



THE GROVE

FOLLY GATE

The Grove

Perfectly tucked away in the peaceful West Devon hamlet of Folly Gate, The Grove is a select development of 23 high specification homes with stunning far-reaching views over natural countryside.



The Development

Named after the ancient forestry in and around the area - including the beautiful and tranquil 380 acre Abbeyford Woods on the doorstep - the development is designed to embrace the very best of countryside living whilst enjoying easy access to all the amenities of modern life, from shops, to doctors and schools, to travel links to major cities.

Each home has been generously designed to offer room for families to relax and enjoy the leisurely pace of life and their choice of countryside pursuits, from horse riding to simply walking the dogs through the woods.

A hidden gem for those seeking their forever home, The Grove is a neighbourhood like no other.

“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, Cornwall.

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 promote 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 Hamlet of Folly Gate

Surrounded by a picture perfect patchwork of rolling fields and woodland, the hamlet of Folly Gate provides the perfect setting for relaxing and escaping the toils of modern life.

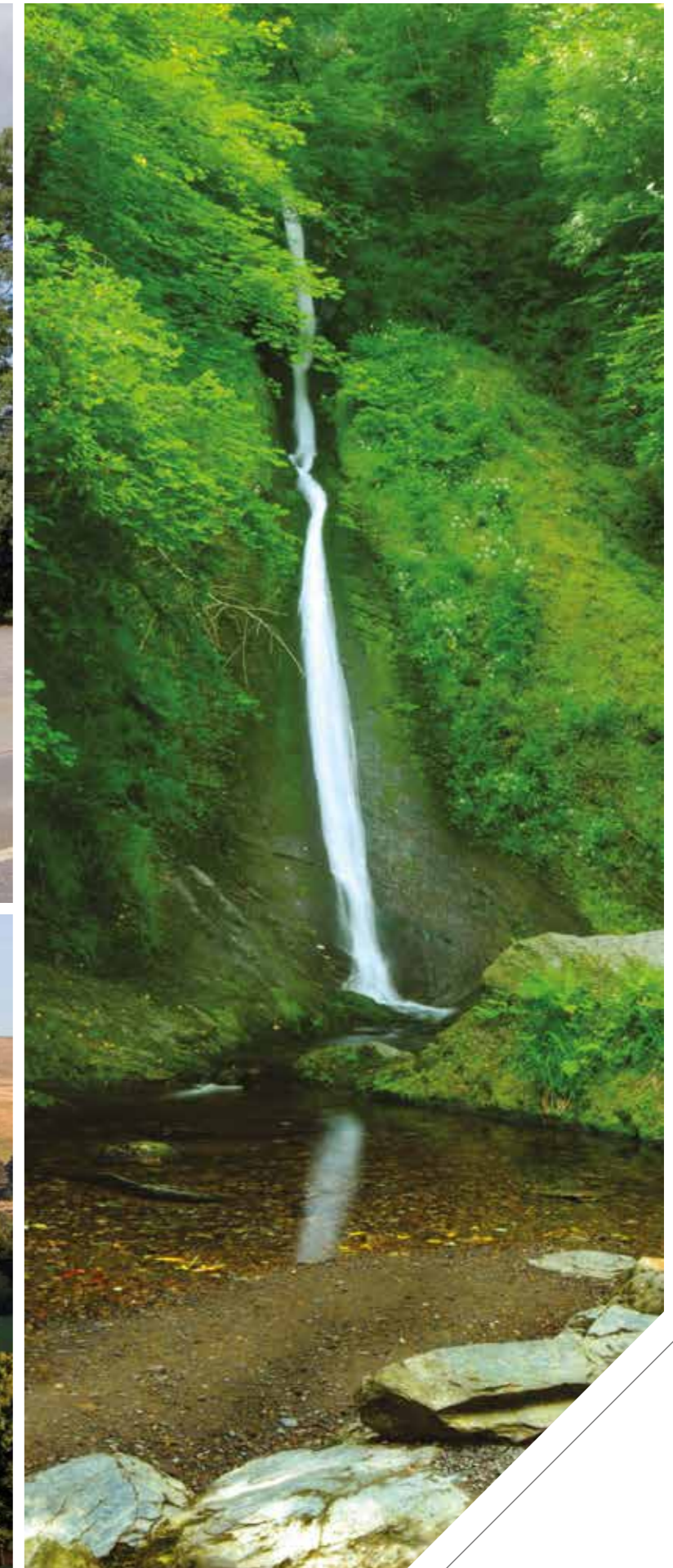
Here you can immerse yourself in the natural beauty of the area with its walking trails, cycle routes, and hidden paths perfect for horse riding or a leisurely stroll.

Best of all, it is perfectly located just minutes away from a wide range of stunning attractions, historic sites, and local amenities.

Closest of these is the charming castle town of Okehampton just two miles away (known as the walking centre of Devon), offering a variety of local services, shops, schools, and entertainment options - as well as an hourly direct train service to Exeter - ensuring you have everything you need on your doorstep.

Within a 10-minute drive from Folly Gate is the vast moorland of Dartmoor National Park, world-famous for its rich history, archeological sites, and rare wildlife.

Lynford Gorge, featuring the 30 metre Whitelady Waterfall and the Devil's Cauldron porthole, is also just a short drive away, as are country parks, public gardens, and farm shops such as Strawberry Fields in Lifton (just 23 minutes away by car) that hosts a range of fun family festivals and events throughout the year.



Welcome to the Community

With a parish hall and a traditional country pub, Folly Gate is a warm and inviting community perfect for families to settle and make new friends.

Inwardleigh Parish Hall

Named after the local parish, the Inwardleigh Parish Hall on New Road, Folly Gate features a main hall, a kitchen, a bar, and a committee room, all of which can be hired for private events such as children's parties, wedding receptions, and more.

Local events from yoga classes to bingo evenings are also held at the hall, making it a focal point for village life.

The Crossways Inn

Serving delicious home cooked meals and a great selection of real ales, the Crossways Inn is a popular destination for locals and visitors from farther afield.

Featuring beamed ceilings and open fireplaces, a restaurant, and an attractive garden, the pub dates back to the 16th century and was originally a coaching house on the main route from Okehampton to Torrington.





“Welcome to Folly Gate, a lovely village where we have recently taken over The Crossways Inn, a cosy pub with traditional games and a sunny beer garden. Whether you are looking to live here for the warm community or for the abundance of outdoor activities like woodland walks and cycling trails this part of Devon has to offer, Folly Gate has something for everyone and is a great place to live. Come and join us for a pint, we can't wait to welcome you.”

Sharon & Paul, Landlords of The Crossways



Development Layout

-  **The Elm**
Plots 2 & 16
-  **The Willow**
Plots 9 & 10
-  **The Hazel**
Plots 11, 12 & 13
-  **The Larch**
Plots 18 & 19
-  **The Hawthorn**
Plots 6 & 7
-  **The Laurel**
Plots 8 & 14
-  **The Juniper**
Plots 1, & 17
-  **The Cypress**
Plot 15
-  **Affordable Homes**
3, 4, 5, 20, 21, 22 & 23



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.

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 Grove is guaranteed to impress.

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

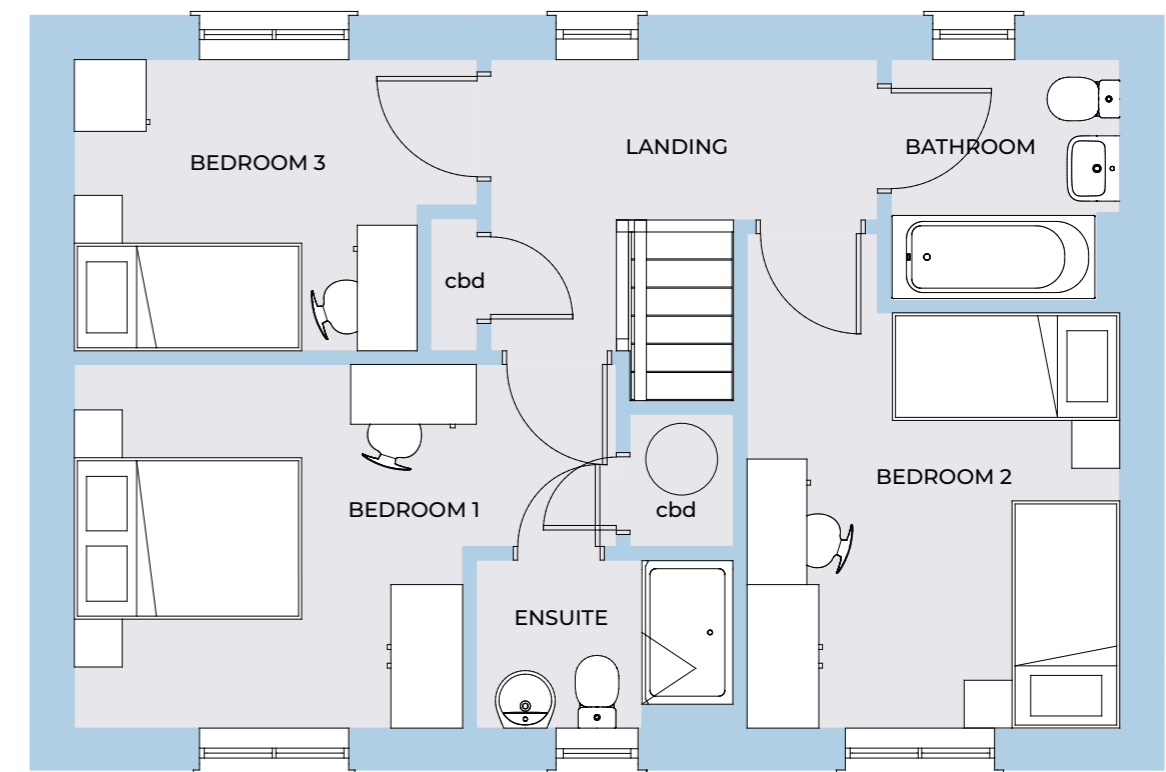
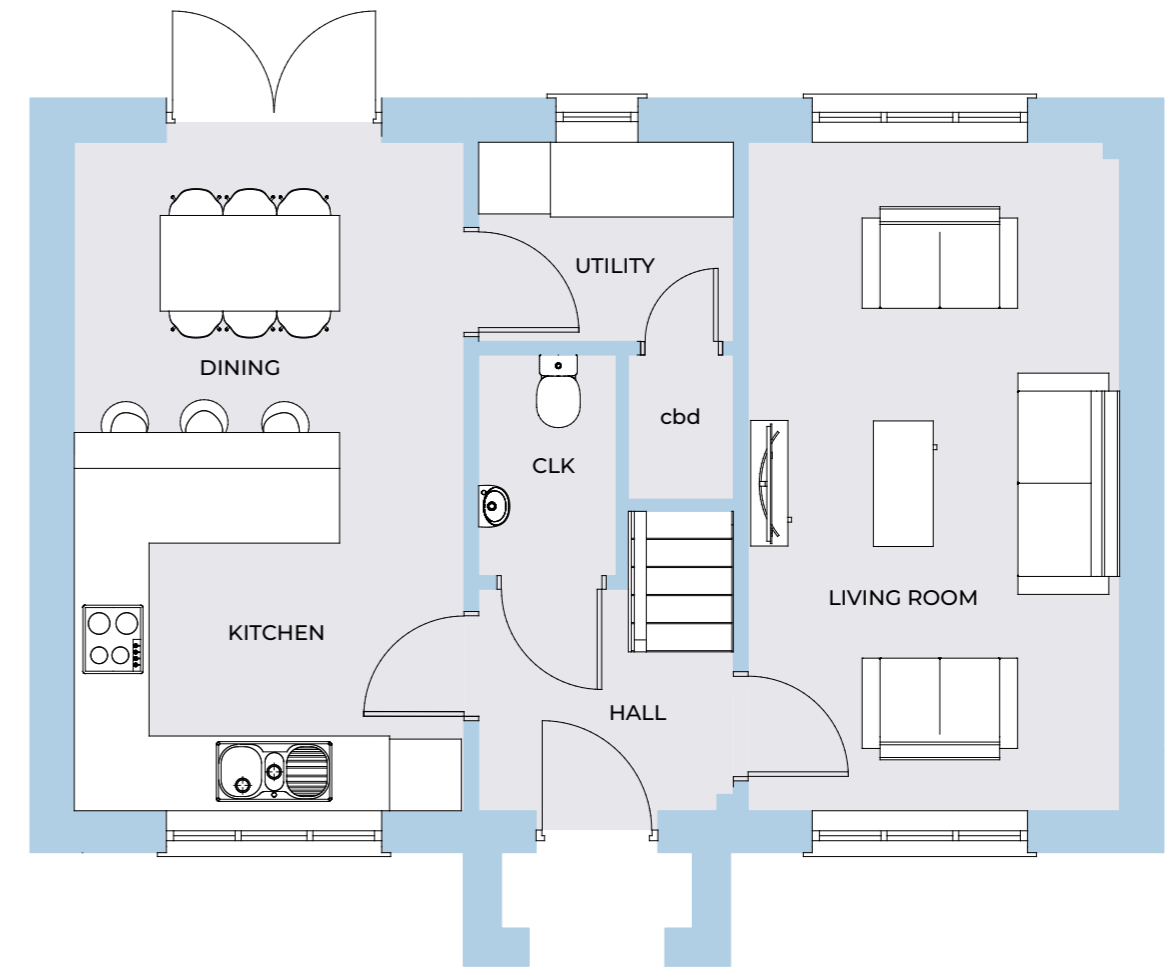


The Elm

A CHARMING DOUBLE-FRONTED COTTAGE STYLE THREE BEDROOM HOME.

This double-fronted home features a spacious kitchen/dining room with separate lounge, a handy utility room, and patio doors leading onto the rear garden.

Upstairs is the main bathroom and three bedrooms, with the master benefitting from an ensuite.



Ground Floor

Living Room	5.59m x 3.10m	18' 4" x 10' 2"
Kitchen/Dining	5.59m x 3.26m	18' 4" x 10' 8"
Utility	2.13m x 1.66m	7' 0" x 5' 5"
Cloakroom	1.84m x 1.15m	6' 0" x 3' 9"

First Floor

Bedroom 1	4.53m(max) x 3.04m	14' 10" x 9' 11"
Ensuite	2.15m x 1.40m	7' 0" x 4' 7"
Bedroom 2	3.47m x 3.11m	11' 4" x 10' 2"
Bedroom 3	3.36m(max) x 2.43m	11' 0"(max) x 8' 0"
Bathroom	2.00m x 1.91m	6' 7" x 6' 3"

The Juniper

A STYLISH AND SPACIOUS THREE BEDROOM LINK-DETACHED HOME.

The Juniper offers a spacious and bright living experience with its full-length living room and kitchen/dining room, both leading onto the rear garden through double patio doors.

Upstairs has three bedrooms and main bathroom, with the master bedroom benefitting from an ensuite.



Ground Floor

Living Room	5.59m x 3.39m(max)	18' 4" x 11' 1"(max)
Kitchen/Dining	5.59m x 2.72m	18' 4" x 8' 11"
Utility	1.64m x 1.60m	5' 4" x 5' 3"
Cloakroom	1.76m x 1.00m	5' 9" x 3' 3"

First Floor

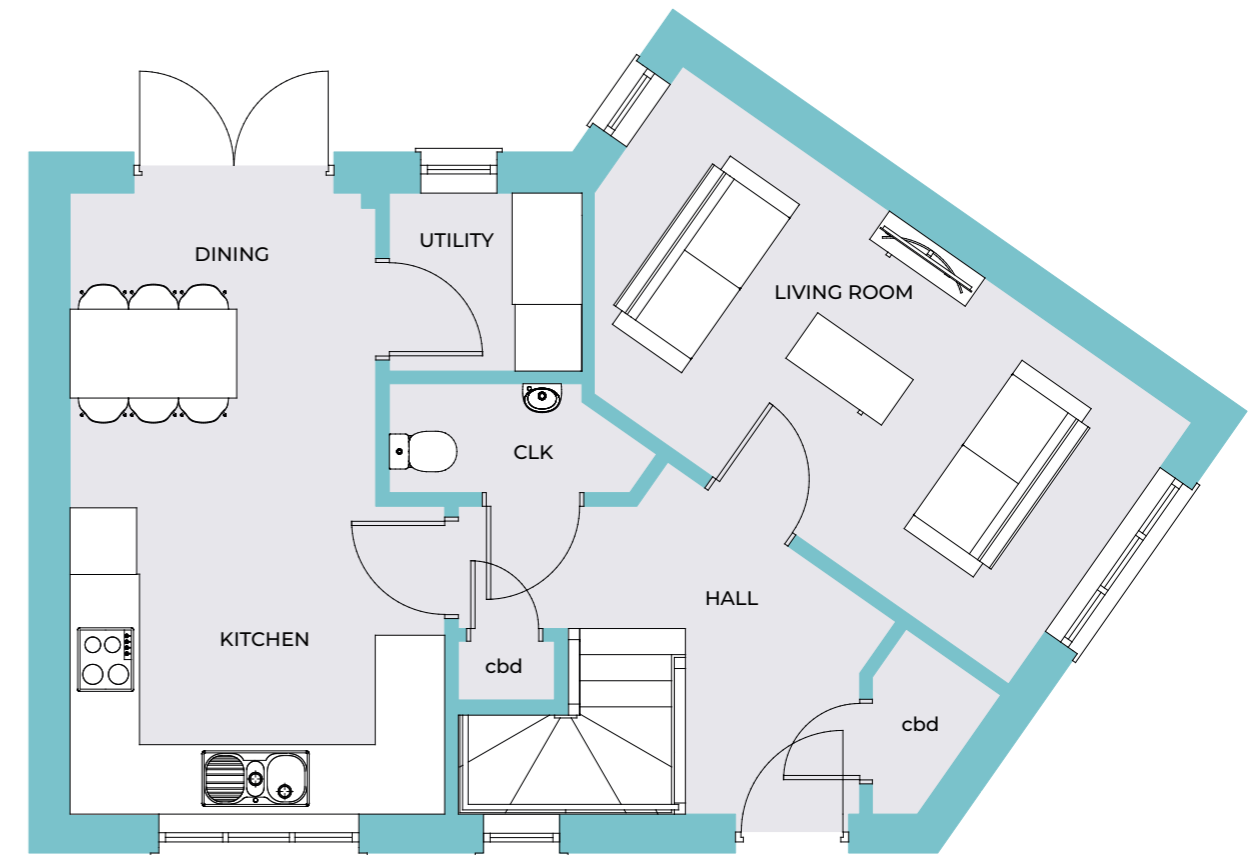
Bedroom 1	3.56m x 3.40m	11' 8" x 11' 2"
Ensuite	2.13m x 1.91m	7' 0" x 6' 3"
Bedroom 2	4.87m(max) x 2.85m	16' 0"(max) x 9' 4"
Bedroom 3	3.19m(max) x 2.62m	10' 6"(max) x 8' 7"
Bathroom	2.35m x 1.91m	7' 8" x 6' 3"

The Cypress

A CREATIVELY DESIGNED THREE BEDROOM SEMI-DETACHED HOME.

With a light and airy full length kitchen/dining room with patio doors leading onto the garden and a generous living room, the Cypress is a deceptively spacious home for all the family.

Upstairs is the main bathroom and three bedrooms, with the master benefitting from an ensuite.



Ground Floor

Living Room	5.59m x 2.87m(max)	18' 4" x 9' 5"(max)
Kitchen/Dining	5.59m x 3.37m(max)	18' 4" x 11' 0"(max)
Utility	1.72m x 1.60m	5' 7" x 5' 3"
Cloakroom	2.40m(max) x 0.98m	7' 10"(max) x 3' 2"

First Floor

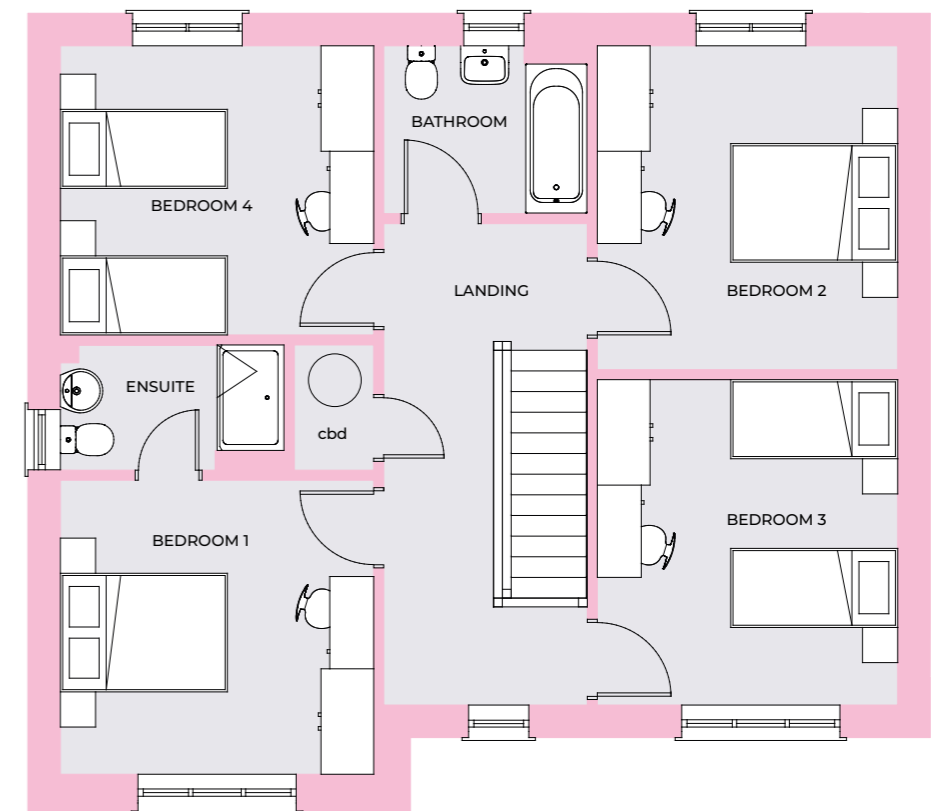
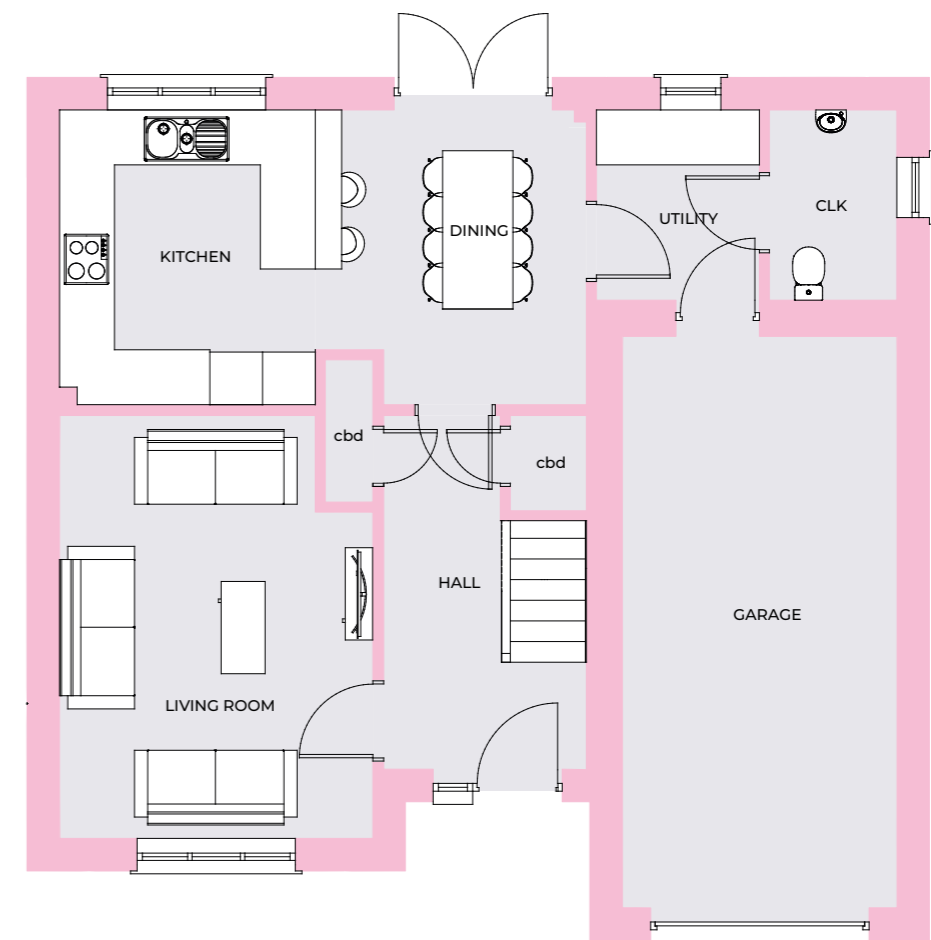
Bedroom 1	3.56m x 3.37m	11' 8" x 11' 0"
Ensuite	2.34m x 1.91m	7' 8" x 6' 3"
Bedroom 2	5.50m(max) x 2.62m	18' 0"(max) x 8' 7"
Bedroom 3	2.99m(max) x 2.85m	9' 9"(max) x 9' 4"
Bathroom	2.35m x 1.91m	7' 8" x 6' 3"

The Hawthorn

A BEAUTIFULLY ELEGANT FOUR-BEDROOM DETACHED HOME.

A stylish and generously sized home featuring a spacious open-plan kitchen/dining room, separate living room and integrated garage that offers direct access through to the useful utility & cloakroom.

Upstairs, an airy landing leads through to the main bathroom and four well-proportioned bedrooms, with the master benefitting from an ensuite.



Ground Floor

Living Room	4.81m x 3.56m(max)	15' 9" x 11' 8"(max)
Kitchen/Dining	6.00m x 3.35m	19' 8" x 11' 0"
Utility	2.16m x 1.85m	7' 1" x 6' 1"
Cloakroom	2.16m x 1.45m	7' 1" x 4' 9"
Garage	6.50m x 3.12m	21' 4" x 10' 3"

First Floor

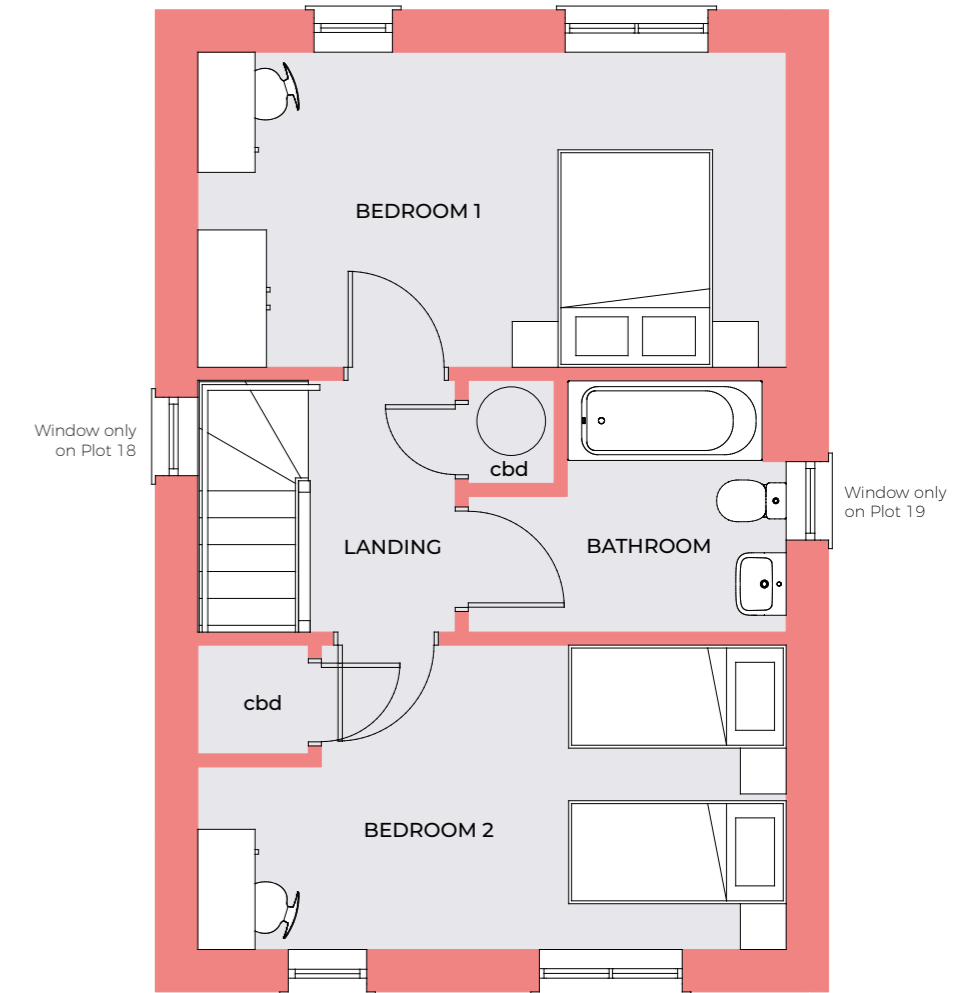
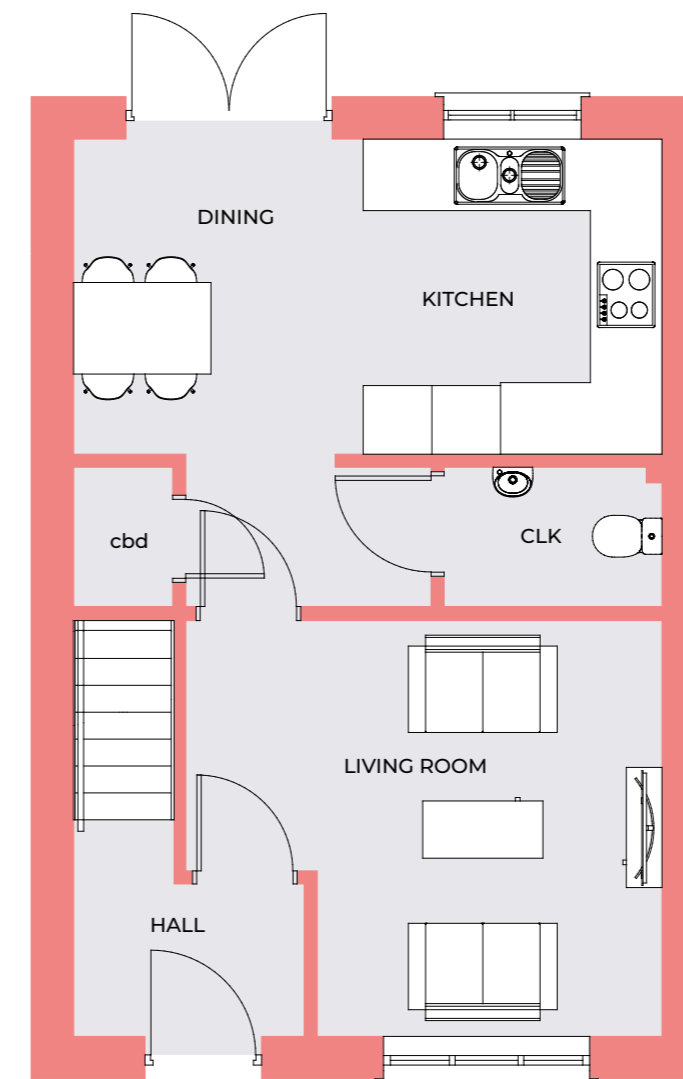
Bedroom 1	3.56m x 3.34m	11' 8" x 10' 11"
Ensuite	2.54m x 1.42m	8' 4" x 4' 8"
Bedroom 2	3.68m x 3.41m	12' 1" x 11' 2"
Bedroom 3	3.70m x 3.41m	12' 1" x 11' 2"
Bedroom 4	3.56m x 3.29m	11' 8" x 10' 9"
Bathroom	2.31m x 1.91m	7' 7" x 6' 3"

The Larch

A THOUGHTFULLY DESIGNED TWO BEDROOM SEMI-DETACHED HOME.

With an open-plan kitchen/dining room and separate lounge, The Larch delivers a modern yet cosy home. Patio doors open from the dining space onto the home's rear garden.

Added convenience comes from its entrance hall, storage spaces, and downstairs cloakroom. Upstairs offers two good sized bedrooms and main bathroom.



Ground Floor

Living Room	4.16m(max) x 3.63m	13' 7"(max) x 11' 11"
Kitchen/Dining	5.14m x 2.75m	16' 10" x 9' 0"
Cloakroom	1.90m x 1.21m	6' 2" x 3' 11"

First Floor

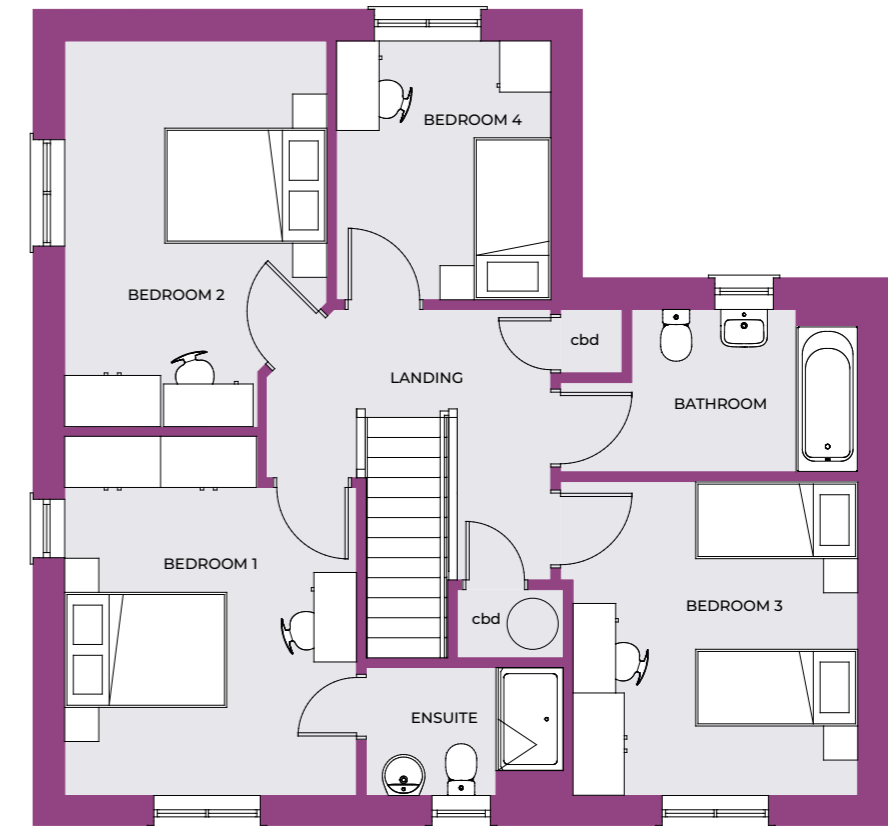
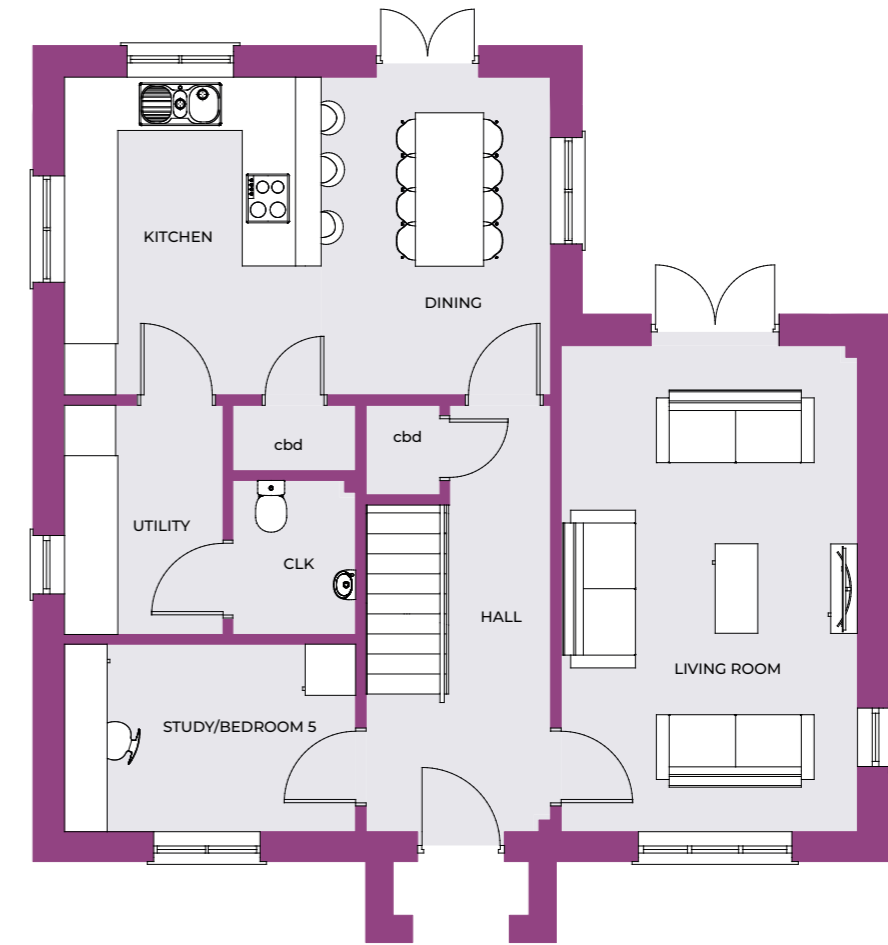
Bedroom 1	5.14m x 2.75m	16' 10" x 9' 0"
Bedroom 2	5.14m(max) x 2.65m	16' 10"(max) x 8' 8"
Bathroom	2.77m(max) x 2.20m	9' 1"(max) x 7' 2"

The Laurel

AN IMPRESSIVELY SPACIOUS FOUR / FIVE BEDROOM HOME.

A perfectly proportioned four / five bedroom detached home featuring a separate study / fifth bedroom, ample storage space, and patio doors leading onto the garden from the spacious living room and open-plan kitchen/dining room.

Upstairs, leading from the central landing, are four bedrooms with the master suite benefitting from an ensuite and the home's main bathroom.



Ground Floor

Living Room	5.70m x 3.47m	18' 8" x 11' 4"
Kitchen/Dining	5.70m x 3.72m	18' 8" x 12' 2"
Utility	2.68m x 1.86m	8' 9" x 6' 1"
Cloakroom	1.80m x 1.44m	5' 10" x 4' 8"
Study/Bedroom 5	3.41m x 2.20m	11' 2" x 7' 2"

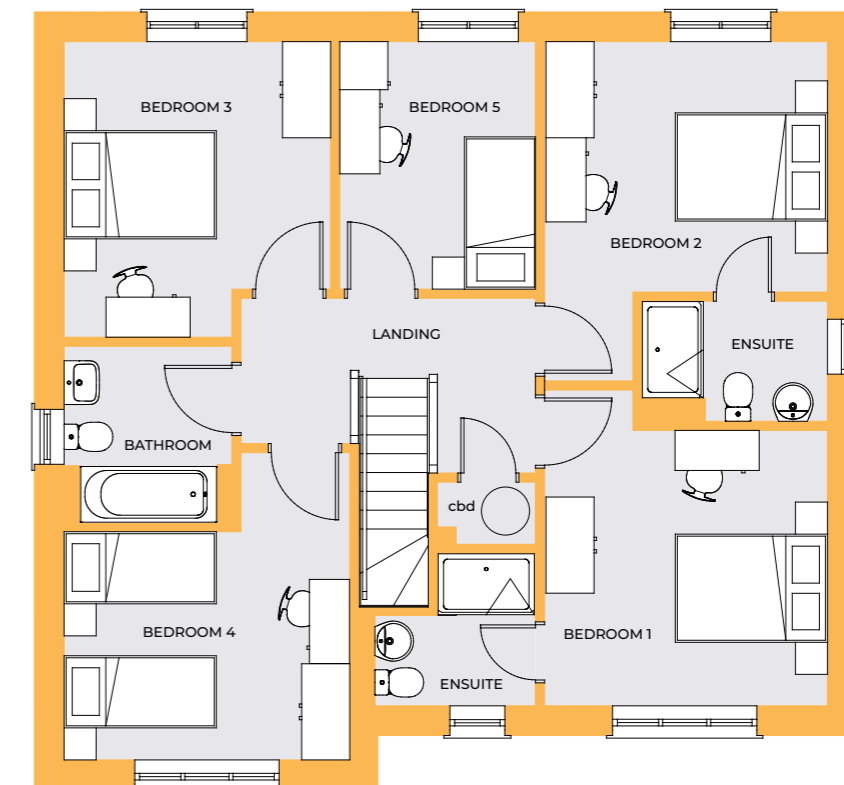
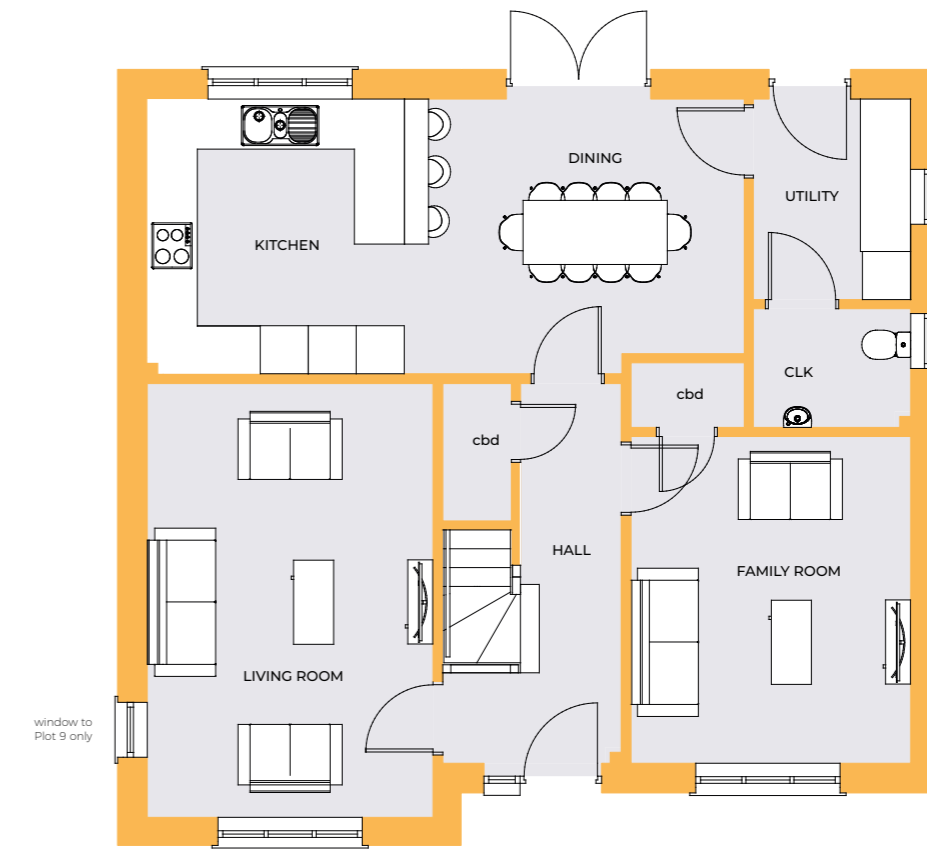
First Floor

Bedroom 1	4.21m(max) x 3.42m	13' 10"(max) x 11' 2"
Ensuite	2.31m x 1.50m	7' 7" x 4' 11"
Bedroom 2	4.52m(max) x 3.07m	14' 10"(max) x 10' 1"
Bedroom 3	3.68m x 3.33m	12' 1" x 10' 11"
Bedroom 4	3.03m x 2.51m	9' 11" x 8' 3"
Bathroom	3.48m x 1.90m	11' 5" x 6' 3"

The Willow

A PRESTIGIOUS AND STYLISH FIVE BEDROOM DETACHED COUNTRY HOME.

With its separate family room, a spacious living room, a spectacular open-plan kitchen/dining room, and five generous bedrooms - two with ensembles - the Willow is the perfect home for those who want space to just relax or to welcome and entertain family and friends.



Ground Floor

Living Room	5.41m x 3.56m	17' 9" x 11' 8"
Family Room	4.07m x 3.49m	13' 4" x 11' 5"
Kitchen/Dining	7.45m x 3.42m	24' 5" x 11' 2"
Utility	2.50m x 1.96m	8' 2" x 6' 5"
Cloakroom	1.96m x 1.48m	6' 5" x 4' 10"

First Floor

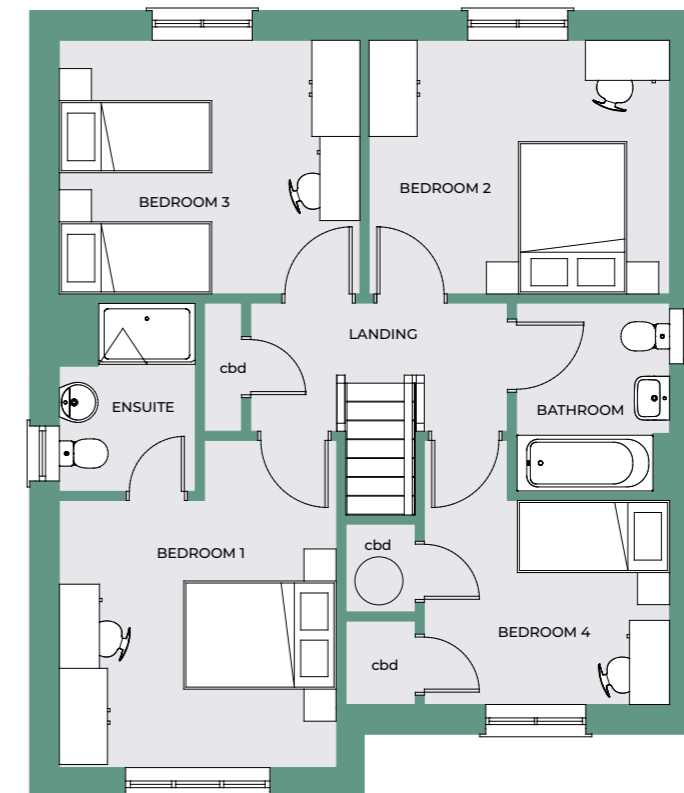
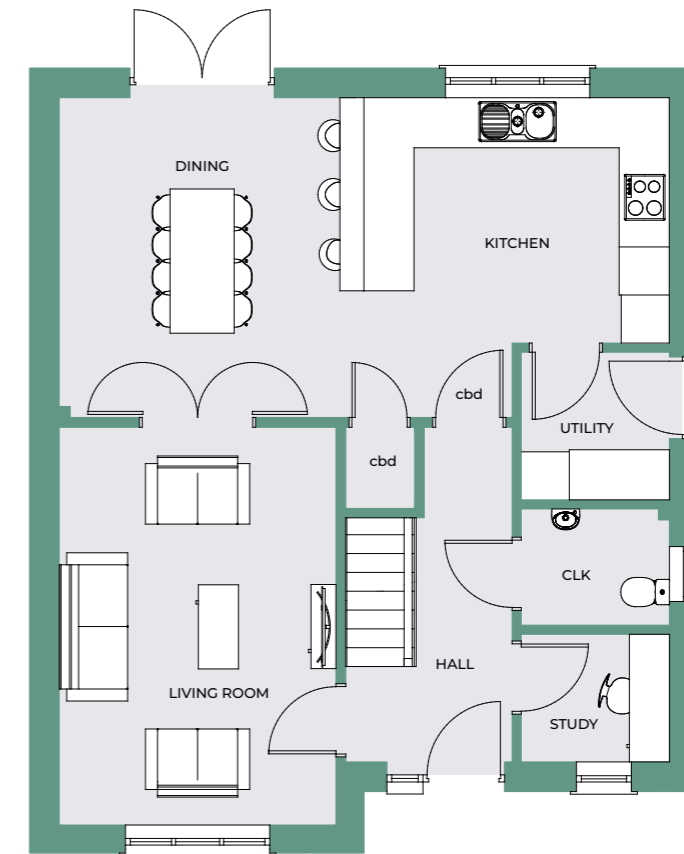
Bedroom 1	3.53m x 3.43m	11' 7" x 11' 3"
Ensuite	2.00m x 1.90m	6' 7" x 6' 2"
Bedroom 2	3.53m x 3.12m	11' 7" x 10' 3"
Ensuite	2.31m x 1.50m	7' 7" x 4' 11"
Bedroom 3	3.56m x 2.85m	11' 8" x 9' 4"
Bedroom 4	3.69m ^(max) x 3.32m	12' 1" ^(max) x 10' 10"
Bedroom 5	3.09m x 2.44m	10' 1" x 8' 0"
Bathroom	2.20m x 2.09m	7' 2" x 6' 10"

The Hazel

A DELIGHTFUL FOUR BEDROOM DETACHED FAMILY HOME.

Beautifully designed to let natural light flood in, the Hazel features double doors from the warm and welcoming living room through to the spacious open-plan kitchen/dining room, complete with handy utility room and patio doors onto the rear garden.

Upstairs, off the central landing, is the main bathroom and four well-proportioned bedrooms, with the master benefitting from an ensuite



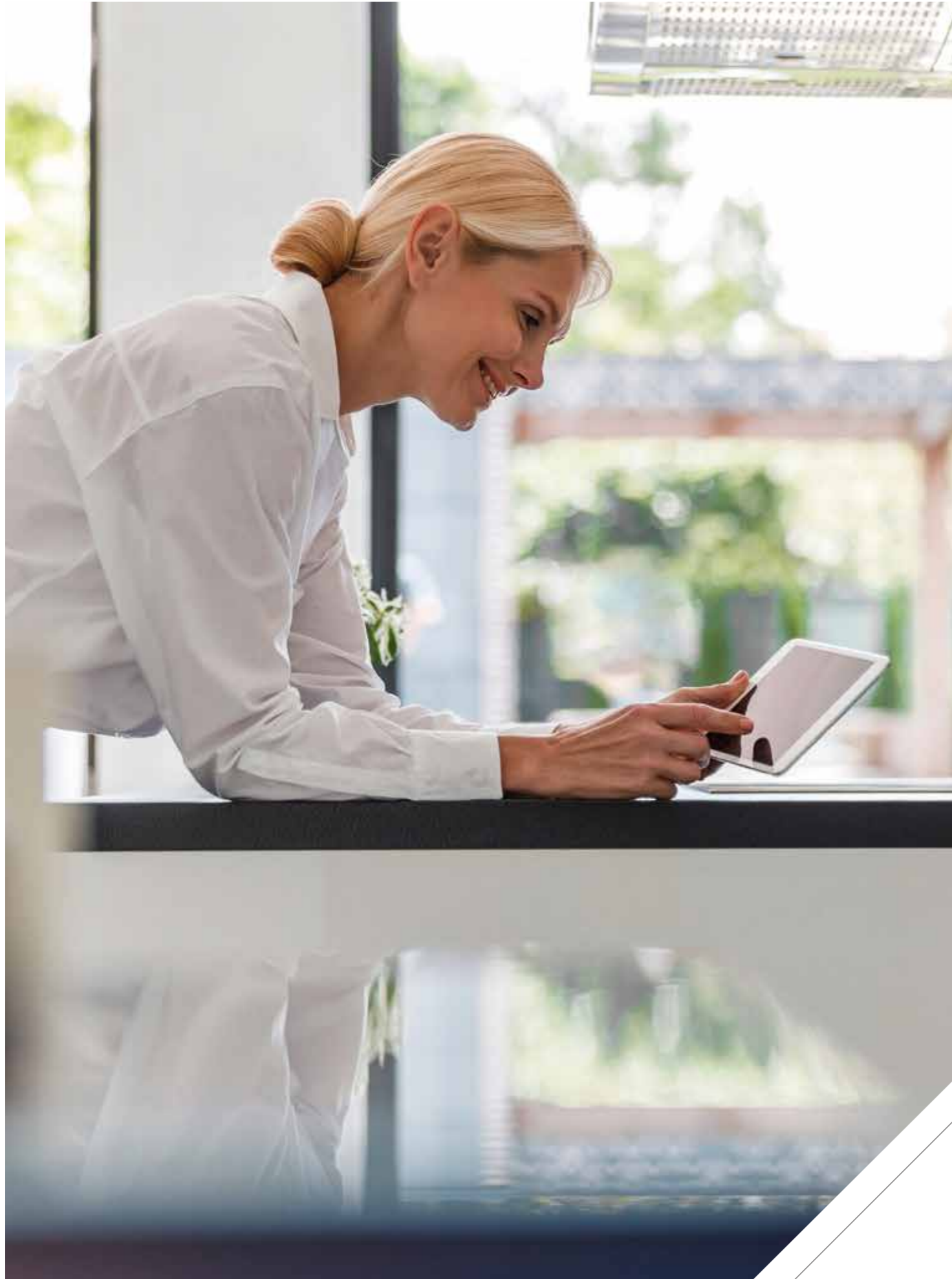
Ground Floor

Living Room	4.96m x 3.45m	16' 3" x 11' 4"
Kitchen/Dining	7.61m x 3.99m(max)	25' 0" x 13' 1"(max)
Utility	1.85m x 1.84m	6' 1" x 6' 0"
Cloakroom	1.85m x 1.45m	6' 1" x 4' 9"
Study	1.85m x 1.59m	6' 1" x 5' 2"

First Floor

Bedroom 1	3.45m x 3.33m	11' 3" x 10' 11"
Ensuite	2.35m x 1.69m	7' 8" x 5' 6"
Bedroom 2	3.75m x 3.16m	12' 3" x 10' 4"
Bedroom 3	3.75m x 3.16m	12' 3" x 10' 4"
Bedroom 4	3.04m x 2.52m	9' 11" x 8' 3"
Bathroom	2.35m x 1.91m	7' 8" x 6' 3"





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 build 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: EX20 3AD

TO AND FROM

Folly Gate is ideally located just minutes away from Dartmoor National Park, at the midpoint between the historic city of Plymouth in the south and the picturesque village of Appledore in the north.

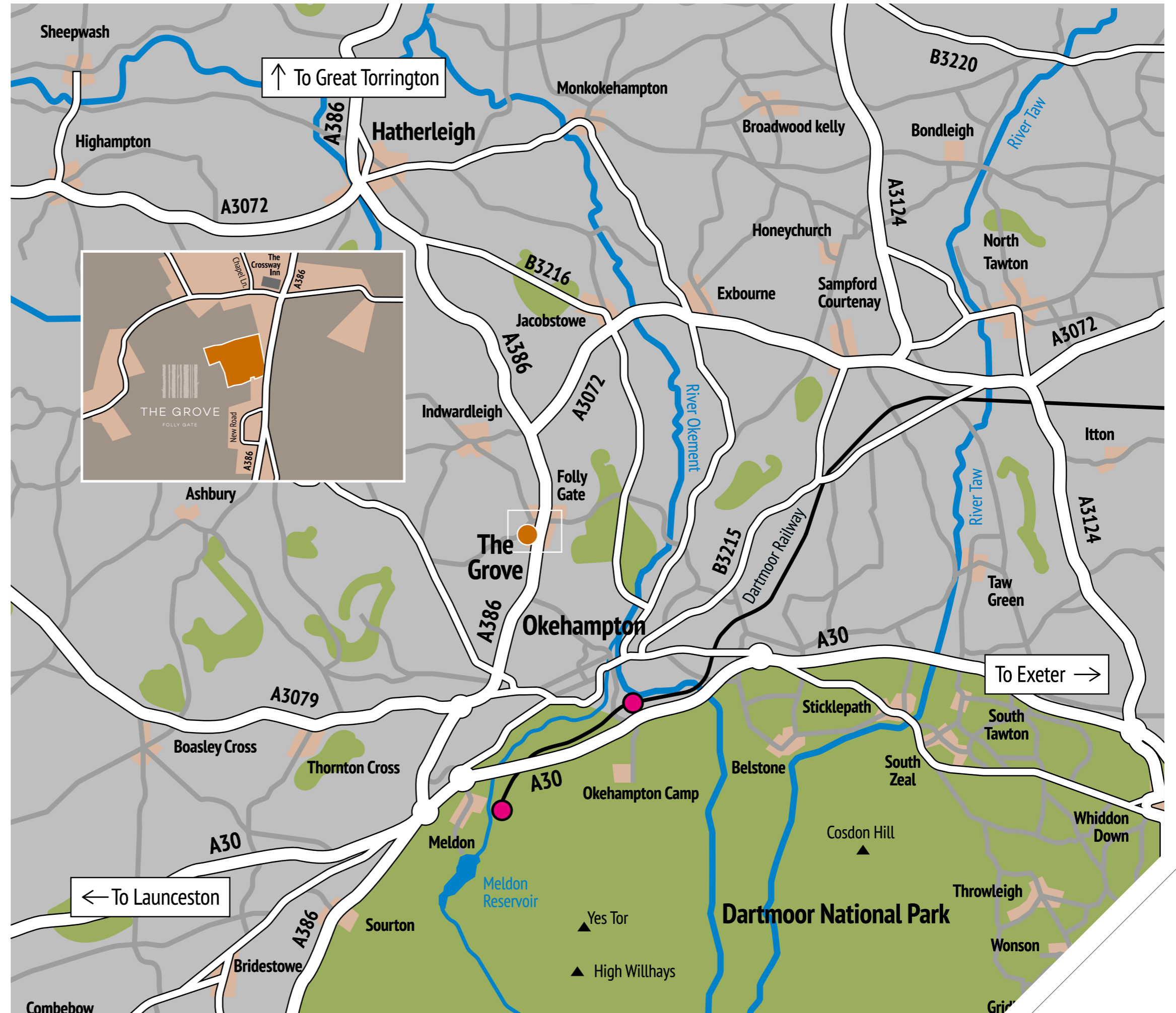
By road, as well as being just a short drive away from charming Great Torrington, the A386 provides easy access to the market town of Okehampton just a short five minute (two mile) drive away, where the A30 links directly to Exeter.

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 those who prefer to travel by train, the Dartmoor Line from Okehampton provides regular hourly services 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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