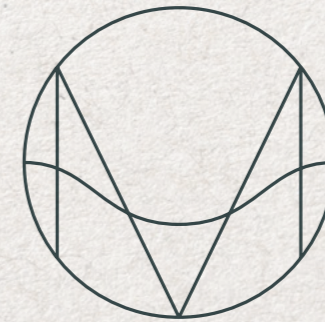


M A E R

BARN S

EIGHT LUXURY BARNS
A STONE'S THROW FROM THE COAST



EXMOUTH • DEVON



COMPUTER GENERATED IMAGES / INDICATIVE ONLY



From Barn



To Beach





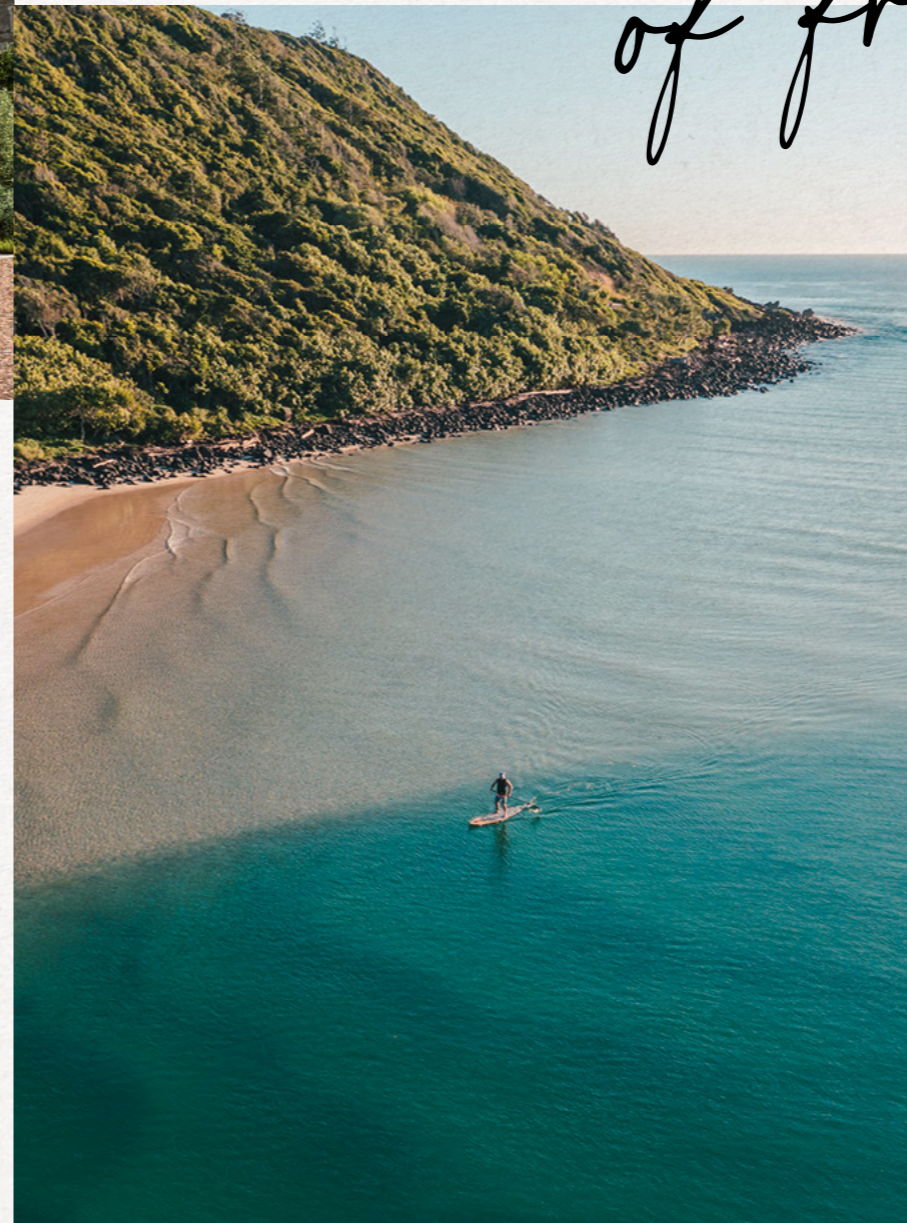
Maer Barns, located on the outskirts of Exmouth, offers a unique living experience in eight limited edition 2 to 5-bedroom homes. Offering a welcome and calming space, both inside and out, to provide the perfect escape from the hustle and bustle of city life.

So, stop and take a breath... because life begins here.

of fresh air

a breath

Relaxing and unwinding is usually something we do in between everything else. But what if life was turned on its head, making this the new norm? Every day awakening to the smell of fresh air, enjoying a morning walk to the sound of the sea, and witnessing the nuances of an ever-changing landscape.





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ALFA ROMEO

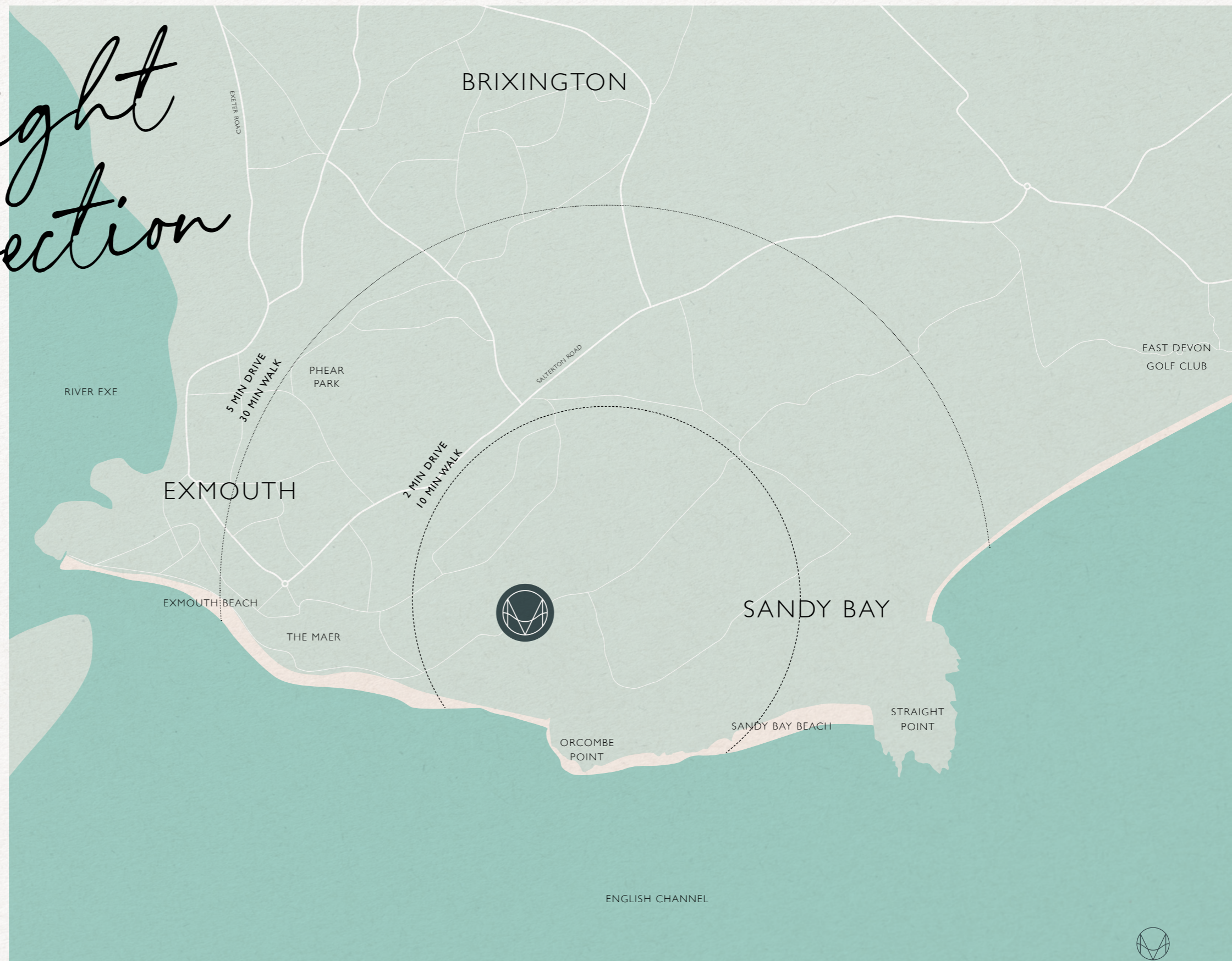
*A step
in the right
direction*

Maer Barns provides easy access to main trunk roads, allowing fast travel towards Exeter and the surrounding regions of Cornwall and Dorset, northeast via the M5 towards Bristol and Bath or via the A30 towards London.

You can also explore the charming Devonshire towns and villages via the handy local bus services.

Exmouth Train Station on the Avocet Line provides frequent services to Exeter St David's, enabling onward travel to Bristol, Birmingham and London Paddington, reaching the capital in around 2 hours and 45 minutes.

If wishing to wander further afield for business or for pleasure, Exeter International Airport is just over 12 miles from home offering direct access throughout the UK and to mainland Europe.



*Indulge
in*



*fine
dining*

EXMOUTH AND EXETER OFFER AN IMPRESSIVE SELECTION OF QUALITY CAFES, BARS AND RESTAURANTS. FROM CAUSAL OR QUIRKY TO DISTINCTLY HIGH END, THERE'S SOMEWHERE TO SUIT EVERY MOOD, TASTE AND OCCASION.

With sustainability very much at the forefront, Sideshore, Exmouth's latest waterside attraction, includes Michael Caines and Sylvain Peltier's Café Patisserie Glacerie specialising in home-made pastries and Italian gelato. If you're looking for a more laid-back atmosphere, Mickey's Beach Bar is the place to be. This further Caines' eatery specialises in locally sourced farm produce and a series of seasonal menus along with an excellent range of British beers.





Views, food & Gin



Making the most of its enviable viewpoint overlooking the River Exe and Exmouth Marina, the award-winning Point Bar & Grill promises 'a true taste of Devon'. Enjoy their range of meat, fish and seafood dishes or indulge in a local tittle from their Westcountry gin menu.

Socialise with friends or family at Spoken, bringing an authentic taste of the Mediterranean to Exmouth. Mix small plates with cocktails to max out your dining experience.

Whether eating indoors or al fresco, The Grove provides a stunning waterfront experience. Seasonal menus provide an ever-changing selection of fish, seafood and hearty pub favourites.

Looking to take your dining experience to the next level? No less than seven Exeter restaurants are featured in the current Michelin Guide, including the Lymptone Manor, also owned by local celebrity chef Michael Caines.





Coastal living

Situated just eleven miles southeast of Exeter, Exmouth enjoys a privileged position on the breath-taking Jurassic Coast – a 185-million-year-old rock formation and now a UNESCO World Heritage Site. Stretching from Orcombe Point in Exmouth to Old Harry Rocks in Dorset, all ages and abilities can follow the relatively flat Exe Estuary Trail on foot or by bike to enjoy incredible views of the water and wide-ranging local wildlife. The moderately challenging 630-mile Southwest Coast Path rises and falls with every river mouth, from Poole Harbour in Dorset along the coasts of Devon and Cornwall to Minehead in Somerset.

For those with a more adventurous streak, Exmouth Watersports provide a wide array of fun activities including kitesurfing, kayaking, windsurfing and paddle boarding. With the longest seafront in Devon and Cornwall, whether dog walking, enjoying lazy summer days or exploring rock pools, two miles of golden shores attract locals, day-trippers and vacationers alike.

Exmouth and the surrounding areas have become a magnet for open water swimmers. Dip in at Exmouth Beach and follow just over a mile of stunning coastline to Orcombe Point.



Life in full colour



EXPERIENCE THE VIBRANCY AND CHARM OF EXMOUTH, WHERE THE BRIGHTLY PAINTED BUILDINGS ARE JUST THE BEGINNING OF A COLOURFUL COMMUNITY THAT CELEBRATES LIFE IN ALL ITS HUES.

As one of the oldest and most picturesque towns in East Devon, Exmouth has a rich history that still shines through today. Visitors drawn to Exmouth in the 18th century were originally attracted by the town's incredible views and medicinal salt waters.

Today, with a lively town centre and vibrant community, from butchers to grocers, boutiques to bakers, the town offers a comprehensive mix of retail outlets with a firm focus on fair trade and local produce.

The pedestrianised Magnolia Centre offers a selection of high street favourites, whereas the recently redeveloped Strand at the very heart of the town, is surrounded by a whole host of local galleries, boutiques, craft and coffee shops. Straight from farm or fishing boat, sample the very best of Exmouth at the weekly Farmers' Market.

Exmouth offers a thriving cultural scene, with the annual Exmouth Festival taking centre stage at the Imperial Recreation Ground. This free-to-attend event showcases the very best in live theatre, music, circus acts, art, and local food and drink.



A brighter future

FOR THOSE WITH CHILDREN OF SCHOOL AGE, THE AREA OFFERS A WIDE RANGE OF EDUCATION ESTABLISHMENTS RATED 'GOOD' OR 'OUTSTANDING' BY OFSTED.

Marpool Primary School, St Joseph's RC Primary and Brixington Primary Academy are between 7 and 10 minutes from home, with the independent St Peter's Preparatory School just 13 minutes away. Exmouth Community College provides secondary education less than 2 miles from home.

For those seeking options further afield, Exeter offers additional choices such as Westclyst Community Primary School, St Leonard's (CofE) Primary School, and Ellen Tinkham School for children with special educational needs approximately one hour away. Secondary stage pupils can opt for St Luke's Science and Sports College or Exeter College. For private education, Exeter School, The Maynard School for Girls and Exeter Cathedral School provide further excellent options.





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THE BARNES

No. *One* 4 Beds 2 Bath 155 m² 1,668 ft²

No. *Two* 4 Beds 2 Bath 158.8 m² 1,709 ft²

No. *Three* 4 Beds 2 Bath 222.5 m² 2,394 ft²

No. *Four* 4 Beds 3 Bath 163.1 m² 1,755 ft²

No. *Five* 5 Beds 4 Bath 277.8 m² 2,990 ft²

No. *Six* 4 Beds 3 Bath 147 m² 1,582 ft²

No. *Seven* 3 Beds 3 Bath 111.7 m² 1,202 ft²

No. *Eight* 2 Beds 2 Bath 87 m² 936 ft²



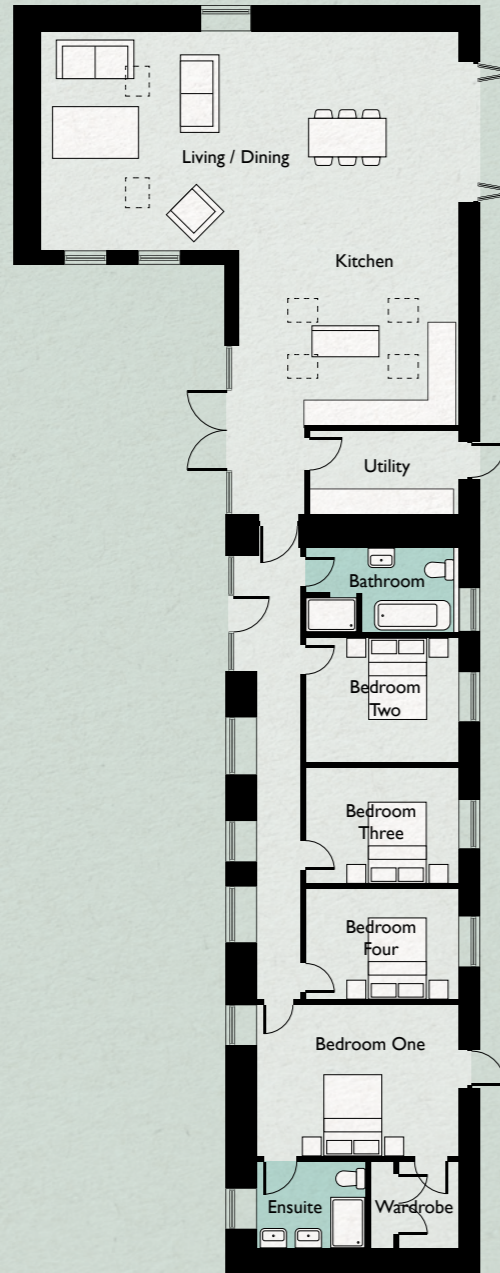


NO. One

4 BEDROOMS 155 M²
2 BATHROOMS 1,668 FT²



GROUND FLOOR



	W	L
Kitchen	4.05	4.99
Living / Dining	5.07	9.70
Utility	1.95	3.36
Bathroom	1.98	3.45
Bedroom One	3.53	4.57
Bedroom Two	2.58	3.45
Bedroom Three	2.72	3.45
Bedroom Four	2.89	3.45
Ensuite	2.00	2.50
Wardrobe	2.00	1.95

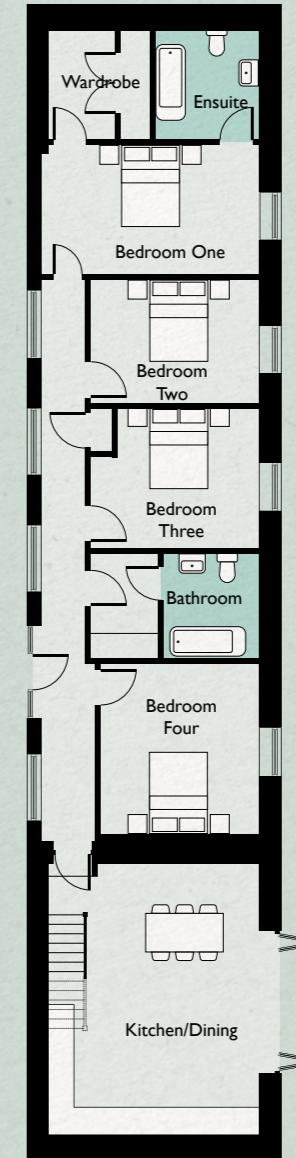
Please note: All room widths (W) and lengths (L) are taken from the widest part of each room and are in metres.

NO. Two

4 BEDROOMS 158.8 M²
2 BATHROOMS 1,709 FT²



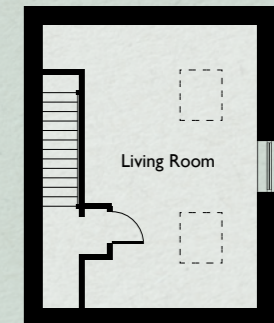
GROUND FLOOR



	W	L
Kitchen/Dining	6.27	4.74
Bathroom	2.45	2.05
Bedroom One	2.99	5.10
Bedroom Two	3.23	3.76
Bedroom Three	2.89	3.76
Bedroom Four	3.99	3.52
Ensuite	2.66	2.35
Wardrobe	2.66	2.40
Living Room	6.57	4.02

Please note: All room widths (W) and lengths (L) are taken from the widest part of each room and are in metres.

FIRST FLOOR



NO. *Three*

4 BEDROOMS 168.7 M²
2 BATHROOMS 1,816 FT²

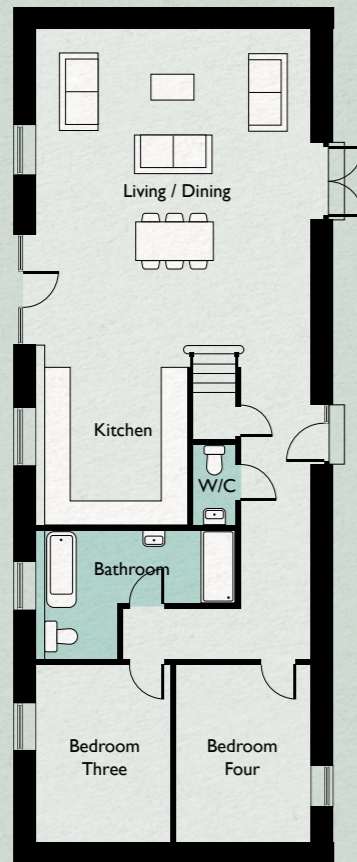


NO. *Four*

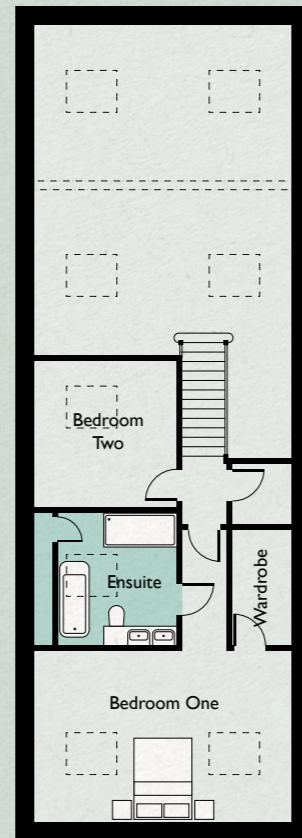
4 BEDROOMS 163.1 M²
3 BATHROOMS 1,755 FT²



GROUND FLOOR



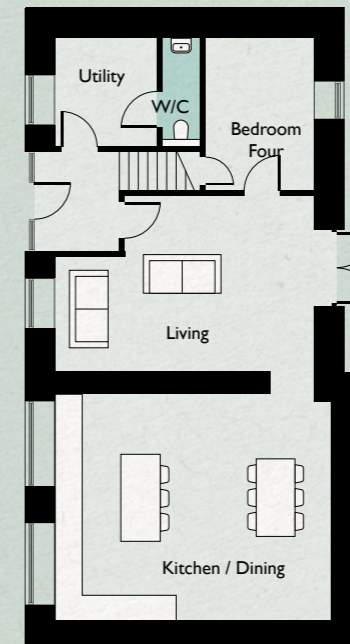
FIRST FLOOR



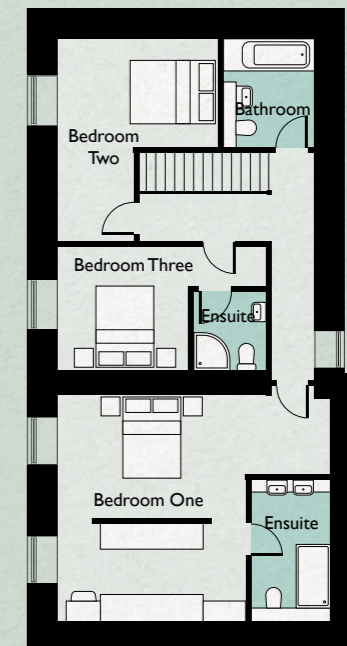
	W	L		W	L
Kitchen	3.31	3.82	Bedroom Two	2.93	4.00
Dining/Living	5.99	7.70	Bedroom Three	2.93	4.00
Bathroom	4.66	2.84	Bedroom Four	3.31	3.42
WC	1.22	2.02	Ensuite	2.77	2.90
Bedroom One	5.98	3.97	Wardrobe	1.36	2.69

Please note: All room widths (W) and lengths (L) are taken from the widest part of each room and are in metres.

GROUND FLOOR



FIRST FLOOR



	W	L		W	L
Kitchen/Dining	6.37	5.35	Bedroom Two	3.74	4.69
Living	6.00	4.09	Ensuite	1.68	1.79
Utility	2.34	2.57	Bedroom Three	4.85	2.88
WC	0.90	2.57	Bathroom	2.12	2.50
Bedroom One	6.39	5.30	Bedroom Four	2.51	3.60
Ensuite	1.50	2.72			

Please note: All room widths (W) and lengths (L) are taken from the widest part of each room and are in metres.





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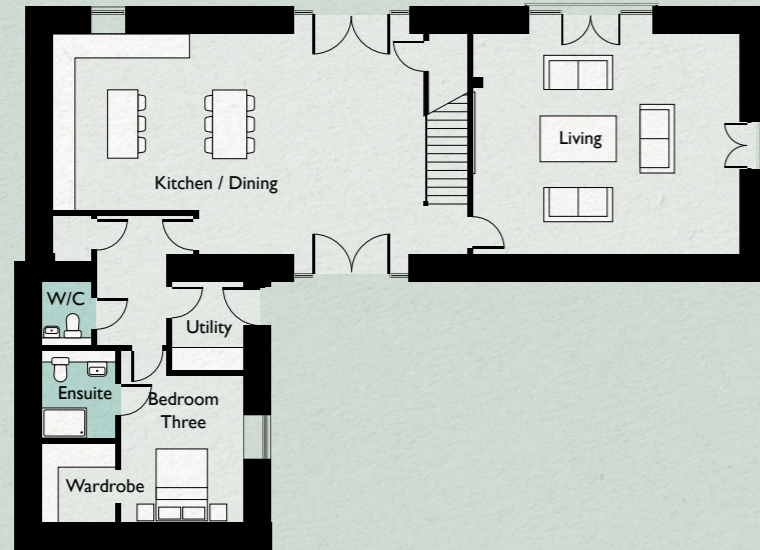


NO. *Five*

5 BEDROOMS 277.8 M²
4 BATHROOMS 2,990 FT²



GROUND FLOOR



FIRST FLOOR



	W	L		W	L		W	L			
Living	7.00	×	5.74	Wardrobe	1.96	×	2.07	Bedroom Two	3.50	×	3.17
Kitchen/Dining	9.75	×	5.74	Utility	1.88	×	2.33	Ensuite	3.22	×	1.55
WC	1.33	×	1.69	Bedroom One	7.00	×	5.74	Bedroom Four	2.75	×	4.67
Bedroom Three	3.22	×	4.53	Bathroom	3.00	×	2.66	Bedroom Five	2.43	×	3.45
Ensuite	1.96	×	2.33	Ensuite	2.03	×	2.78	C/bd	0.95	×	1.55

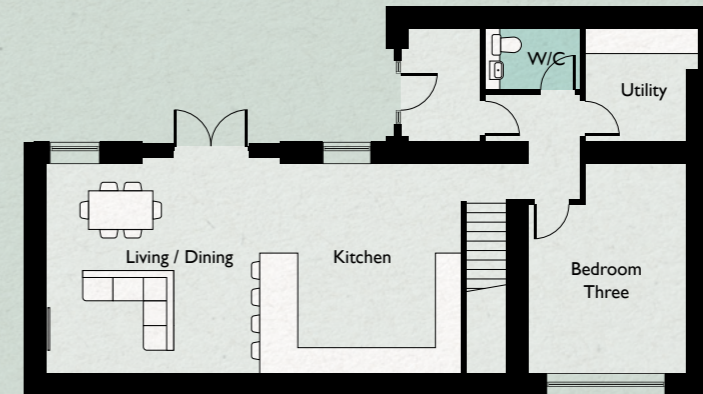
Please note: All room widths (W) and lengths (L) are taken from the widest part of each room and are in metres.

NO. *Six*

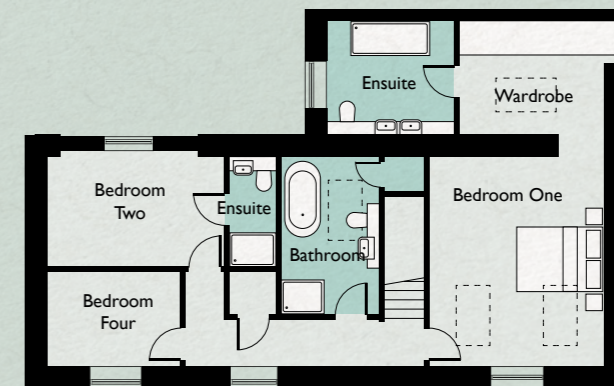
4 BEDROOMS 147 M²
3 BATHROOMS 1,582 FT²



GROUND FLOOR



FIRST FLOOR



	W	L		W	L		
Kitchen	2.70	×	3.54	Bedroom Two	4.36	×	2.55
Dining/Living	5.33	×	4.49	Ensuite	1.19	×	2.55
Utility	2.24	×	2.09	Bedroom Three	3.49	×	4.61
WC	2.16	×	0.94	Bedroom Four	3.28	×	1.80
Bedroom One	3.90	×	4.60	Bathroom	2.22	×	3.40
Ensuite	2.58	×	2.14	Wardrobe	3.56	×	2.14

Please note: All room widths (W) and lengths (L) are taken from the widest part of each room and are in metres.

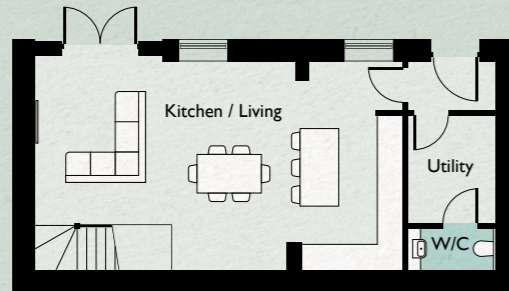


NO. *Seven*

3 BEDROOMS 111.7 M²
3 BATHROOMS 1,202 FT²



GROUND FLOOR



FIRST FLOOR



	W	L		W	L
Kitchen/Living	9.99	x 4.49	Bathroom	1.70	x 2.13
Utility	2.51	x 3.37	Bedroom Two	2.78	x 3.34
WC	2.51	x 1.00	Bedroom Three	3.28	x 4.49
Bedroom One	4.11	x 3.49	Ensuite	2.24	x 1.19
Ensuite	2.92	x 1.76			

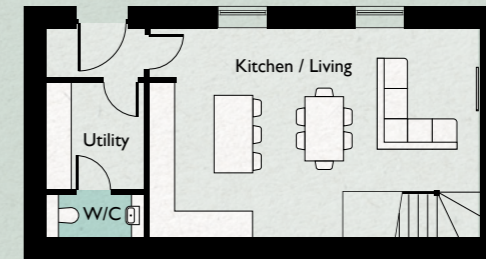
Please note: All room widths (W) and lengths (L) are taken from the widest part of each room and are in metres.

NO. *Eight*

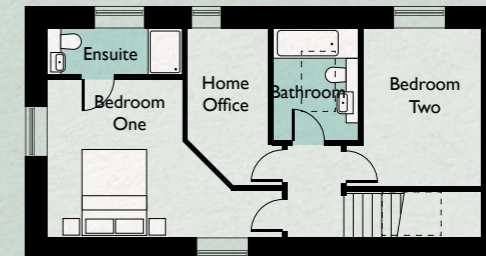
2 BEDROOMS 87 M²
2 BATHROOMS 936 FT²



GROUND FLOOR



FIRST FLOOR



	W	L		W	L
Kitchen/Living	7.48	x 4.48	Ensuite	2.44	x 1.09
Utility	2.10	x 2.15	Home Office	2.41	x 3.34
WC	2.10	x 1.00	Bathroom	1.70	x 2.25
Bedroom One	4.97	x 3.28	Bedroom Two	3.51	x 3.34

Please note: All room widths (W) and lengths (L) are taken from the widest part of each room and are in metres.





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