



MEADOWBROOK

GOVER AN PRAS, CALLINGTON

A STUNNING COLLECTION OF 2,3 AND 4 BEDROOM HOMES,
INCLUDING BUNGALOWS AND HOUSES.





YOUR PERFECT PLACE TO LIVE

WELCOME TO MEADOWBROOK, OR GOVER AN PRAS IN THE CORNISH LANGUAGE

Callington, with its Saxon heritage, is a charming picturesque market town, situated in the beautiful area of south east Cornwall and only a 30 minute drive to the city of Plymouth. With community at the heart of the people who live here, it's no wonder that the town has a reputation as one of the friendliest places to live in Cornwall.

There is a traditional weekly market that sells fantastic local produce and has several delightful pubs, cafes and restaurants. It is also within easy reach of other towns and villages with amazing fine dining such as the Horn of Plenty in Gulworthy which is a local favourite.

Meadowbrook offers a stunning collection of 2, 3 and 4 bedroom homes, comprising of houses and bungalows. It has six acres of beautiful green space within the development which provides a natural habitat for local wildlife and for the whole family to enjoy, right on their doorstep. Designed and built to a superior standard, with space and comfort in abundance, Meadowbrook will be a beautiful place to live.

Baker Estates – New homes redefined.

DISCOVER MORE

Callington has become synonymous for its annual Honey Fair – an event dating back to 13th Century. The friendly community event features the ever popular bee keeper displays, as well as a fun fair and family entertainment. Unsurprisingly, the event draws hundreds of locals and visitors to the street fair every year.

Now in its sixth year, the town also hosts Mayfest, a street entertainment festival which includes music, dance, fun and laughter for all the family.



Spring Fields at Callington with Kit hill in the distance.

1

KIT HILL COUNTRY PARK

3.9 miles

This Area of Outstanding Natural Beauty boasts the best views in the Tamar Valley, which Prince Charles gave to the public on the birth of Prince William. Enjoy over 400 acres of heathland and take in the stunning scenery.



2

ST MELLION INTERNATIONAL RESORT

3.3 miles

Enjoy the best of Cornish hospitality. Relax in the spa, gym or try the European Tour Golf Course. Or merely enjoy a meal in their award winning restaurant.



3

COTEHELE TUDOR HOUSE

5.7 miles

The charming National Trust manor house is on the banks of the River Tamar and will delight young and old alike.



4

RIVER TAMAR

6.5 miles

This beautiful meandering river divides Devon and Cornwall. It is an ideal location for a picnic in the sun, or a Sunday morning dog walk.



5

CALLINGTON FARMERS MARKET

0.5 miles

You can buy beautiful local produce and then enjoy a cup of tea and cake at a little tea room. The town hall hosts events throughout the year including; cinema evenings, crafting and art fairs.



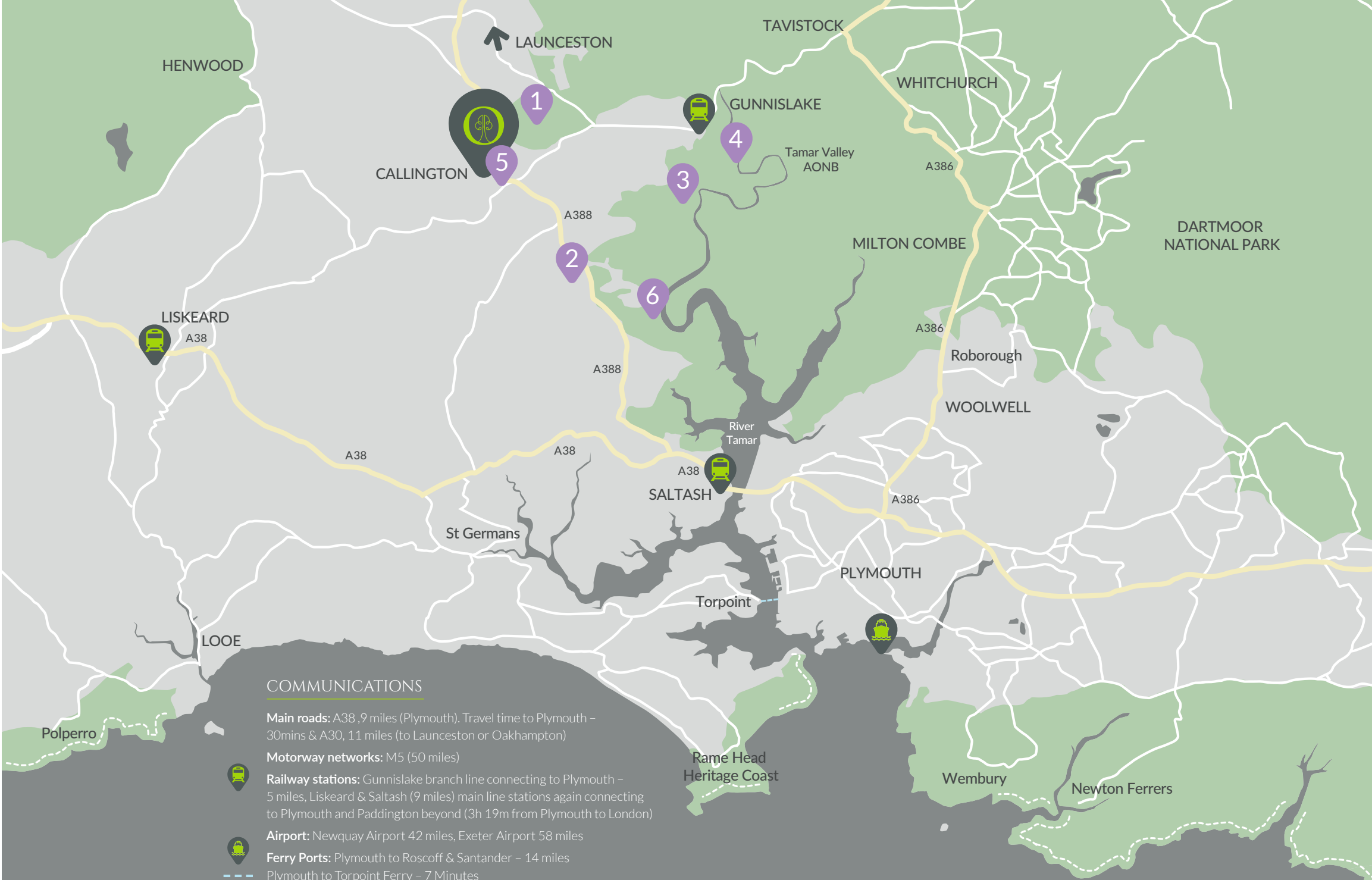
6

PENTILLIE CASTLE

5.4 miles

A family owned business set on the Cornish bank of the River Tamar, offers a gorgeous setting with miles of woodland trails. After stretching your legs enjoy an afternoon tea.





COMMUNICATIONS

Main roads: A38, 9 miles (Plymouth). Travel time to Plymouth - 30mins & A30, 11 miles (to Launceston or Oakhampton)

Motorway networks: M5 (50 miles)

Railway stations: Gunnislake branch line connecting to Plymouth - 5 miles, Liskeard & Saltash (9 miles) main line stations again connecting to Plymouth and Paddington beyond (3h 19m from Plymouth to London)

Airport: Newquay Airport 42 miles, Exeter Airport 58 miles

Ferry Ports: Plymouth to Roscoff & Santander - 14 miles
 Plymouth to Torpoint Ferry - 7 Minutes

Bus: Regular bus routes which services the town

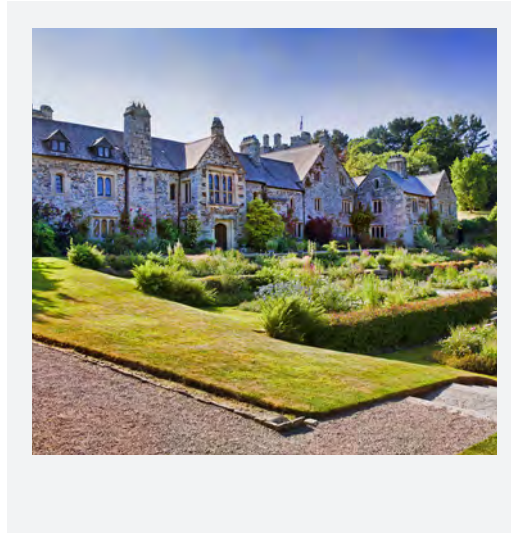
South West Coast Path

PICTURE PERFECT LIVING...

BEAUTIFUL LIVING

For those with a love of the great outdoors, Callington is just a half an hour drive to Dartmoor National Park which offers visitors a multitude of leisure pursuits.

Golitha Falls in Liskeard is a hidden gem, and only a twenty minute drive from Meadowbrook. After a walk through the beautiful forests, visitors arrive at giant boulders and stunning waterfalls. If you're looking for an experience not to miss, visit Inkies Smokehouse on the edge of the forest, to enjoy fantastic smoked BBQ food in the wooden cabin.



THE GREAT OUTDOORS

Outdoor pursuits are a passion for many people who live in the area and there's a wide range of activities to enjoy. Thirty minutes from Meadowbrook; Siblyback Lake is one of Cornwall's most popular beauty and tourist spots. A team of qualified watersport instructors are on hand to teach water skiing, sailing and canoeing in the spring and summer months. Trout fishing is also allowed here.

Callington is a ten minute drive from The Tamar Valley, an area of outstanding beauty - a wide wooded river, dotted with Tudor houses, stunning gardens, and rivers to explore and fish. An amazing day of adventure on foot, cycling or on water awaits.



PARK LIFE

Kit Hill is only a twelve minute drive away from Meadowbrook, offering impressive panoramic views of the local area. Once owned by Prince Charles, it was given to the people to celebrate the birth of his son, Prince William, in 1985. Now a countryside park, the area is loved by walkers, trail runners and hikers alike.

Explore the beauty of Cotehele Tudor House, a National Trust estate with stunning gardens and the historic, Cotehele quay with a delightful tea room where you and the dogs can warm up by the fire on a cold winter day. Visitors can also enjoy a boat trip on the Nancy Belle from the quay that meanders up the river.





SCHOOLS AND CLUBS

For those with children there are many schools and colleges to consider. Callington has both a primary and secondary school with Duchy College for further education. There are two private schools close by – St Joseph's in Launceston and Mount Kelly in Tavistock – as well as options to study further education in Plymouth, just thirty minutes' drive away.

There are plenty of sporting clubs to enjoy in Callington. As well as offering rugby, hockey and cricket, the football club has a men's, women's and veterans' team. Callington Community Sports Centre offers a wide range of sports programmes as well as opportunities to play tennis – indoor and outdoor, a dance studio and gymnasium as well as two all-weather football pitches.



WATERFRONT LIFESTYLE

Thirty minutes' drive from Callington is Plymouth – known as 'Britain's Ocean City' – with its popular Barbican waterfront. The area is steeped in history, heritage and fun things to do.

Many of the city's top attractions are situated here – from the National Marine Aquarium – home to the biggest fish tank in Europe – to the famous Plymouth Gin distillery.

Amongst the stunning architecture, visitors can find many great places to eat, drink and be entertained as well as visit an array of boutique shops and art galleries.



GREAT PLACES TO EAT AND DRINK

There's a wide range of stunning eateries in the area, with locals recommending The Horn of Plenty and Springer Spaniel for wonderful food and drink. Nestled into the slopes of Kit Hill is the peaceful Engine House restaurant at Compton Park with panoramic views of Devon and Cornwall.

Be sure to check out the 'Who'd Have Thought It Inn'. A traditional Cornish pub set above St Dominick with friendly atmosphere and fantastic food.

VILLAGE RETREAT

YOUR NEW HOME AT MEADOWBROOK

Meadowbrook offers a stunning collection of 2, 3 and 4 bedroom homes, including bungalows and houses. This exclusive development of thoughtfully designed contemporary homes is perfect for first time buyers, families and downsizers alike.

Every home is built using a mix of modern and natural materials, demonstrating a perfect blend of

traditional heritage and modern sophistication. The landscaping is designed to enrich and blend in with the local environment.

This development of stunning new homes boasts more than six acres of green space for the whole family to experience and enjoy, right on your doorstep.

Baker Estates – new homes redefined.





Bee Meadow Show Home South Molton



Hayne Farm Show Home Honiton



Great Court Farm Show Home Totnes



Great Court Farm Show Home Totnes

ABOUT BAKER ESTATES

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 days, 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 300 new homes per annum in 2019, 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



THE DAISY

MEADOWBROOK

GOVER AN PRAS, CALLINGTON



HOMES

19, 20, 22, 25, 26, 27, 28, 29, 30, 35, 38,
50, 51, 52, 53, 54, 55, 79, 81, 103, 104,
154, 155, 161, 162, 163, 164, 166 & 168

THE DAISY

Two bedroom detached bungalow with either garage or car parking space.

BAKER
ESTATES



THE DAISY

HOMES

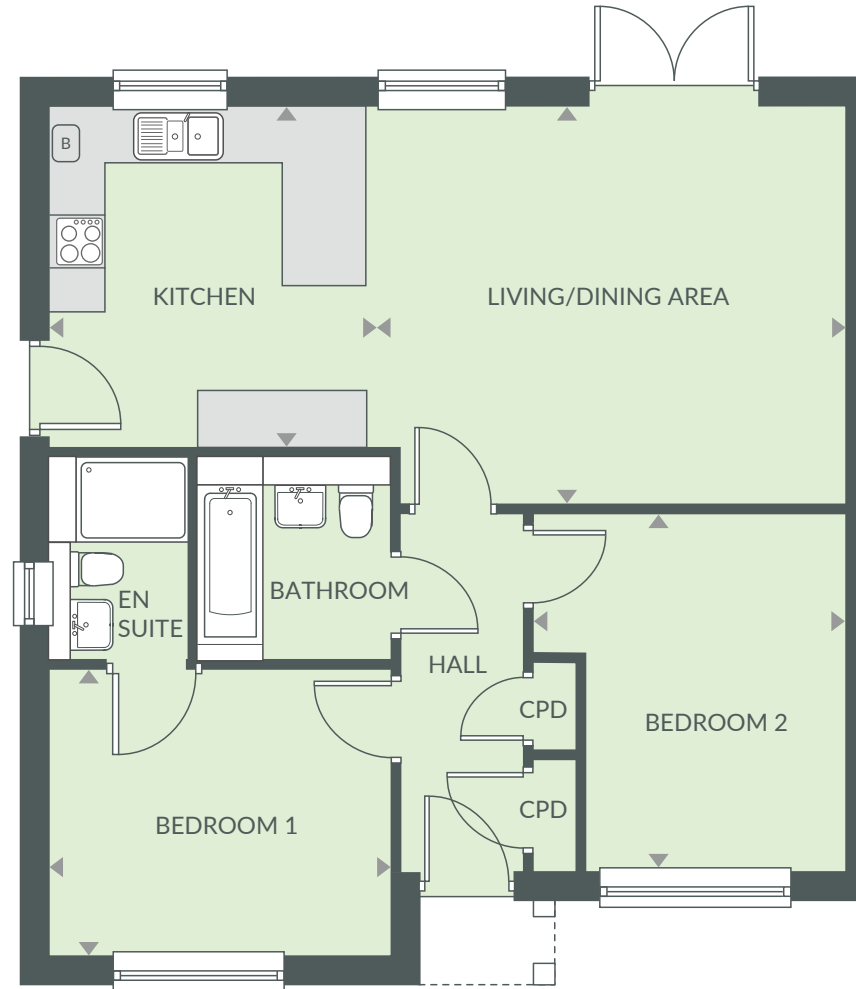
20*, 35, 51, 52, 53, 54, 81, 103*, 104*, 154, 161, 162, 163 & 164 | 19*, 22, 25, 26, 27, 28, 29, 30, 38, 50*, 55, 79, 155, 166* & 168 (opposite)

GROUND FLOOR

Living/Dining Area	5.08 x 4.21m	16'8" x 13'10"
Kitchen	3.62 x 3.37m	11'11" x 11'1"
Bedroom 1	3.60 x 3.04m	11'10" x 10'0"
Bedroom 2	3.78 x 3.32m	12'5" x 10'11"

TOTAL FLOOR AREA

72 sq m 772 sq ft



GROUND FLOOR

KEY: (B) Boiler CPD Cupboard

Computer generated image is not to scale. Finishes and materials may vary from those shown. Landscaping is illustrative only. Different styles of this house type may have a varied layout or dimensions. Please note floor plans and dimensions are taken from architectural drawings and are for guidance only. Kitchen layouts are for illustrative purposes only, please ask to see separate kitchen layouts. *Plots: 19, 20, 50, 103, 104 & 166, porch detail and roof line differ.

THE PRIMROSE

MEADOWBROOK

GOVER AN PRAS, CALLINGTON



HOMES

21, 24, 31 & 36

THE PRIMROSE

Three bedroom detached bungalow with either garage or car parking space.

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THE PRIMROSE

HOMES

21 & 36 | 24* & 31 (opposite)

GROUND FLOOR

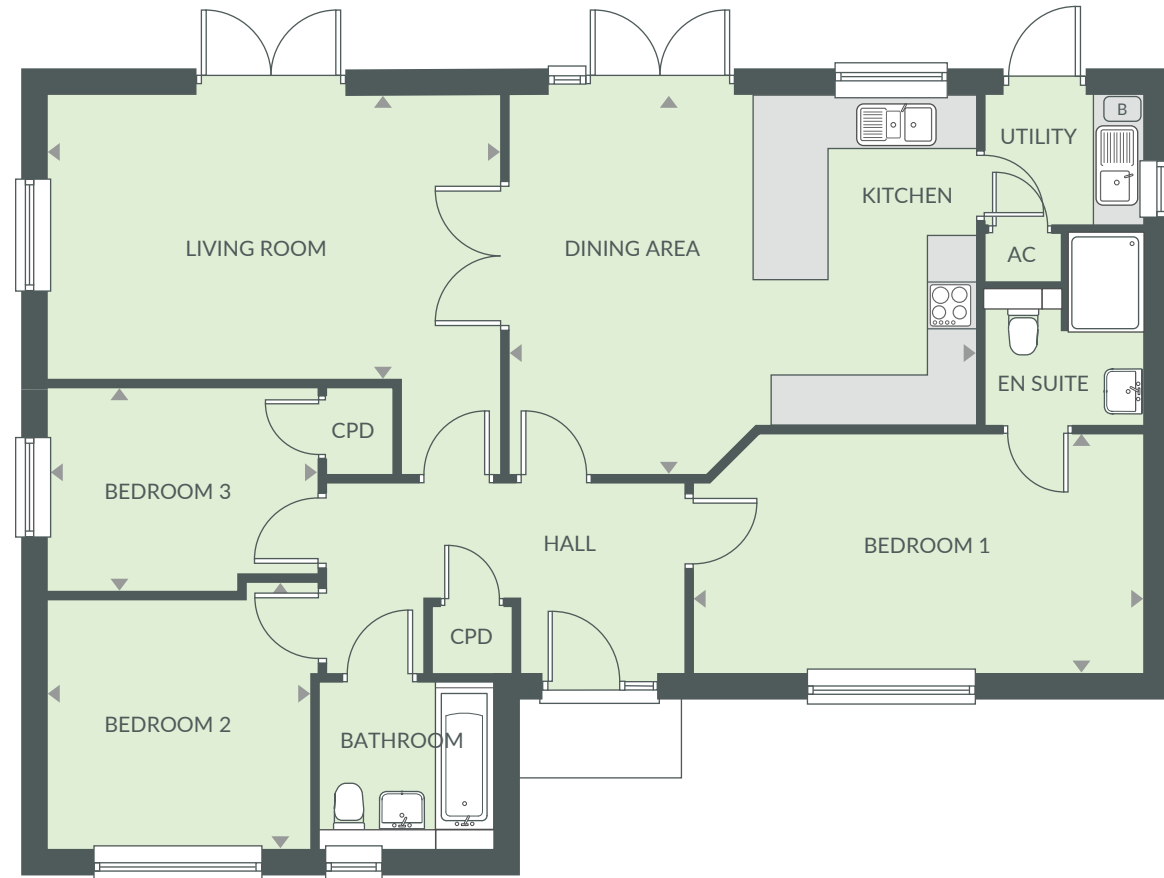
Living Room	5.49 x 3.44m	18'0" x 11'3"
Kitchen/Dining Area	5.68 x 4.60m	18'8" x 15'1"
Bedroom 1	5.46 x 2.88m	17'11" x 9'5"
Bedroom 2	3.21 x 3.02m	10'6" x 9'11"
Bedroom 3	3.29 x 2.48m	10'10" x 8'2"

TOTAL FLOOR AREA

105 sq m 1127 sq ft

MEADOWBROOK

GOVER AN PRAS, CALLINGTON



GROUND FLOOR

KEY: (B) Boiler AC Airing Cupboard CPD Cupboard

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THE HOLLY

MEADOWBROOK

GOVER AN PRAS, CALLINGTON



HOMES

3, 23, 32, 33, 34, 37, 39, 40, 41, 42, 43,
44, 46, 47, 48, 49, 63, 80, 82, 97, 98, 99,
100, 101, 141, 148, 151, 152, 153, 165

THE HOLLY

Three bedroom detached chalet bungalow with either garage or car parking space.

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THE HOLLY

HOMES

23, 33, 34, 37, 39, 41, 46, 47, 63, 82, 99, 101, 141, 152, 153* & 165
| 3, 32, 40, 42, 43, 44*, 48, 49, 80, 7, 98, 100, 148 & 151 (opposite)

GROUND FLOOR

Living Room	4.95 x 4.17m	16'3" x 13'8"
Kitchen/Dining Area	7.03 x 3.26m	23'1" x 10'8"
Bedroom 1	3.76 x 3.23m	12'4" x 10'9"

FIRST FLOOR

Bedroom 2	5.32 x 2.86m	17'5" x 9'5"
Bedroom 3	5.45 x 2.78m	17'11" x 9'2"

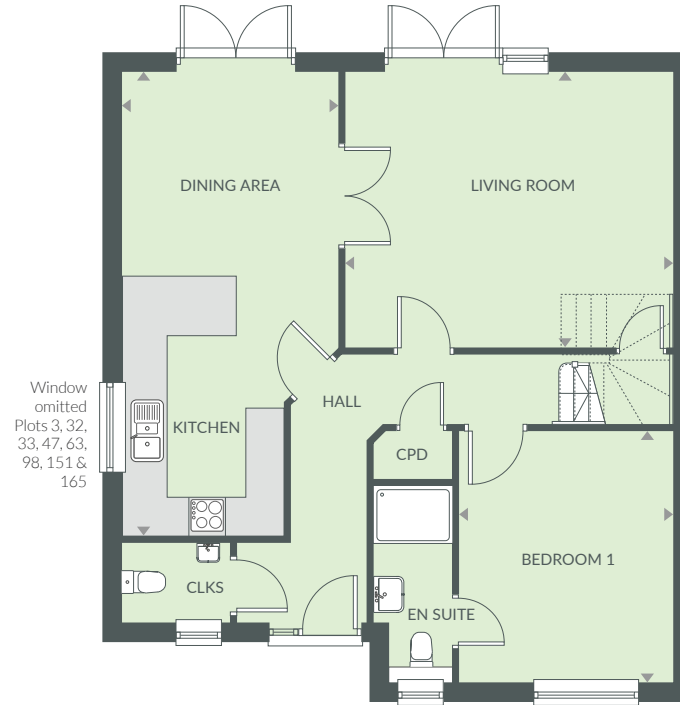
FIRST FLOOR

(Plots 3, 37, 42, 82, 101 & 165)

Bedroom 2	5.32 x 3.01m	17'5" x 9'10"
Bedroom 3	5.45 x 2.93m	17'11" x 9'7"

TOTAL FLOOR AREA

122 sq m 1310 sq ft



GROUND FLOOR

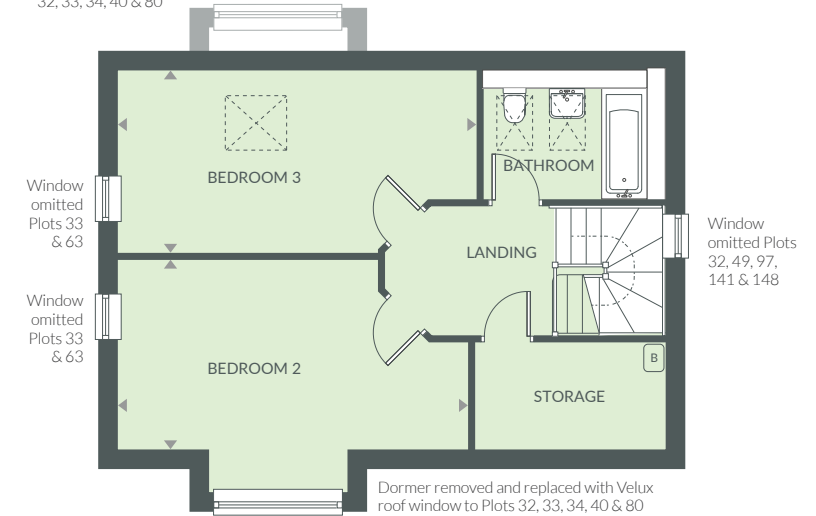
KEY: (B) Boiler [X] Velux CPD Cupboard CLKS Cloakroom

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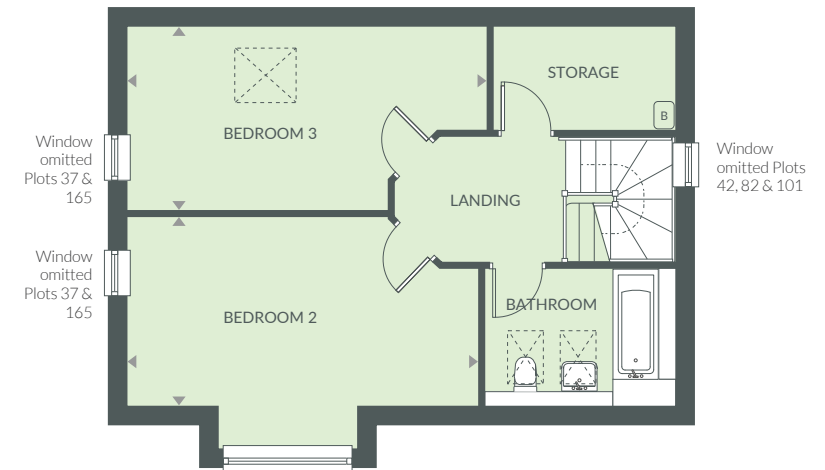
MEADOWBROOK

GOVER AN PRAS, CALLINGTON

Dormer Location on Plots
32, 33, 34, 40 & 80



FIRST FLOOR



FIRST FLOOR (Plots 3, 37, 42, 82, 101 & 165)



THE KATIE

MEADOWBROOK

GOVER AN PRAS, CALLINGTON



HOMES

4, 83, 84, 105, 106, 107, 108,
109, 115, 116, 117, 142, 143,
144, 145 & 170

THE KATIE

Three bedroom semi-detached house with either garage or car parking space.


BAKER
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THE KATIE

HOMES

4, 84, 105, 107, 109, 117, 144 & 170 | 83, 106,
108, 115, 116, 142, 143 & 145 (opposite)

GROUND FLOOR

Living/Dining Area 4.97 x 4.60m 16'3" x 15'1"

Kitchen 3.96 x 2.83m 13'0" x 9'3"

FIRST FLOOR

Bedroom 1 3.94 x 2.64m 12'11" x 8'8"

Bedroom 2 3.01 x 2.64m 9'11" x 8'8"

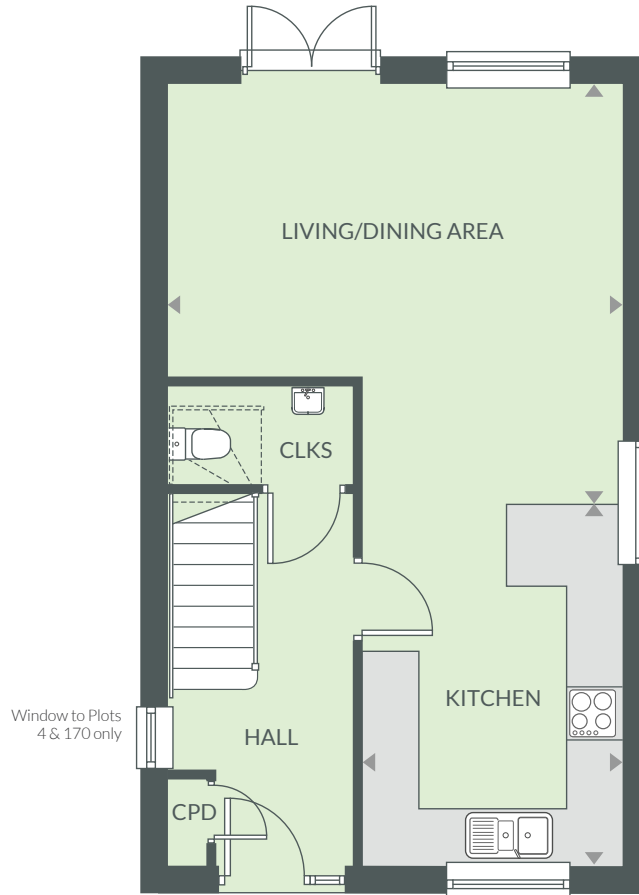
Bedroom 3 2.61 x 2.24m 8'7" x 7'4"

TOTAL FLOOR AREA

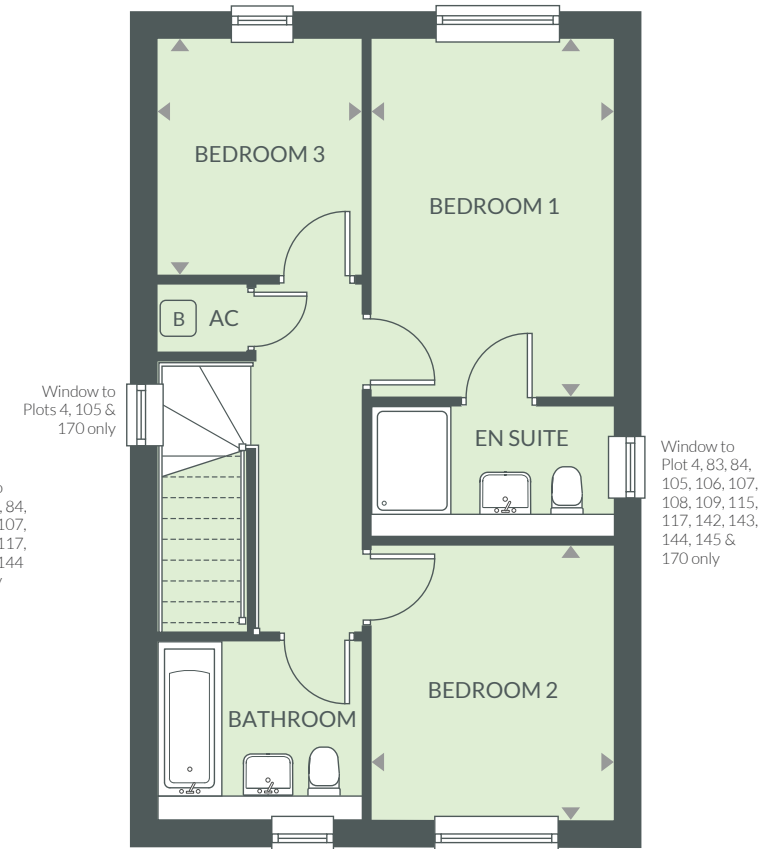
85 sq m 915 sq ft

MEADOWBROOK

GOVER AN PRAS, CALLINGTON



GROUND FLOOR



FIRST FLOOR

KEY: (B) Boiler AC Airing Cupboard CLKs Cloakroom CPD Cupboard

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THE LOUISA

MEADOWBROOK

GOVER AN PRAS, CALLINGTON



HOMES

110, 112, 113, 132, 140, 167 & 169

THE LOUISA

Three bedroom detached or semi-detached house with either garage or car parking space.

BAKER
ESTATES

THE LOUISA

HOMES

110, 113*, 132, 140 & 169* | 112 & 167* (opposite)

GROUND FLOOR

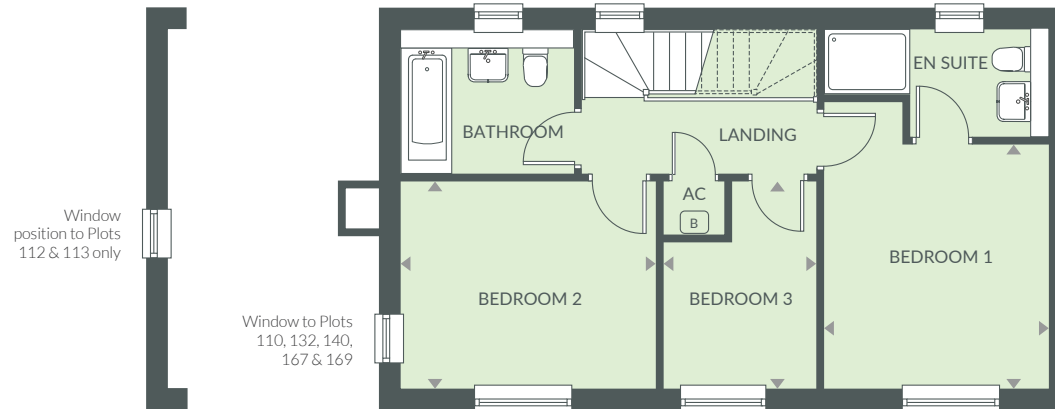
Living Room	4.99 x 3.34m	16'4" x 10'11"
Kitchen/Dining Area	4.99 x 2.75m	16'4" x 9'0"

FIRST FLOOR

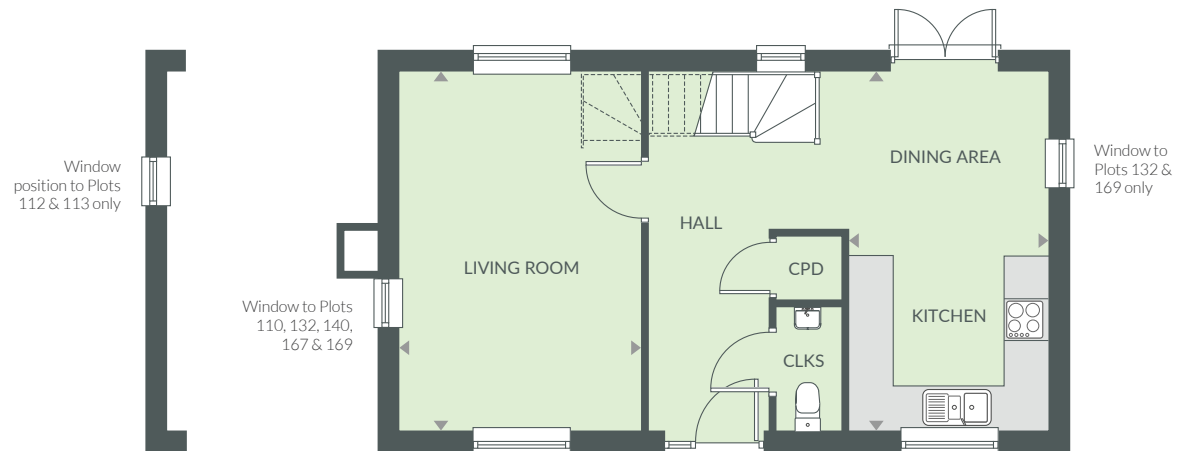
Bedroom 1	3.40 x 3.14m	11'2" x 10'4"
Bedroom 2	3.56 x 2.89m	11'8" x 9'6"
Bedroom 3	2.89 x 2.16m	9'6" x 7'1"

TOTAL FLOOR AREA

90 sq m 971 sq ft



FIRST FLOOR



GROUND FLOOR

KEY: (B) Boiler AC Airing Cupboard CLKS Cloakroom CPD Cupboard

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THE SCARLETT

MEADOWBROOK

GOVER AN PRAS, CALLINGTON



HOMES

1, 2, 86, 87, 95, 96, 114, 133,
137 & 138

THE SCARLETT

Four bedroom detached house with either garage or car parking space.


BAKER
ESTATES

THE SCARLETT

HOMES

2, 114*, 133, 137* & 138 | 1, 86, 87, 95* & 96 (opposite)

GROUND FLOOR

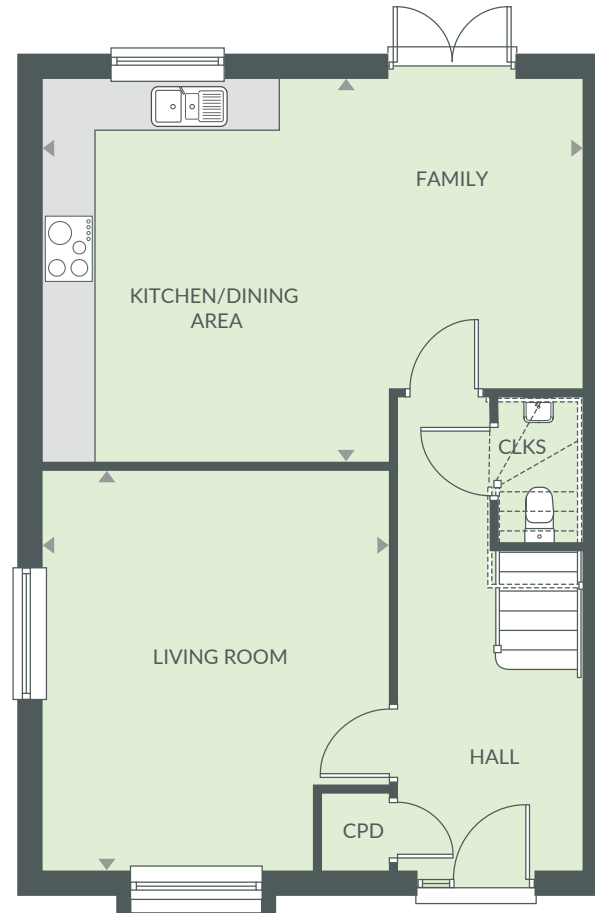
Kitchen/Dining/Family	6.43 x 4.57m	21'1" x 15'0"
Living Room	4.75 x 4.11m	15'7" x 13'6"

FIRST FLOOR

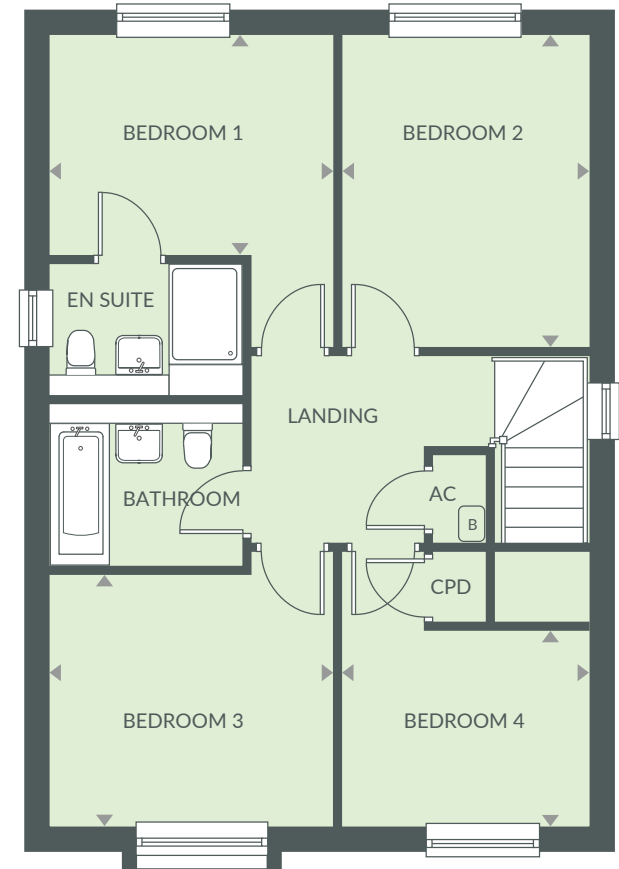
Bedroom 1	3.39 x 2.64m	11'1" x 8'8"
Bedroom 2	3.74 x 2.95m	12'3" x 9'8"
Bedroom 3	3.39 x 3.02m	11'1" x 9'11"
Bedroom 4	2.95 x 2.34m	9'8" x 7'8"

TOTAL FLOOR AREA

122 sq m 1309 sq ft



GROUND FLOOR



FIRST FLOOR

KEY: **B** Boiler **AC** Airing Cupboard **CLKS** Cloakroom **CPD** Cupboard

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THE AMELIA

MEADOWBROOK

GOVER AN PRAS, CALLINGTON



HOMES

45, 56, 64, 85, 146 & 171

THE AMELIA

Four bedroom detached house with either garage or car parking space.

BAKER
ESTATES

THE AMELIA

HOMES

64*, 85, 146 & 171 | 45 & 56 (opposite)

GROUND FLOOR

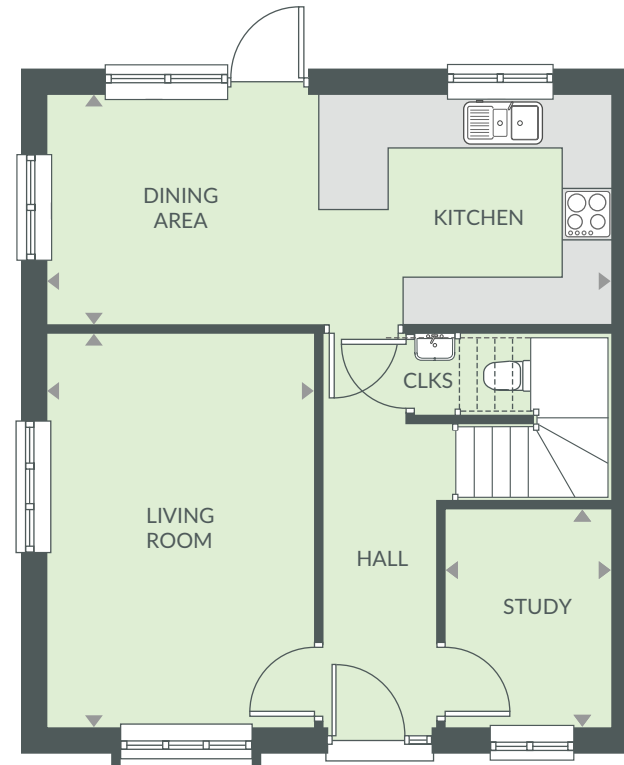
Kitchen/Dining Area	7.44 x 3.01m	24'5" x 9'11"
Living Room	5.21 x 3.51m	17'1" x 11'6"
Study	2.89 x 2.19m	9'6" x 7'2"

FIRST FLOOR

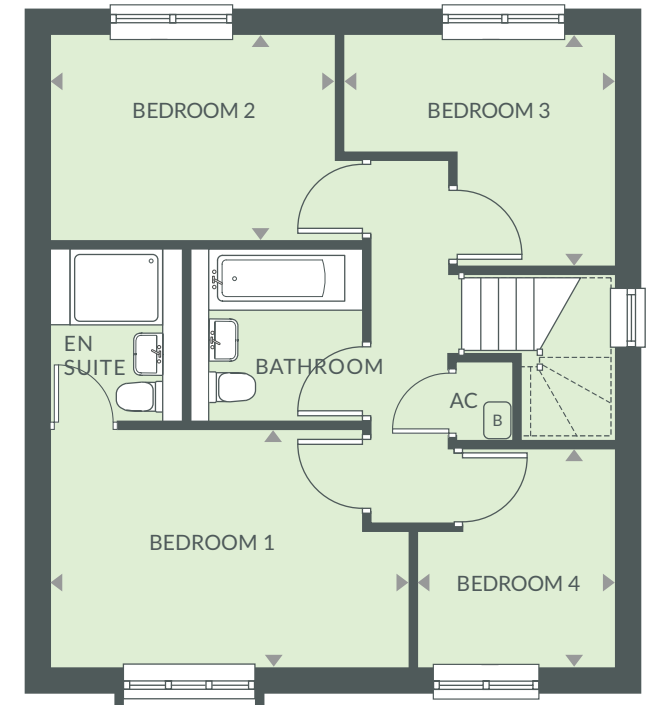
Bedroom 1	4.72 x 3.15m	15'6" x 10'4"
Bedroom 2	3.76 x 2.72m	12'4" x 8'11"
Bedroom 3	3.60 x 3.09m	11'10" x 10'1"
Bedroom 4	2.89 x 2.63m	9'6" x 8'7"

TOTAL FLOOR AREA

124 sq m 1335 sq ft



GROUND FLOOR



FIRST FLOOR

KEY: (B) Boiler AC Airing Cupboard CLKS Cloakroom

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THE ELLA

MEADOWBROOK

GOVER AN PRAS, CALLINGTON



HOMES

88, 89, 90, 91, 92, 93, 94 & 139

THE ELLA

Four bedroom detached house over three floors with either garage or car parking space.

BAKER
ESTATES



THE ELLA

HOMES

88, 90, 91, 92, 93, 94 & 139* | 89 (opposite)

GROUND FLOOR

Kitchen/Dining Area	5.30 x 3.66m	17'5" x 12'0"
Living Room	5.30 x 3.61m	17'5" x 11'10"

FIRST FLOOR

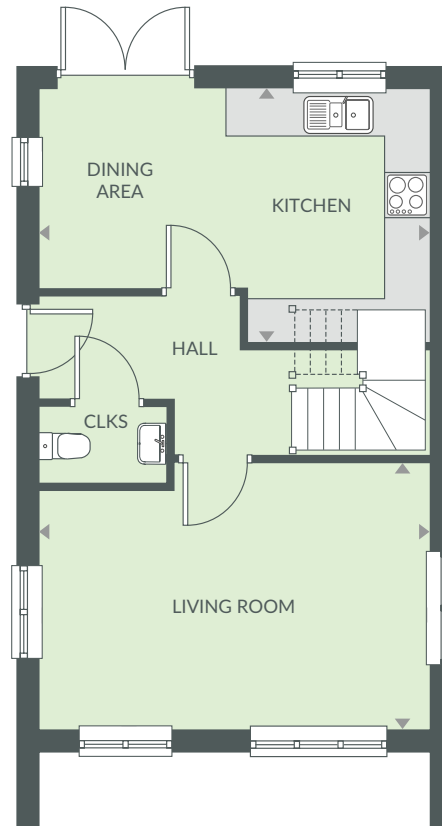
Bedroom 2	3.59 x 3.22m	11'9" x 10'7"
Bedroom 3	3.11 x 2.91m	10'3" x 9'6"
Bedroom 4	3.58 x 1.99m	11'9" x 6'6"

SECOND FLOOR

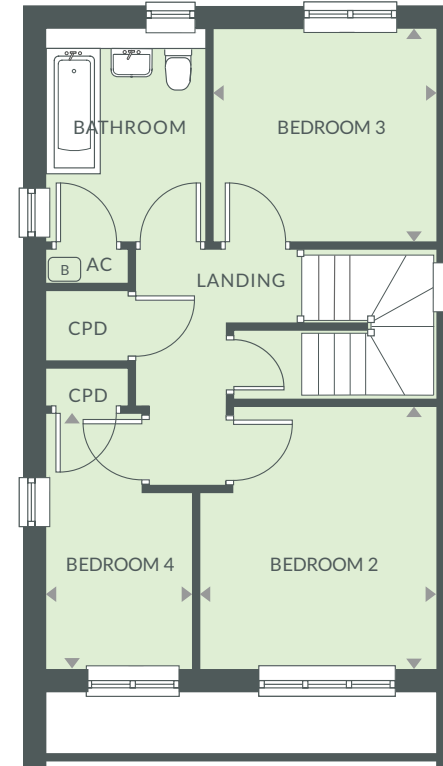
Bedroom 1	6.85 x 4.50m	22'6" x 14'9"
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TOTAL FLOOR AREA

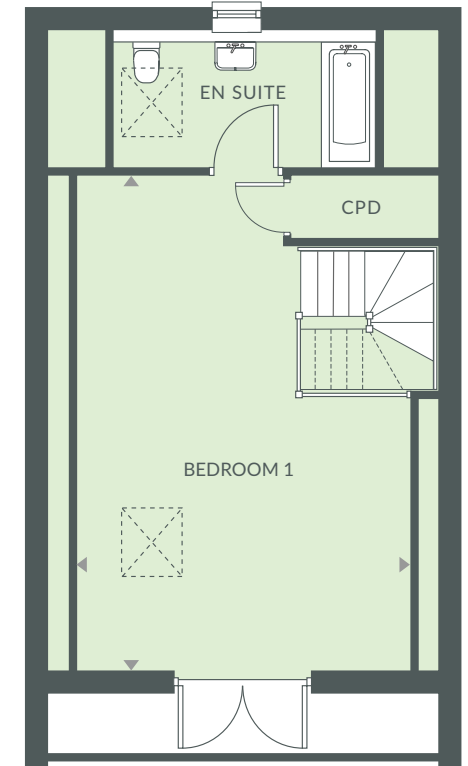
132 sq m 1425 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KEY: (B) Boiler AC Airing Cupboard CPD CUPBOARD CLKS Cloakroom

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THE BAILEY

MEADOWBROOK

GOVER AN PRAS, CALLINGTON



HOMES

102, 111, 149 & 150

THE BAILEY

Two bedroom semi-detached house with either garage or car parking space.

BAKER
ESTATES

THE BAILEY

HOMES

111 & 149* | 102 & 150* (opposite)

GROUND FLOOR

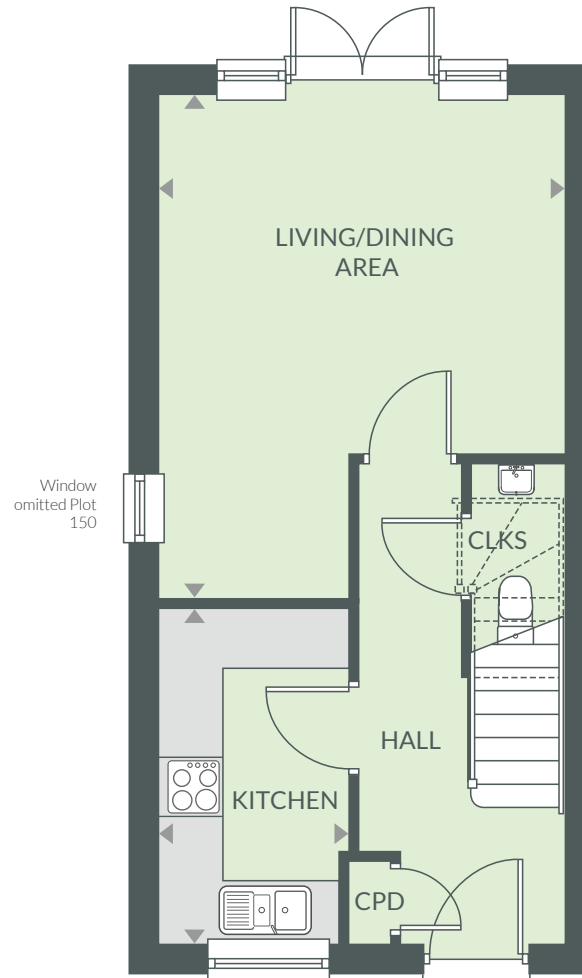
Living/Dining Area	4.95 x 3.95m	16'3" x 13'0"
Kitchen	3.30 x 1.85m	10'10" x 6'1"

FIRST FLOOR

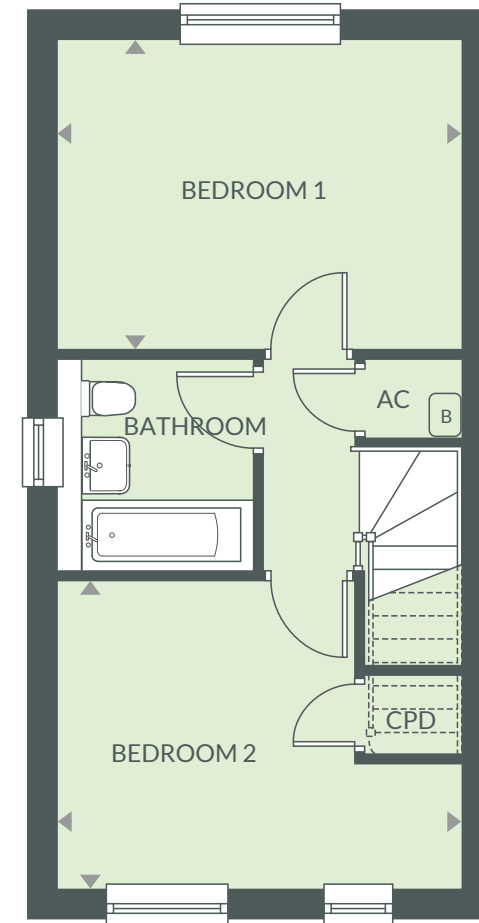
Bedroom 1	3.94 x 3.04m	12'11" x 10'0"
Bedroom 2	3.94 x 3.01m	12'11" x 9'11"

TOTAL FLOOR AREA

66 sq m 709 sq ft



GROUND FLOOR



FIRST FLOOR

KEY: (B) Boiler AC Airing Cupboard CPD Cupboard CLKS Cloakroom

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MEADOWBROOK

GOVER AN PRAS, CALLINGTON

FINISHING
TOUCHES

KITCHEN

	2 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES
Fully fitted kitchen with laminate worktops and upstand*	●	●	●
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 fridge (under oven)			●
Integrated freezer (under oven)			●
Plumbing & electrics for dishwasher	●	●	●
Plumbing & electrics for washing machine	●	●	●

BATHROOM AND ENSUITE

Roca white sanitaryware with contemporary chrome fittings	●	●	●
Roca rainsense and loft hand shower with glass screen over bath	●	●	●
Roca Rainsense shower in ensuites	●	●	●
White heated towel rail in bathroom and en suite	●	●	
Chrome heated towel rail in bathroom and en suite			●

HEATING

Gas fired central heating	●	●	●
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LIGHTING AND ELECTRICAL

	2 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES
BT Fibre network to the premises	●	●	●
Terrestrial TV aerial	●	●	●
TV points in living room and master bedroom	●	●	●
Sky point to living room	●	●	●
Telephone point in hall, living room, smallest bedroom or study (as applicable)	●	●	●
USB port in lounge and master bedroom	●	●	●
LED downlights in kitchen, bathroom & ensuite	●	●	●
Multigrid appliance switching in kitchen	●	●	●
Shaver socket to bathroom and ensuite	●	●	●
External light to front door area and wire only to rear patio area (where applicable)	●	●	●
Power and lighting to garages within curtilage of plot (if applicable)	●	●	●

INTERNAL FINISHES

Light oak veneer doors with contemporary chrome door furniture	●	●	●
Timeless white emulsion to walls and smooth white ceilings	●	●	●
Karndean flooring to kitchen & utility (excluding garages)	●	●	●
White gloss woodwork	●	●	●

GENERAL

uPVC double glazed casement windows	●	●	●
Loft ladder (where space permits)	●	●	●
IG external doorsets with multipoint locking system	●	●	●
Turfed rear garden with external tap	●	●	●
Rear garden boundary fences (as per external works plan)	●	●	●

Baker Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details. Specification may be amended at any time without notice. Please check specific plot details with the Sales Executive prior to reserving your home, particularly on items which are more important to you. *Choice where stage of construction permits.



SITE LAYOUT

PHASE ONE

MEADOWBROOK

GOVER AN PRAS, CALLINGTON

- **THE DAISY**
Two bedroom detached bungalow
Plots 154,155,161,162,163,164,166 & 168

- **THE ELLA**
Four bedroom detached house
Plot 139

- **THE KATIE**
Three bedroom semi-detached or detached house
Plots 142,143,144,145 & 170

- **THE BAILEY**
Two bedroom semi-detached house
Plots 149 & 150

- **THE AMELIA**
Four bedroom detached house
Plots 146 & 171

- **THE HOLLY**
Three bedroom detached chalet bungalow
Plots 141,148,151,152,153 & 165

- **THE LOUISA**
Three bedroom detached or semi-detached house
Plots 140,167 & 169

- **THE SCARLETT**
Four bedroom detached house
Plot 138

- **REGISTERED PROVIDER**
Plots 147,156, 157,158,159 & 160



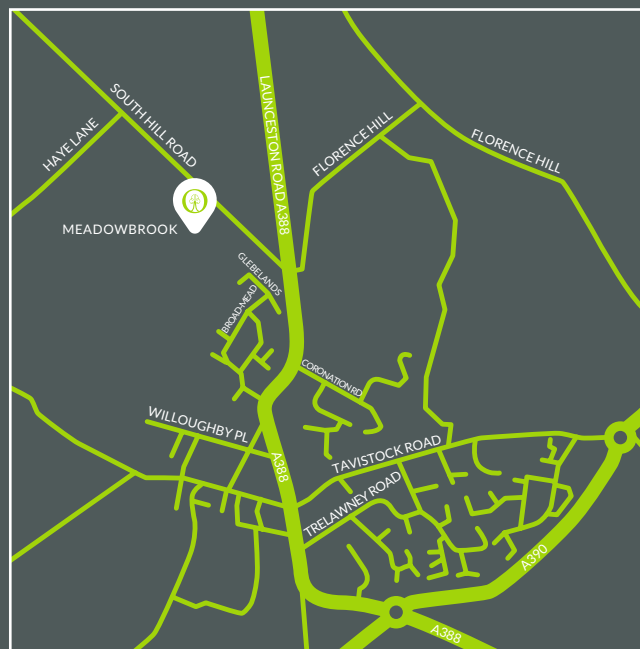
PHASE ONE

Green Space

Not to scale. Trees and landscaping are indicative only and may alter during construction. Shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.



BAKER
ESTATES



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