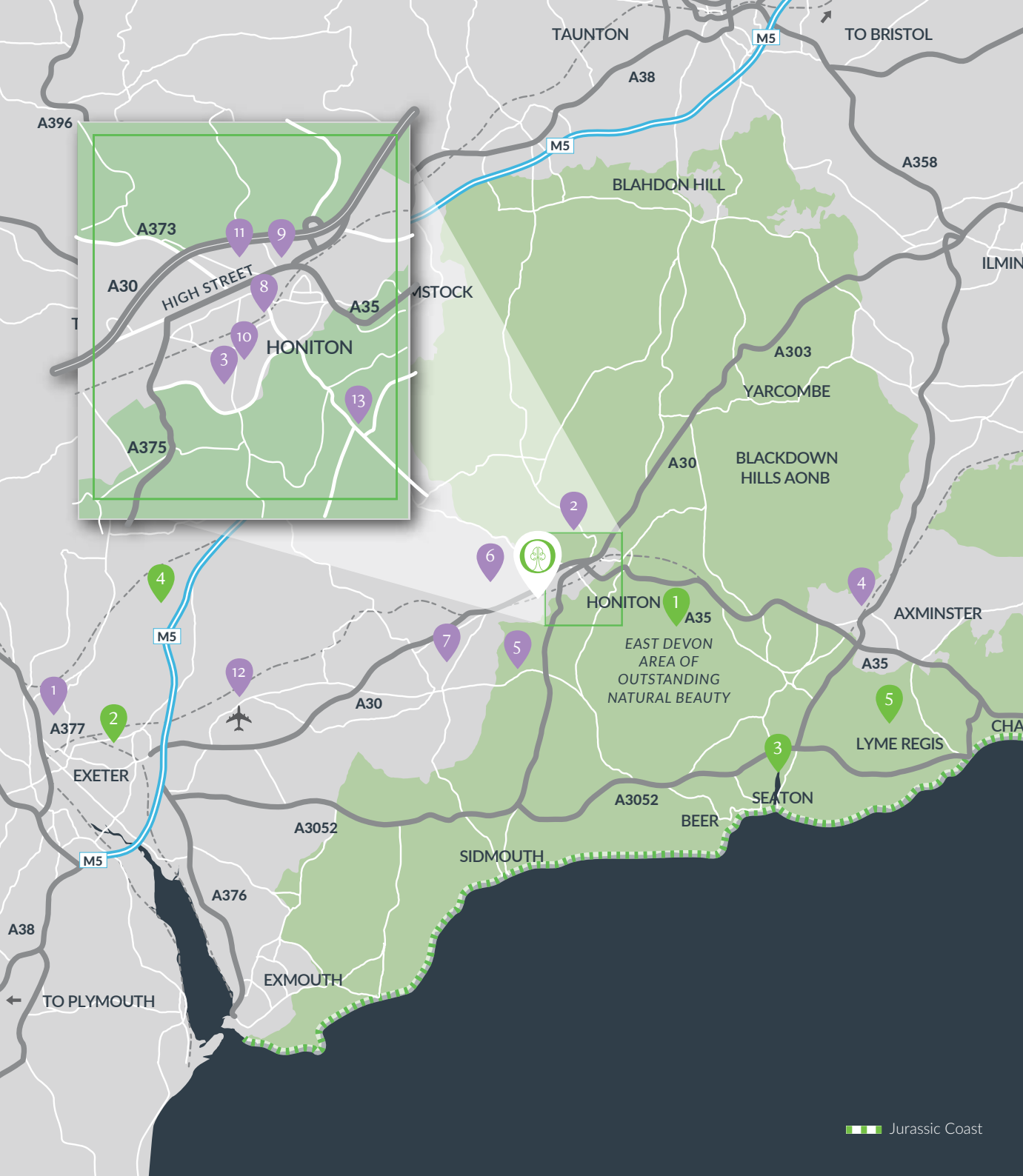
Among the many stately homes and historic locations nearby, Killerton is a National Trust property with a fine 18th-century house and a grade I listed chapel on its 6,400 acre estate. At any time of year, Killerton is perfect for family adventures, picnics and rambles. While you're there, enjoy the Stables coffee shop for some light refreshment or take your picnic basket and blanket to enjoy any of four favourite picnic spots at this stunning country paradise.

5



## LYME REGIS

If you are looking for somewhere with a touch more history, don't miss Lyme Regis. Located 7 miles east of Honiton, this is a pretty and dramatic part of Dorset, with stark cliffs, a popular working harbour and plenty to keep everyone occupied and entertained.



# AROUND & ABOUT

- 1 University of Exeter
- 2 The Beehive - Honiton Community Centre
- 3 Honiton Bottom Community Nature Reserve
- 4 River Cottage Café and HQ
- 5 The Pig at Combe
- 6 Deer Park Country House
- 7 Otter Nurseries Garden Centre
- 8 Honiton Railway station
- 9 Honiton Primary School
- 10 Littletown Primary School
- 11 Honiton Community College
- 12 Exeter International Airport
- 13 Honiton Golf Club

## CONNECTIONS

**Main roads:** A30, A35, A38, A303, A358, A373, A375, A3052.  
 16 miles to Exeter, 21 miles to Tiverton, 31 miles to Newton Abbot and 38 miles to Paignton.

**Motorway networks:** M5 (13 miles).

**Airport:** Exeter Airport (12 miles).

**Railway stations:** Honiton Railway station (2 miles) connecting to Bristol Temple Meads (1hr 40mins) and London (3hrs).

**Bus:** Regular bus routes servicing the local area.

# A WARM WELCOME TO YOUR NEW COMMUNITY



Honiton high street

## MARKET TOWN

Honiton has an extensive range of shops and services, including supermarkets, a doctors' surgery, banks, a library and a post office. The traditional market, held on High Street every Tuesday and Saturday, is where you'll find everything from household goods and flowers to fruit and veg. The Beehive, the town's popular community arts venue, is where you can enjoy films, live music, workshops and classes of all kinds.



## COMMUNITY AT HAYNE FARM

Hayne Farm is already home to a welcoming community who enjoy the beauty and tranquillity of this stunning Devon countryside location. The Acorns will join this established neighbourhood, becoming part of a vibrant setting where residents regularly come together for local events and activities. From family-friendly gatherings to seasonal celebrations, there's always something to look forward to.

## EDUCATION

Your children's educational needs are in good hands when you move to The Acorns. For primary-aged children, there is the Littletown Primary Academy (Ofsted rating: good) under two miles away. For those seeking secondary provision, the highly regarded Colyton Grammar School is also close by, with its 'outstanding' Ofsted rating. Honiton is also just a short drive from Exeter University, recognised as one of the world's top 200 most prestigious universities (according to the Times Higher Education World Reputation Rankings 2025).





## DELIGHT YOUR TASTE BUDS

Honiton and the surrounding countryside offer a wonderful selection of dining experiences, all within easy reach of The Acorns. THE PIG-at Combe combines stylish, relaxed dining with garden-to-plate cooking using locally grown produce. Just a short drive away, River Cottage Café near Axminster serves seasonal, organic dishes in a welcoming family-friendly setting, and Deer Park Country House offers refined, estate-grown menus in elegant surroundings. For a traditional Devon pub experience, The Otter Inn, just a mile from The Acorns, is perfect for a relaxed meal with family or friends.

## AREA OF OUTSTANDING NATURAL BEAUTY

The Acorns is surrounded by beautiful Devon countryside and benefits from being on the doorstep of two Areas of Outstanding Natural Beauty. Perfect for walking the dog, cycling and horse-riding, there is a network of paths and bridleways offering plenty of opportunities to explore the unspoilt landscape of the Blackdown Hills. There are several pretty villages in the area, with good food always on offer to weary walkers at one of the local pubs.



## SEATON

There is something wholly enchanting about a holiday in, or even a simple day trip to, the beautiful and iconic Devon coast. Walks and games on the beach, taking a tram ride, tasty fish and chips, maybe an ice cream (or two!) can all be enjoyed just a few miles away in the popular seaside town of Seaton. So, whether it's history, entertainment or simply enjoying the wonder of the Blackdown Hills and the stunning Area of Outstanding Natural Beauty on offer – you'll find it all close to The Acorns.

# COUNTRYSIDE RETREAT.



# YOUR NEW HOME AT THE ACORNS

The Acorns is a thoughtfully designed residential community set against the tranquil backdrop of Hayne Farm, located on the eastern edge of Gittisham. It will offer a range of 1, 2, 3, 4 & 5 bedroom homes, combining contemporary architectural touches with materials in keeping with Devon's vernacular.

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.**



Little Orchard | Tavistock



Meadowbrook | Callington

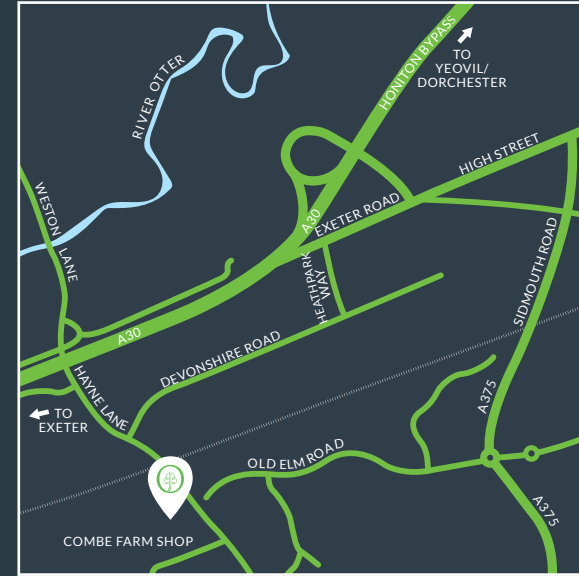
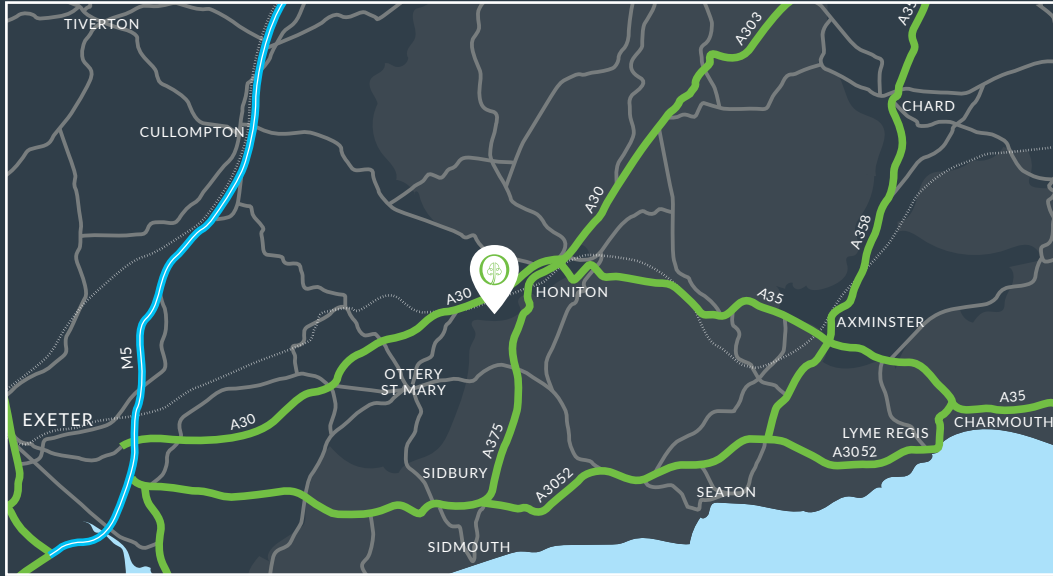


Turnpike Fields | Chudleigh Knighton





Baker Estates: **Good things happen here**



The Acorns, Gittisham, Honiton  
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