



THE MALTINGS

MERTON

The Maltings

Set in the heart of Merton, North Devon - a former manor mentioned in the Domesday Book of 1086 - The Maltings development is named after an 1800's maltings house that was located in the village square



The Development

Nestled in the historic village of Merton, The Maltings is a select development of 33 quality homes built to Gilbert & Goode's exacting standards.

Each one is designed for couples and families to thrive and grow, and offers the best of village life in beautiful North Devon with the convenience of easy access to nearby market towns and amenities.

With stunning views over the surrounding countryside, the development comprises a carefully thought out mix of different property types, from coach houses and apartments through to two, three, and four bedroom houses.

“you can always tell when it’s a
Gilbert & Goode home”





Gilbert & Goode



About Gilbert & Goode

From humble beginnings in 1972, Gilbert & Goode has grown to become a leading multi award-winning property developer and contractor in the South West of England.

Our previous new build developments have included Parklands and Five in Truro, North Hill Gardens in Blackwater, Heyl View in Fowey, Lannanta Forge in St Ives, and more recently the 125-home development, Copper Hills in Hayle.

Known for our focus on providing exceptional customer service and creating high quality homes and neighbourhoods, Gilbert & Goode are committed to making a positive difference to communities across the region.

This includes investing profits from the companies newbuild home sales into the development of affordable homes in Cornwall, through our group partners Ocean Housing Group.

In addition, we work with local landowners, suppliers, and businesses, and actively promotes the use of sustainable local products and services to support the region's economy.

We also make contributions towards highways, schools, and other local facilities, including the development of open spaces for families to enjoy.

Gilbert & Goode is committed to sustainability and environmental responsibility. The company has won numerous awards for its green building practices, including the Considerate Constructors Scheme Gold Award and the National Federation of Builders' Sustainable Construction Award.

“Gilbert & Goode provided a fantastic service from start to finish”

“We absolutely love our home and still feel so lucky that we have it”

Delightful Devon



With its stunning UNESCO World Heritage Jurassic Coast, award-winning sandy beaches, and beautiful countryside, there is nowhere else quite like Devon.

Home to the wild and rugged Exmoor and Dartmoor national parks, as well as the picturesque towns and villages that make up the charming English Riviera, it is a popular destination for tourists and locals alike.

The region also has a rich historical and cultural heritage, with numerous museums, galleries, and ancient sites to explore, as well as a varied calendar of local festivals and events.

For those looking for a slightly faster pace of life, the vibrant cities of Exeter and Plymouth offer a mix of modern amenities and traditional architecture, with plenty of shopping, dining, and cultural experiences to enjoy.

Whether it's a walk on a beach, visiting a castle, or indulging in some retail therapy, you'll find Devon is friendly and welcoming with plenty to see and do.



The Village of Merton

Located in the heart of peaceful North Devon, the historic village of Merton features many Areas of Conservation and is situated in the Torrridge district, known for its rolling hills, patchwork fields, and picturesque countryside.

With its village square and beautiful period homes, Merton offers quintessential countryside living whilst enjoying easy access to the market towns of Great Torrington and Bideford to the north and Hatherleigh and Okehampton to the south.

It is also well located for exploring the wider region, with Dartmoor National Park, the North Devon coastline, and the city of Exeter all less than 35 miles away.

With its sense of community and idyllic rural life, Merton is a hidden gem packed with history and character.

In addition, the Tarka Trail, a 180-mile figure-of-eight walking and cycling route that runs through North Devon - following the path of Tarka the otter in the famous Henry Williamson novel - passes directly through Merton, which is located near its midpoint.



Welcome to the Community

Featuring a community village hall with good sports facilities, a rural primary school, a historic church, and a warm and welcoming country pub, Merton is the perfect place for families to settle and grow.

The Clinton Hall

With a sports hall, a well-equipped gym, professional kitchen, meeting rooms, bar area and terrace, The Clinton Hall is Merton's community hub.

Yoga and exercise classes, coffee mornings, craft sessions, and other local events are held regularly, and it can be booked for private events such as wedding celebrations and parties.

Outside there is a full size football pitch, a children's play area, and a floodlit multiple use games area for the whole family to enjoy.

The Clinton Church of England School

Located next to The Clinton Hall, the Clinton Church of England School is the village's primary school, providing a safe and creative learning environment for youngsters.

Part of the Alumnis Multi-Academy Trust, it is rated as a SIAMS Good School and received an outstanding grading for personal development

in their latest Ofsted report.

The school's curriculum is centred around character development and Inspiring Changemakers, and it is nationally recognised by the Association of Character Education.

As well as after-school clubs, the school is active in the local community, and enjoys large open spaces, gardens, a woodland walk, pond, and wildlife areas.

All Saints Church

Dating back to 1261, before being rebuilt in the 15th Century and restored in 1875, All Saints Church in Merton features late medieval stained glass and many interesting and unusual features.

The Malt Scoop Inn

Located just a stone's throw from The Maltings development, the Malt Scoop Inn is a delightful thatched pub and guest house that dates back to the 1800s.

Serving food throughout the day, it features a large beer garden and traditional bar, complete with an inglenook fireplace.

The unique building retains many of its original features, making it popular with villagers and visitors alike.



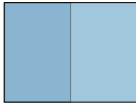
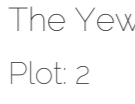


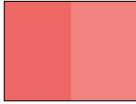

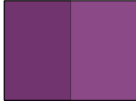
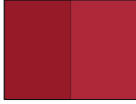

“Merton is a lovely village with our historic 300 year old pub, a church, a school, and a village hall, and I'm really looking forward to welcoming residents of The Maltings development into our community.”

Becky McClymont, Landlady,
The Malt Scoop Inn, Merton



Development Layout



-  The Birch
Plot: 1
-  The Yew
Plot: 2
-  The Cedar
Plots: 3, 4, 5 & 20
-  The Arran
Plot: 6
-  The Sycamore
Plots: 7, 8, 24, 25, 26, 28, 29 & 30
-  The Rosewood
Plots: 9, 10, 11, 12, 13, 14, 15 & 16
-  The Oak
Plots: 17, 18 & 19
-  The Bay
Plot: 27
-  Affordable Housing



THE MALTINGS
MERTON

Style & Quality. Inside & Out

With Gilbert & Goode, style and quality come as standard. Contemporary designs are perfectly complemented by a range of finishes, including modern appliances, fixtures and fittings, and spacious living areas that enjoy plenty of natural light.

You'll enjoy every moment of living in a Gilbert & Goode home, whether you're relaxing in your comfortable living room, whipping up a delicious meal in your sleek kitchen, or drifting off to sleep in your cosy bedroom.

And the design moments don't stop at your front door - outside, you'll find landscaped gardens and communal areas, offering spaces to enjoy time with friends and neighbours or simply relax and enjoy your new community.

From every angle, The Maltings is guaranteed to impress.

“The house is amazing and we are in love with it! We are so happy with our purchase.”



The Birch & The Yew

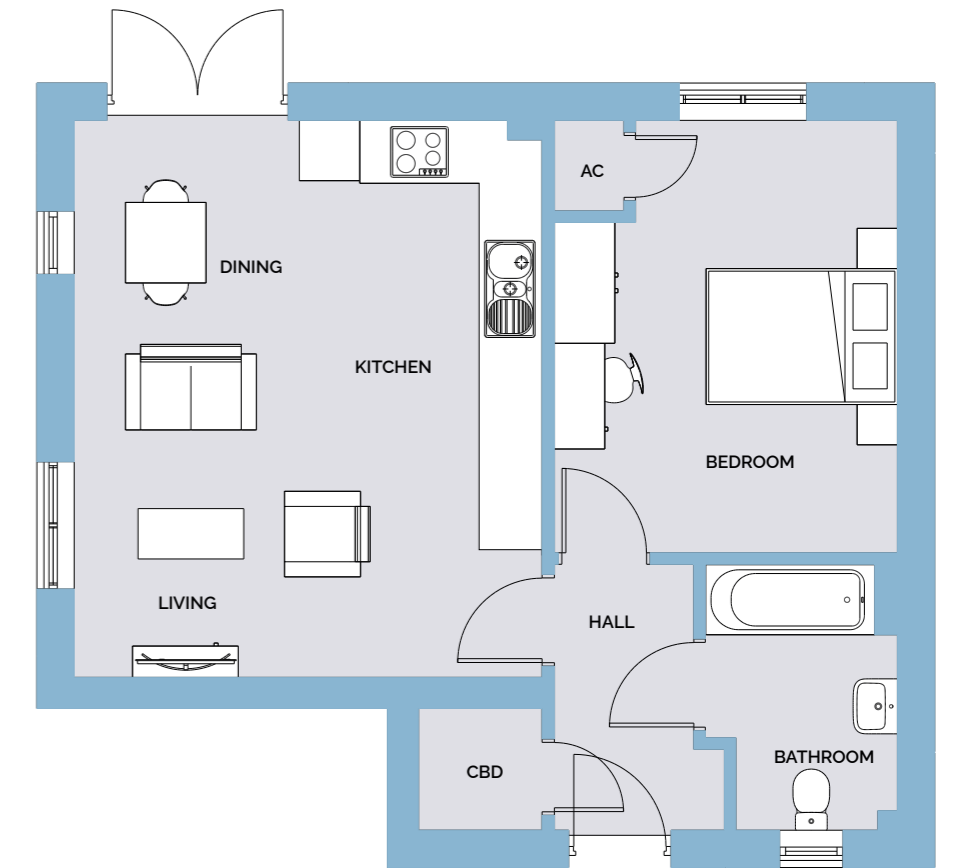
THESE CONTEMPORARY SINGLE BEDROOM APARTMENTS OFFER WELL-DESIGNED ACCOMMODATION, ENJOYING MODERN OPEN PLAN LIVING.

These one-bedroom apartments benefit from a fully fitted kitchen with integrated appliances including single oven, 4-zone electric hob, stainless steel cooker hood and fridge freezer.

The main bathroom features modern ceramic sanitaryware, thermostatic shower and tiles from the popular Porcelanosa bathroom collection.



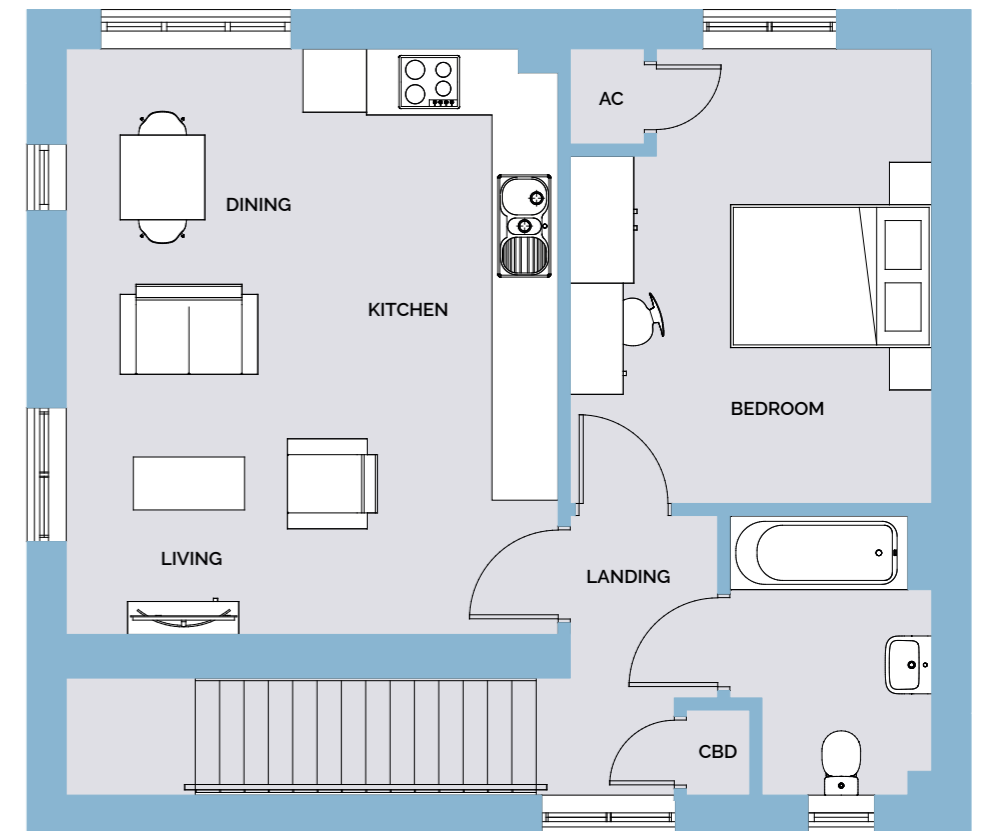
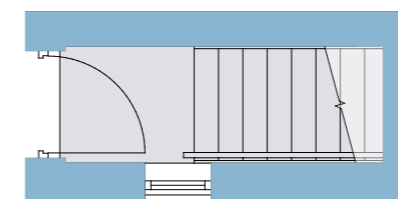
The Birch



GROUND FLOOR

Living Area	5.53m x 4.65m	18' 2" x 15' 3"
Bedroom	4.29m x 3.41m	14' 1" x 11' 2"
Bathroom	2.64m x 1.91m	8' 8" x 6' 3"

The Yew



GROUND FLOOR

FIRST FLOOR

Living Area	5.53m x 4.65m	18' 2" x 15' 3"
Bedroom	4.29m x 3.41m	14' 1" x 11' 2"
Bathroom	2.64m x 1.91m	8' 8" x 6' 3"

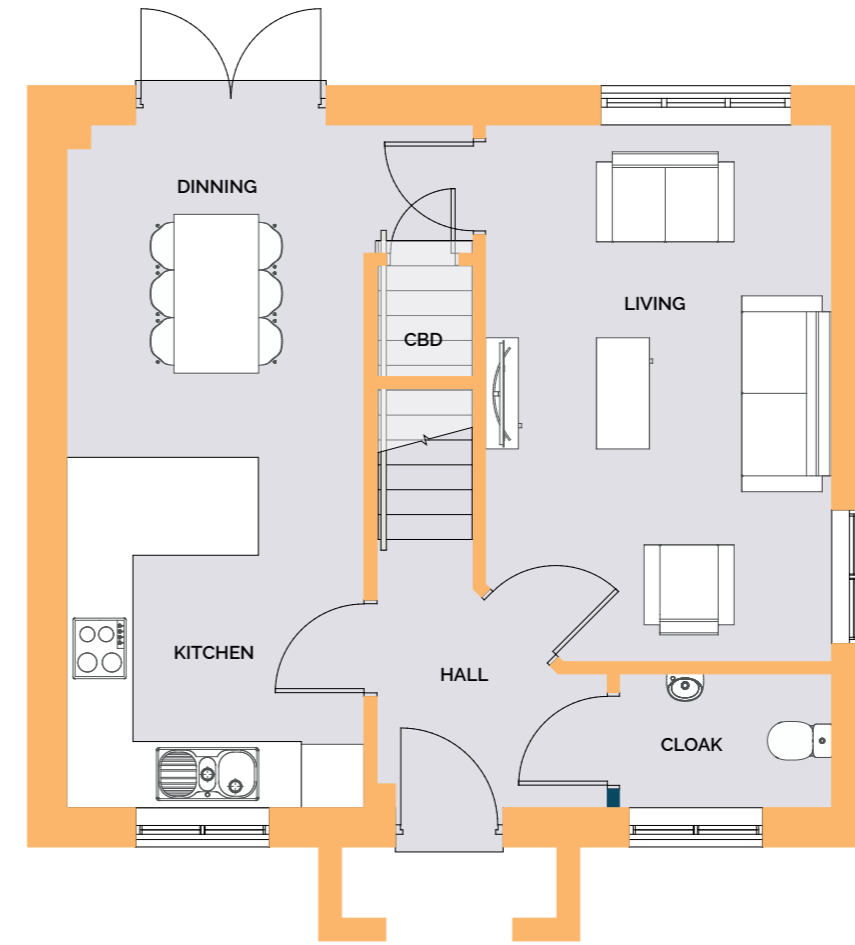
The Cedar

A CHARMING THREE BEDROOM HOME THAT OFFERS AN AIRY KITCHEN/DINER WITH SEPARATE LIVING ROOM. FRENCH DOORS LEAD OUT ONTO THE ENCLOSED REAR GARDEN FROM THE DINING ROOM.

This three bedroom home enjoys a seamless kitchen/dining room, with separate living room. French doors open onto the rear garden from the dining space.

Upstairs the master bedroom benefits from an ensuite shower room.

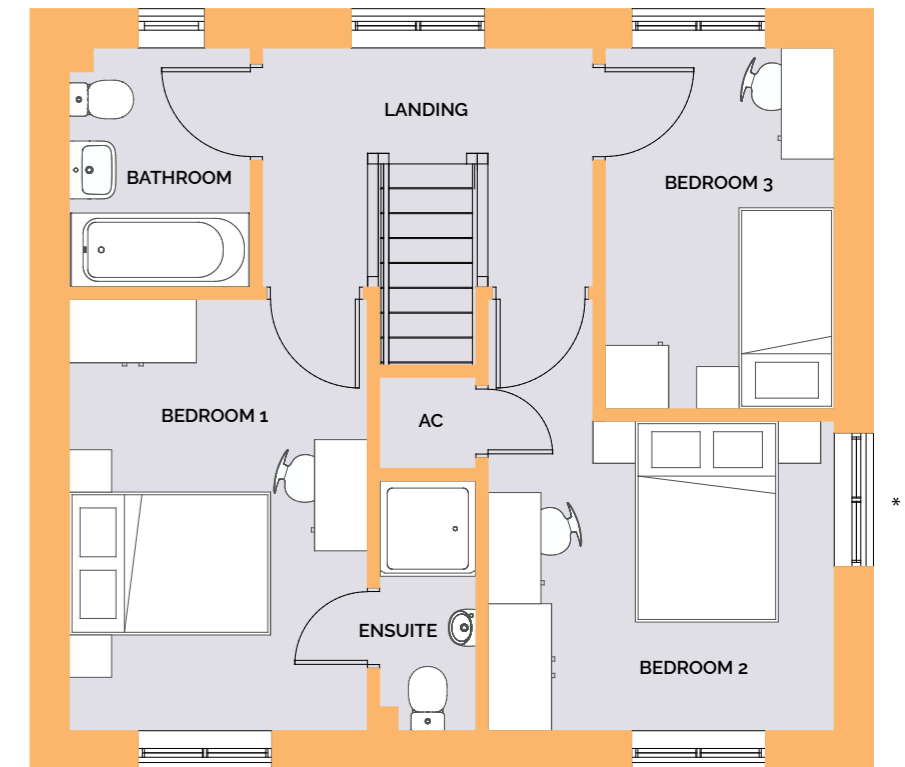
All Bathroom finishes include modern ceramic sanitaryware and tiling from the popular Porcelanosa bathroom collection.



GROUND FLOOR

Kitchen	6.45m x 2.81m	21' 2" x 9' 3"
Living	5.07m x 3.27m	16' 8" x 10' 9"
Cloak	2.00m x 1.27m	6' 7" x 4' 2"

* Window to Plots 3, 4 & 20



FIRST FLOOR

Bedroom 1	4.08m x 2.82m	13' 5" x 9' 3"
Bedroom 2	3.27m x 2.93m	10' 9" x 9' 7"
Bedroom 3	3.41m x 2.16m	11' 2" x 7' 1"
Bathroom	2.26m x 1.71m	7' 5" x 5' 7"

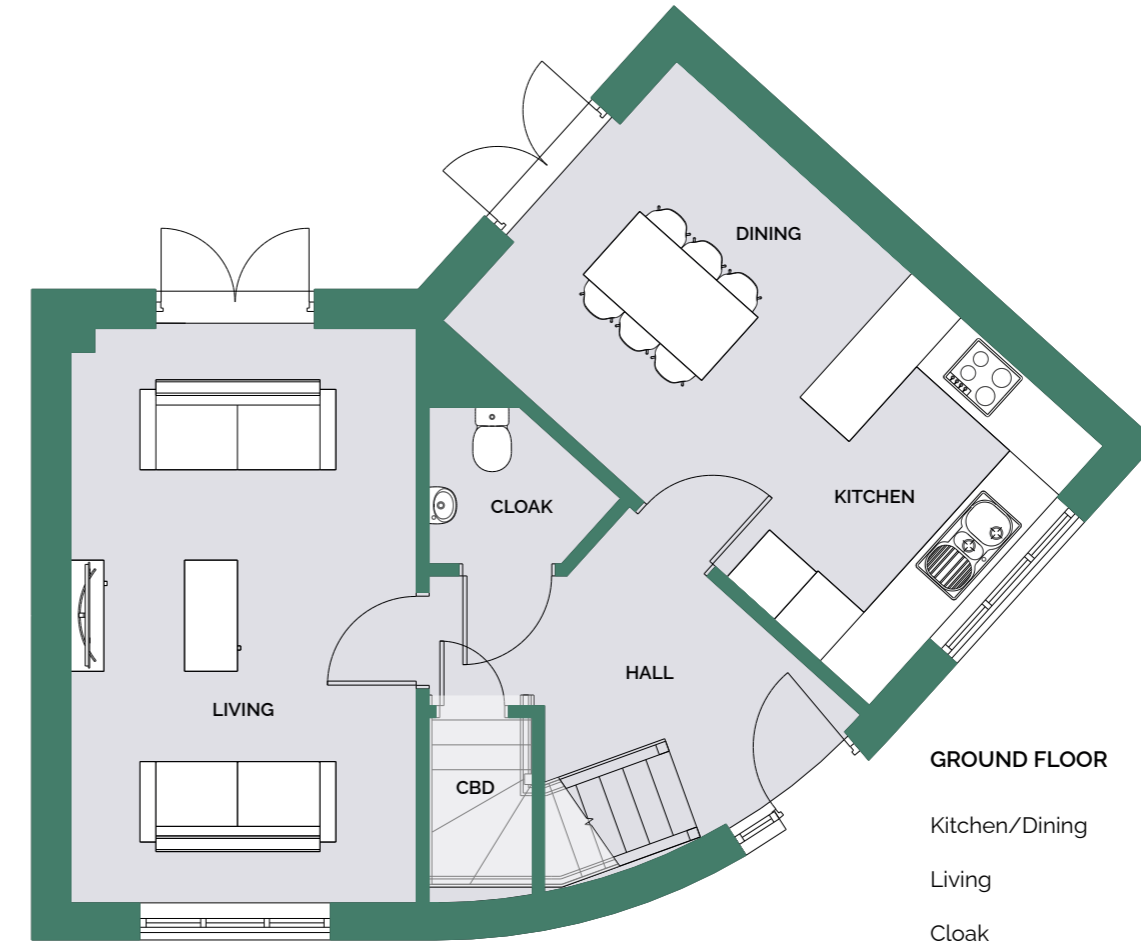
The Arran

A CREATIVELY DESIGNED THREE BEDROOM HOME THAT OFFERS A SPACIOUS KITCHEN/ DINER WITH SEPARATE LIVING ROOM. FRENCH DOORS LEAD OUT FROM THE DINING ROOM ONTO THE ENCLOSED REAR GARDEN.

This three bedroom home offers a distinctive design that makes the very most of its shape. On either side of the homes welcoming hallway are the kitchen/ dining room and full length living room.

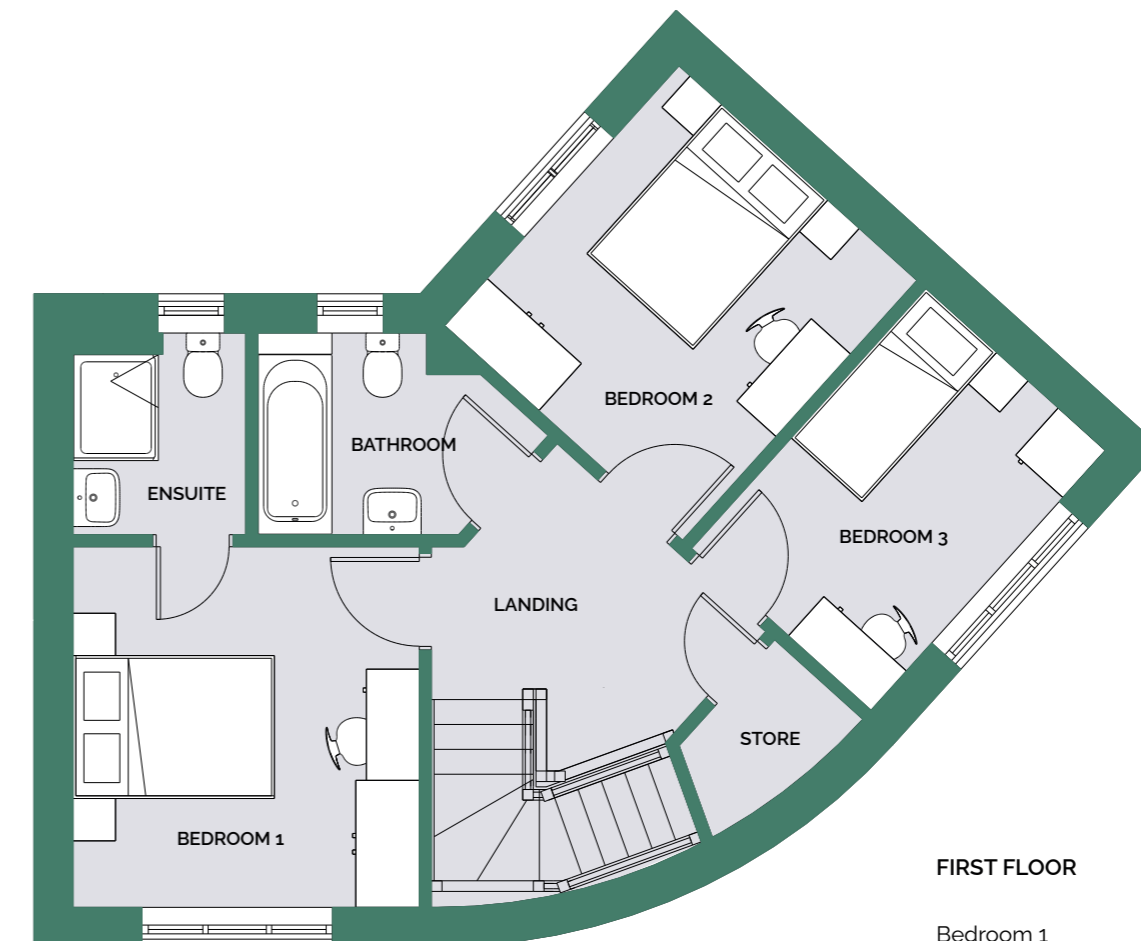
Two sets of French doors lead onto the rear garden from both the dining and living rooms. Upstairs the master bedroom benefits from an ensuite shower room.

All Bathroom finishes include modern ceramic sanitaryware and tiling from the popular Porcelanosa bathroom collection.



GROUND FLOOR

Kitchen/Dining	5.43m x 3.30m	17' 10" x 10' 10"
Living	5.43m x 3.26m	17' 10" x 10' 8"
Cloak	1.48m x 1.81m (max)	4' 10" x 5' 11" (max)



FIRST FLOOR

Bedroom 1	3.41m x 3.27m	11' 2" x 10' 9"
Ensuite	1.90m x 1.63m	6' 3" x 5' 4"
Bedroom 2	3.31m x 3.03m	10' 10" x 9' 11"
Bedroom 3	3.31m x 2.28m	10' 10" x 7' 6"
Bathroom	2.74m x 1.90m (max)	9' 0" x 6' 3" (max)

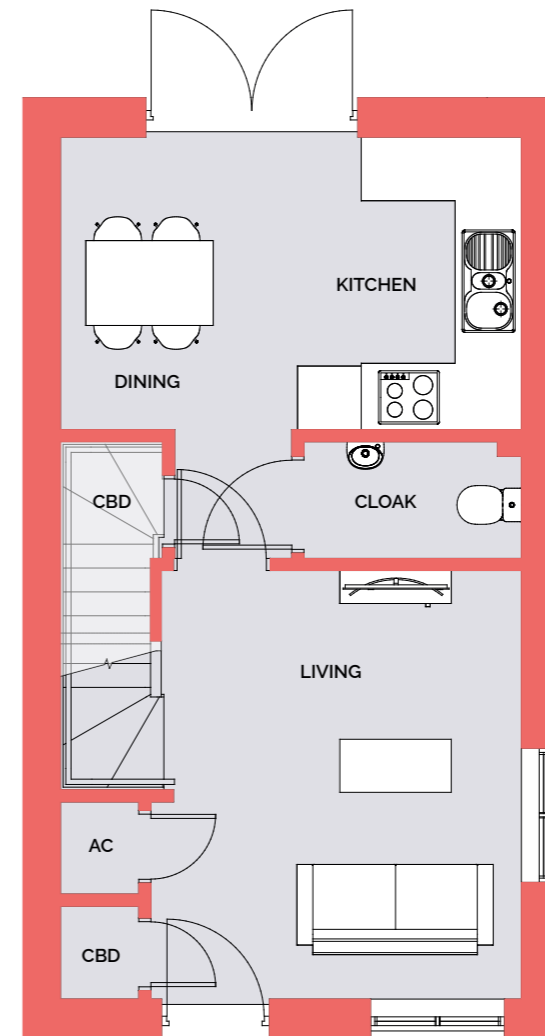
The Sycamore

A STYLISH TWO BEDROOM HOME WITH KITCHEN/ DINER AND SEPARATE LIVING ROOM.

This two bedroom home offers a separate living room to kitchen/diner, with French doors leading onto the rear garden.

Upstairs offers a well-balanced layout with two good sized bedrooms and family bathroom.

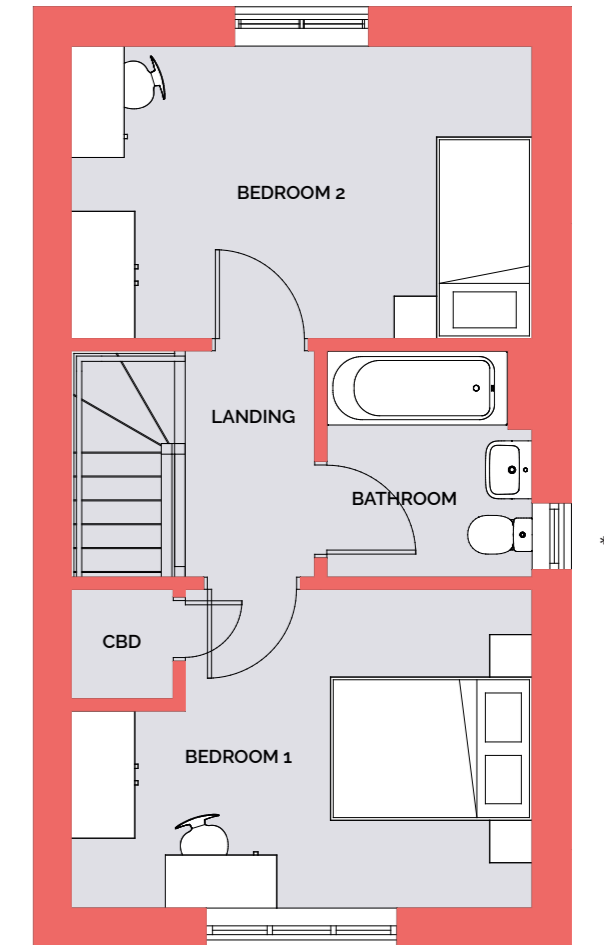
Bathroom finishes include modern ceramic sanitaryware and tiling from the popular Porcelanosa bathroom collection.



GROUND FLOOR

Kitchen/Dining	4.35m x 2.76m	14' 3" x 9' 1"
Living	4.04m x 3.49m	13' 3" x 11' 5"
Cloak	2.05m x 1.10m	6' 9" x 3' 7"

* Window to Plots 26 & 30 only



FIRST FLOOR

Bedroom 1	4.35m x 3.00m	14' 3" x 9' 11"
Bedroom 2	4.35m x 2.76m	14' 3" x 9' 1"
Bathroom	2.13m x 1.94m	7' 0" x 6' 4"

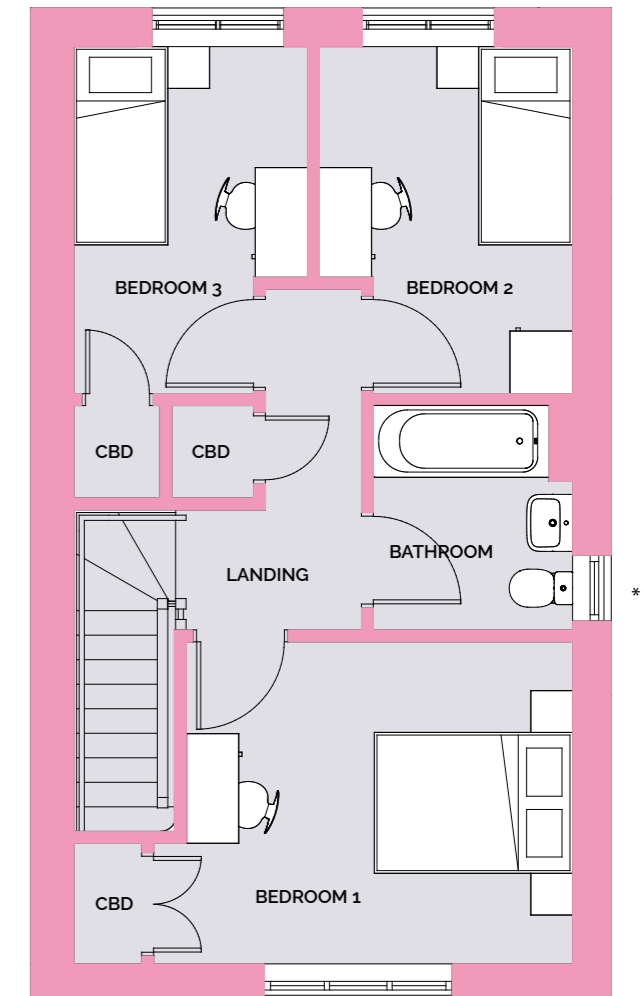
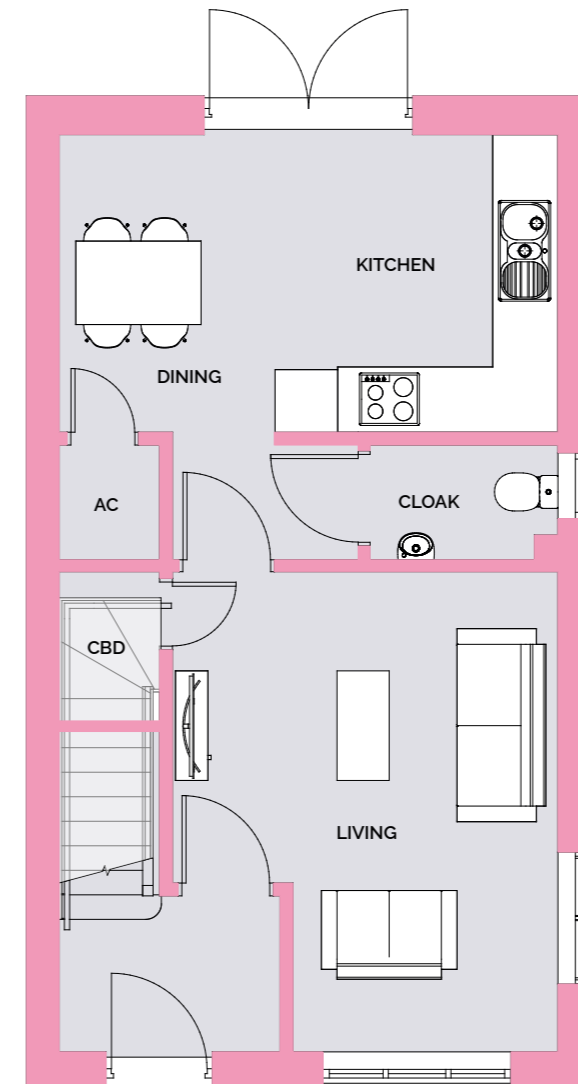
The Rosewood

AS DELIGHTFUL AS ITS NAME THIS THREE BEDROOM HOME OFFERS A LIGHT AND AIRY KITCHEN/DINER WITH SEPARATE LIVING ROOM.

This three bedroom home offers a kitchen/dining room with separate living room. French doors lead onto the rear garden from the kitchen/diner.

Upstairs offers three bedrooms with the master bedroom benefiting from built-in storage.

The family bathroom is finished with modern ceramic sanitaryware and tiling from the popular Porcelanosa bathroom collection.



GROUND FLOOR

Kitchen/Dining	4.78m x 2.85m	15' 8" x 9' 4"
Living	4.60m x 3.69m	15' 1" x 12' 1"
Cloak	1.80m x 1.10m	5' 11" x 3' 7"

* Window to Plots 12, 13 & 16 only.

FIRST FLOOR

Bedroom 1	3.70m x 3.09m	12' 2" x 10' 2"
Bedroom 2	3.33m x 2.43m	10' 11" x 8' 0"
Bedroom 3	3.33m x 2.24m	10' 11" x 7' 4"
Bathroom	2.15m x 1.91m	7' 1" x 6' 3"

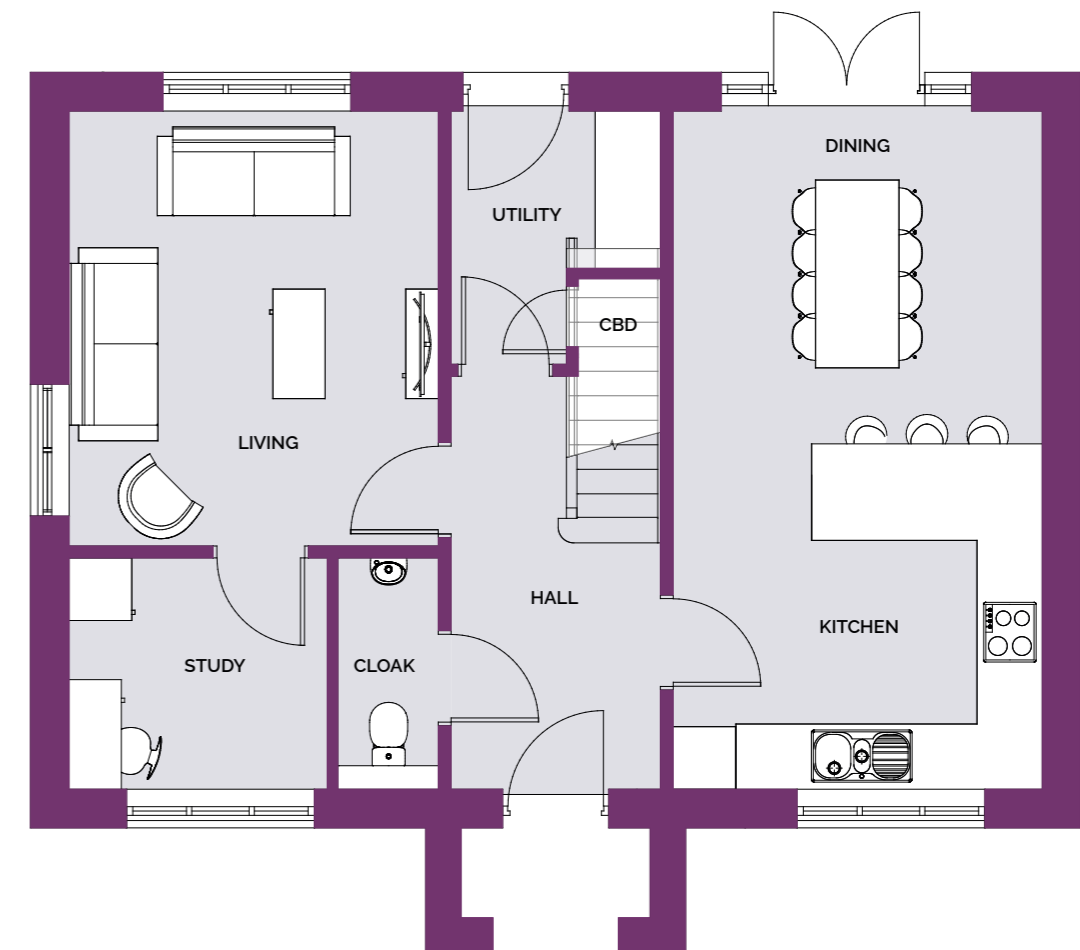
The Oak

AN IMPRESSIVE FOUR BEDROOM HOME OFFERING SPACIOUS LIVING AREAS AND DEDICATED STUDY.

This four bedroom home offers a spacious kitchen/dining room with breakfast bar and French doors leading onto the rear garden.

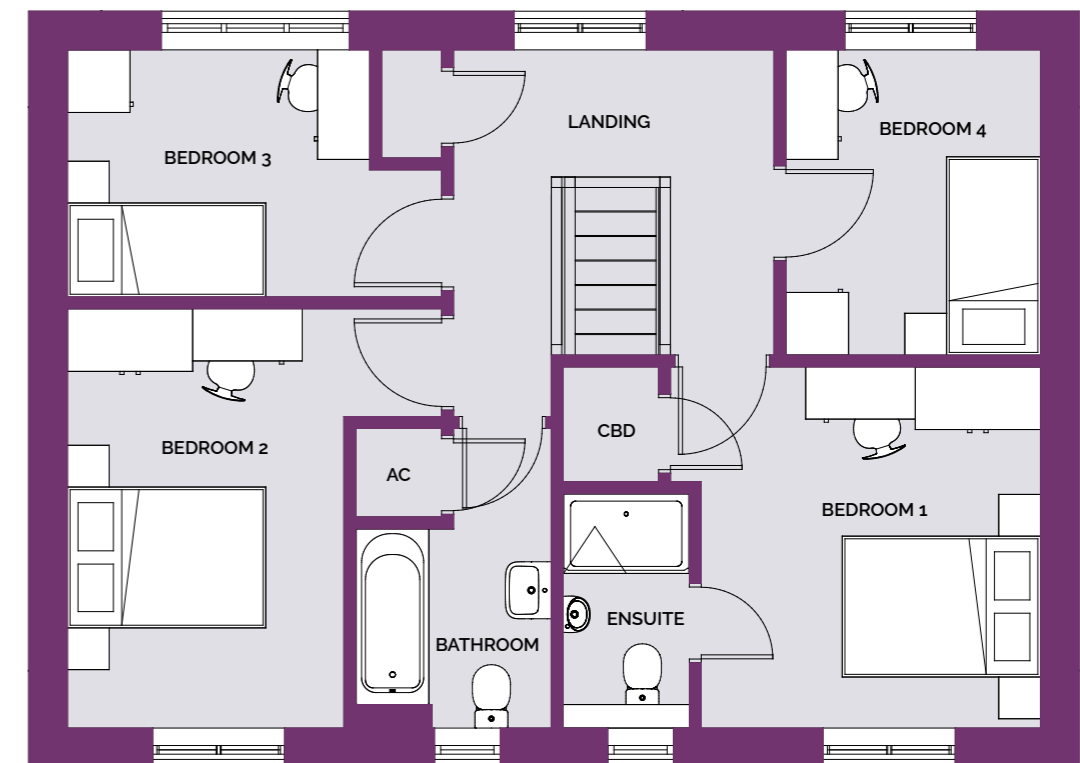
The ground floor also benefits from a separate living room and separate study. The upper floor offers four bedrooms with the master suite benefiting from an ensuite shower room and built-in storage.

The bathrooms are finished with modern ceramic sanitaryware and tiling from the popular Porcelanosa bathroom collection.



GROUND FLOOR

Kitchen/Dining	6.50m x 3.54m	21' 4" x 11' 7"	Cloak	1.99m x 0.95m	6' 6" x 3' 1"
Living	4.17m x 3.54m	13' 8" x 11' 7"	Utility	2.01m x 1.51m	6' 7" x 4' 11"
Study	2.47m x 2.22m	8' 1" x 7' 3"			



FIRST FLOOR

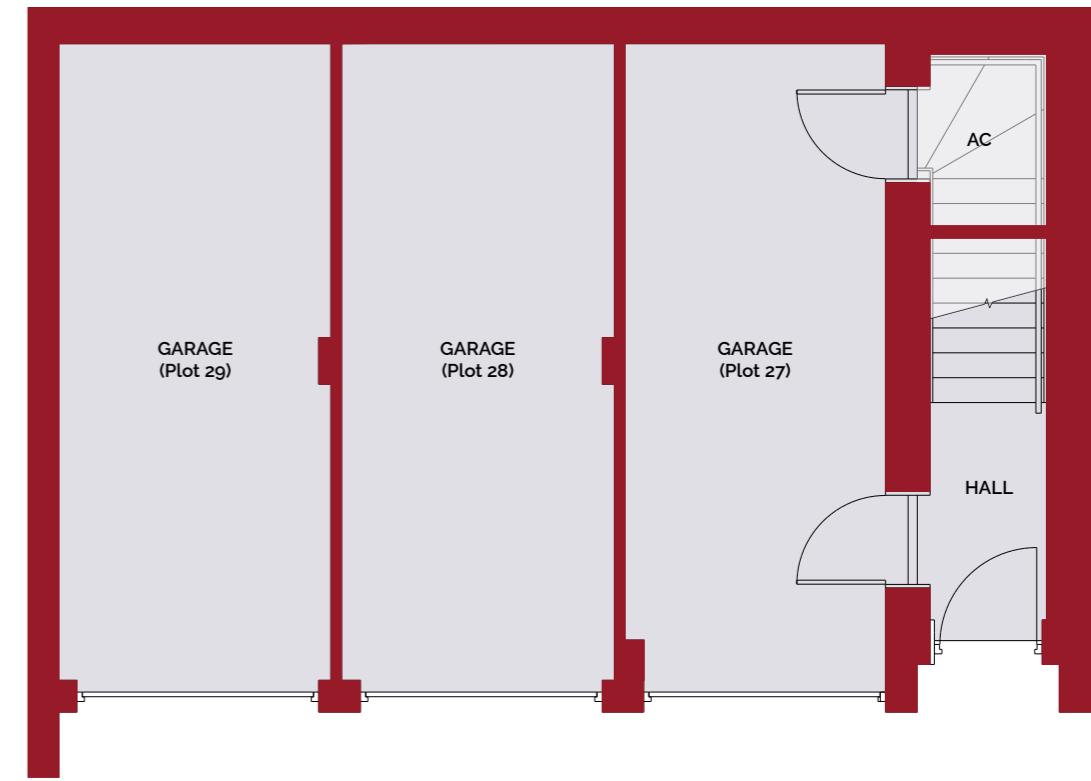
Bedroom 1	3.46m x 3.25m	11' 4" x 10' 8"	Bedroom 4	2.93m x 2.44m	9' 7" x 8' 0"
Ensuite	2.24m x 1.21m	7' 4" x 4' 0"	Bathroom	2.87m x 1.87m	9' 5" x 6' 2"
Bedroom 2	4.02m x 2.65m	13' 2" x 8' 8"			
Bedroom 3	2.90m x 2.37m	9' 6" x 7' 9"			

The Bay

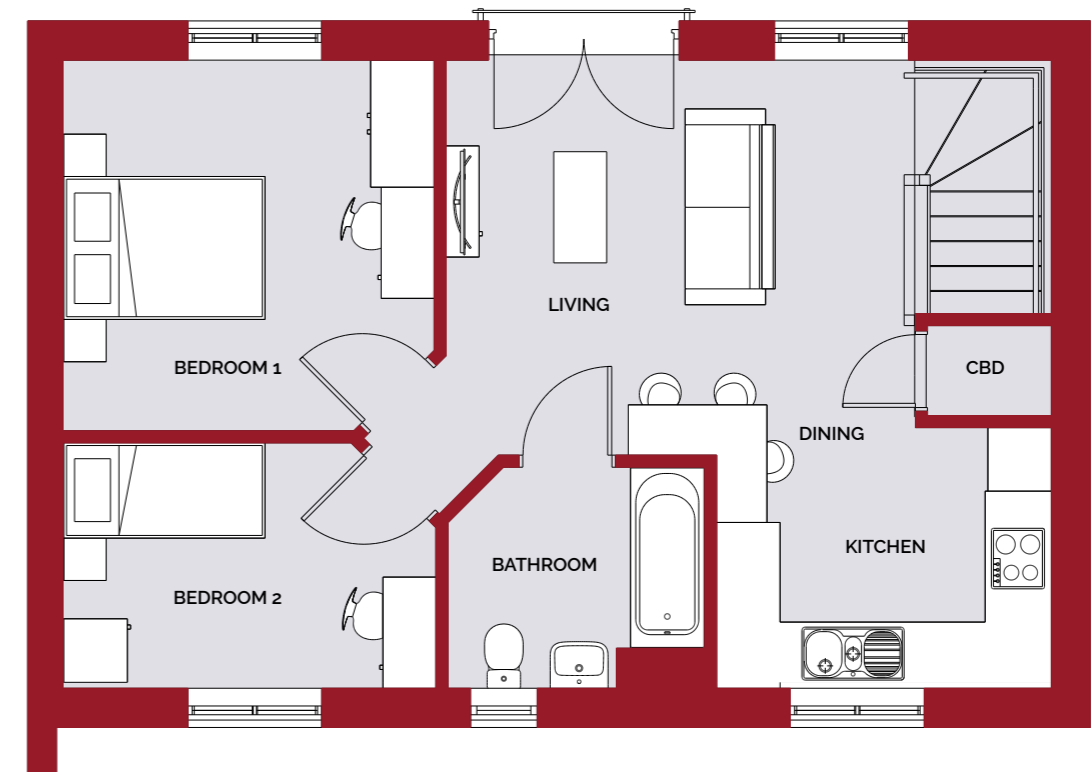
A TWO BEDROOM COACH HOUSE OFFERING A CONNECTED LIVING SPACE WITH MODERN OPEN PLAN DESIGN.

This two-bedroom coach house has an open plan living area that is perfect for socialising. The living space is bright and airy, with a fully fitted kitchen, a sleek dining bar, and French doors that open to a Juliet Balcony.

Along with 2 well-proportioned bedrooms, The Bay provides a bathroom featuring modern ceramic sanitaryware, thermostatic shower and tiles from the popular Porcelanosa bathroom collection.

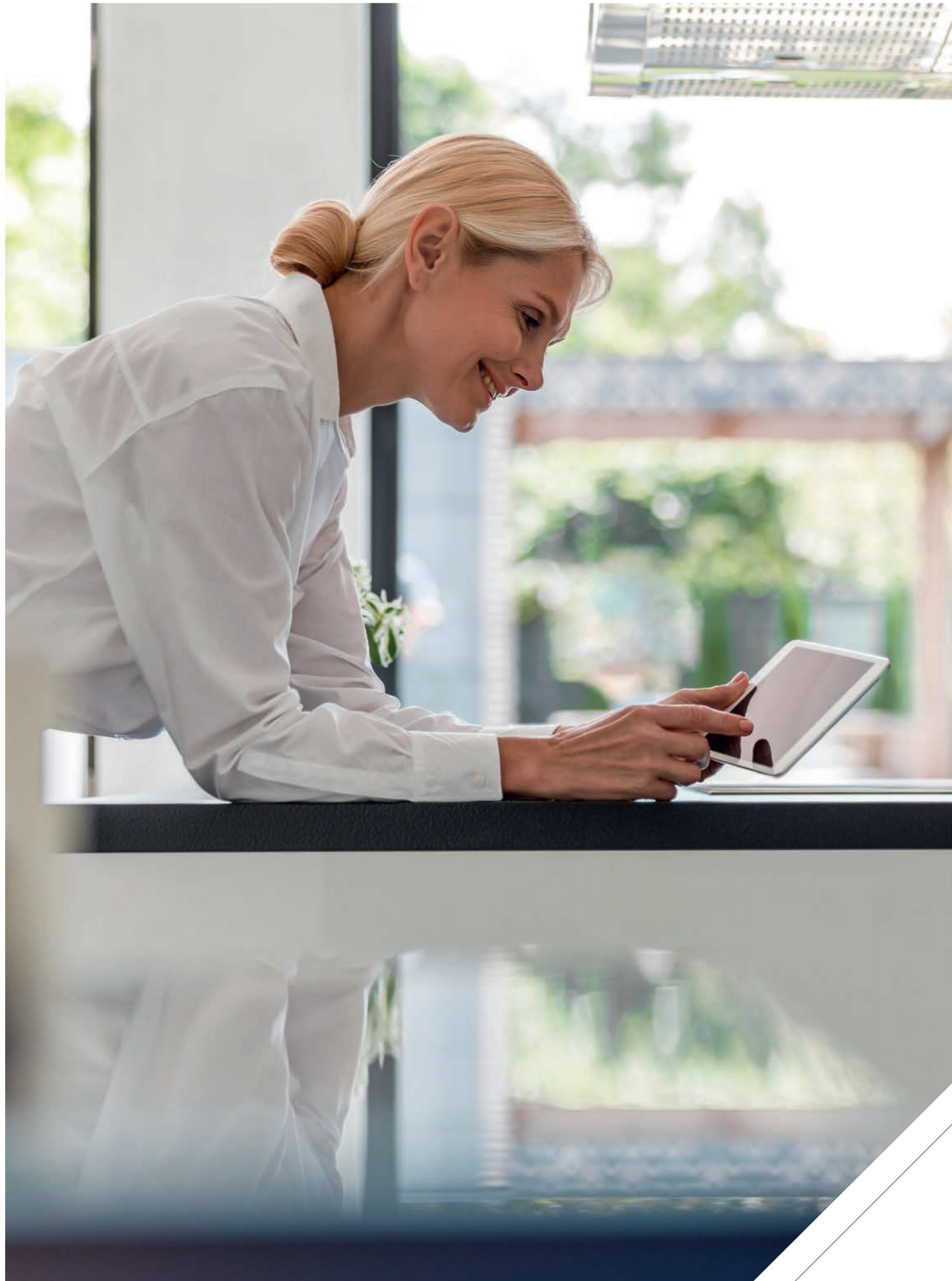


GROUND FLOOR



FIRST FLOOR

Living Area	4.43m x 3.73m	14' 6" x 12' 3"
Bedroom 1	3.51m x 3.50m	11' 6" x 11' 6"
Bedroom 2	3.52m x 2.32m	11' 6" x 7' 7"
Bathroom	3.16m x 2.46m	10' 4" x 8' 1"



Warranties and Accreditations

NEW BUILDMARK WARRANTY

The National House Building Council (NHBC) Buildmark warranty is your assurance that your new home has been built to the highest technical standards. It is the leading new build warranty in the UK covering 1.5 million homes, providing protection from the moment contracts are exchanged through to 10 years after the sale has been completed.

In addition, in the first two years after your purchase, Gilbert & Goode will carefully review any concerns you may have with your new home so that you have complete peace of mind.

CONSUMER CODE FOR HOME BUILDERS

Gilbert & Goode is also a supporter of the Consumer Code for Home Builders that provides protection for buyers and ensures they are treated fairly and are kept fully informed about their purchase before and after they sign the contract.

ACCREDITATIONS

With a reputation for creating inspiring homes across Devon and Cornwall, Gilbert & Goode is an award-winning developer that has been praised for its green credentials, high standards of construction, and contribution to the built environment.

Amongst its many awards is the 2023 Gold Award in Customer Satisfaction from independent survey company In-house Research. The award is based on customer feedback and recognises housebuilders who achieved a recommendation score of 90% or more.



Find Us

Sat Nav: EX17 6PZ

TO AND FROM

Merton has the benefit of easy commuter links via road or rail.

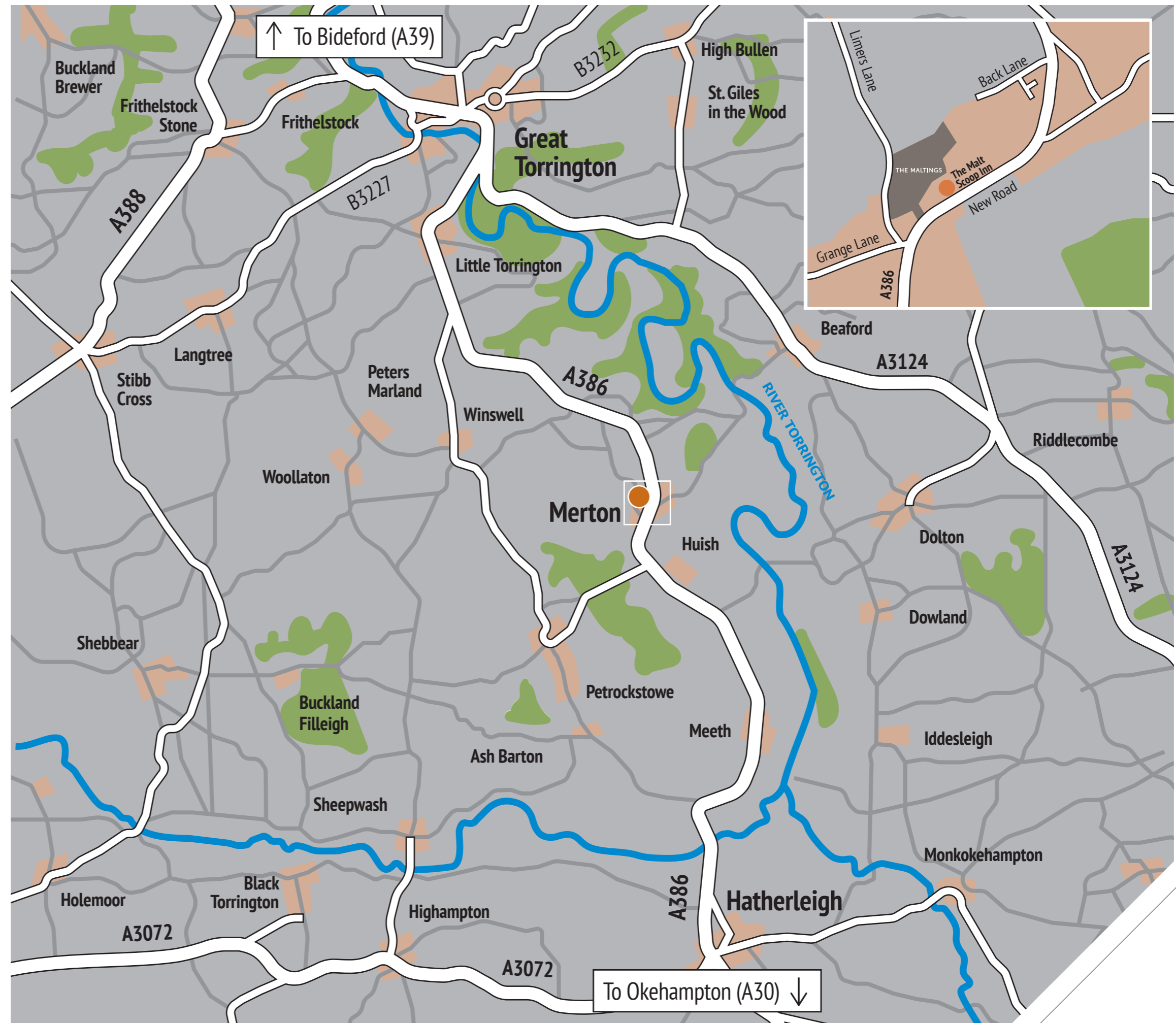
By road, the market town of Great Torrington is just 12 minutes (7 miles) north, whilst Okehampton to the south is little over 20 minutes (13 miles) away, with direct access to the A30 and Exeter.

From there, the M5 motorway provides easy access to Taunton (32 miles from Exeter) and Bristol (75 miles), whilst Exeter Airport provides regular flights to destinations including Edinburgh, Belfast and Tenerife, as well as connections for flights to the USA and further afield.

For train travellers, the recently opened Dartmoor Line from Okehampton provides hourly trains seven days a week to and from Exeter (40 minutes) where commuters can board direct mainline trains to locations including Bristol and London.

Exeter St David's to Bristol Temple Meads - 57m
 Exeter St David's to London Paddington - 2h 13m

Journey times taken from Google Maps and National Rail information.





Gilbert & Goode

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