

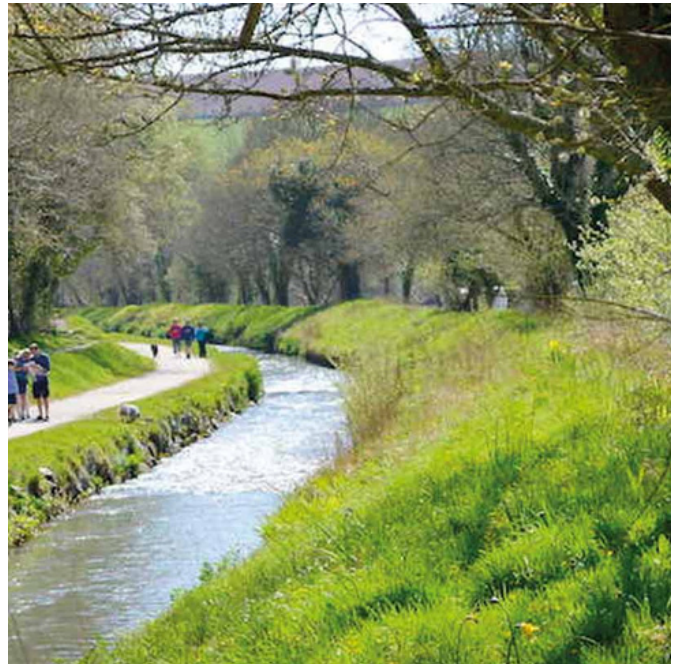
TREWHIDDLE COURT

PENTEWAN VALLEY - ST AUSTELL

LOCATION

Pentewan Valley - St Austell

Trewhiddle is an area of the ancient market town of St Austell and is situated in the Pentewan Valley (Bentewyn) in Cornish which means foot of the radiant stream. The area is perfectly located for discovering the beautiful Pentewan trail following the route of the former railway line which closed in 1918 formally bringing china clay down from the hills to the harbour. Today it takes you along the riverbank where you can stop off to visit other points of interest on the 3.5 mile route. The world-famous Eden Project dubbed the eighth wonder of the world by many is but a short distance away. Its dramatic global tropical biomes are nestled in a crater the size of 30 football pitches and are within 3.5 miles of the property.



The beautiful historic port of Charlestown famous for its tall ships and often used as a backdrop in historical television programmes is within 1.5 miles. The town of St Austell itself offers a good range of shopping, schooling and banking facilities. The town also offers an 18 hole, par 69, parkland golf course with wonderful countryside views and is a must for golfers at all levels.

The City of Truro is within 15 miles with its iconic cobbled streets, browsable shops and magical mews giving this most southerly city in Great Britain its quirky character.

SPECIFICATION

luxury village living

KITCHEN & UTILITY

- Contemporary fitted British kitchens with solid stone worktops
- Complimentary laminate tops in utilities
- Stainless steel sink and a half with chrome blanco mixer tap
- Range of appliances to include:
 - Built in Neff multi-function oven & microwave
 - Four zone Neff induction hob
 - Integrated Electriq fridge/freezer and dishwasher
 - Integrated Neff extractor fan
 - Integrated Electriq wine cooler
- Space allowed for washer & dryer

INTERIOR FINISHES

- Composite front door
- Oak internal doors with brushed fixtures and fittings
- White skirting detail
- Walls and ceilings painted in contemporary white
- £1,000 Flooring package available

BATHROOM & ENSUITES

- Contemporary tiling in all bathrooms and en-suites
- Contemporary white bathroom suites and fittings
- Feature heated towel rails



HEATING & ELECTRICAL

- Highly efficient 'Air source heat pump'
- Zone controlled radiators to all rooms
- LED downlights in the hallway, kitchen and bathrooms
- Pendant lighting in all other rooms
- TV points provided to bedrooms, lounge & Kitchen
- Copper Broadband to the properties

EXTERNAL FINISHES

- Grey PVCu high-performance double-glazed windows
- Patio doors leading onto the garden
- Feature natural stone the front of house
- Brick paved driveway and parking
- Paved patio to the garden
- Turfed garden with dividing fences
- External cold tap to rear
- External powerpoint to rear
- Landscaped front garden
- External light at the front and rear of homes

10 Year structural build warranty from LABC

TREWHIDDLE COURT

The Site

Offering a collection of Seven new contemporary style village homes and a stunning converted farmhouse, all finished to a high specification internally and externally.

The homes have been carefully planned to compliment your lifestyle, offering generous open plan living spaces, bespoke fitted kitchens, private landscaped gardens, and useful garages and parking. From the site, you can enjoy breathtaking views of the lovely Cornish countryside whilst enjoying the charm of the bustling town of St Austell right around the corner.

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



15 YEARS

Of beautiful homes



Kingsley Developments Ltd is a family-run business that originated in Cornwall where our main focus is delivering high-quality developments across the residential, commercial and retail sectors. Creating a blend of properties from coastal townhouses to Luxury village residences up and down Cornwall.

High caliber design and attention to detail are of paramount importance to us throughout all of our developments, right from inception to completion.



HOUSE TYPES

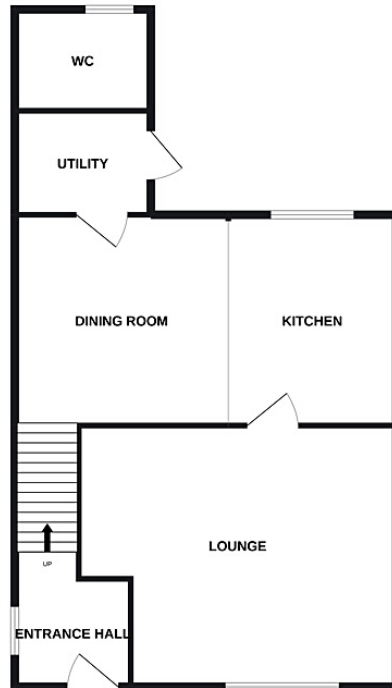
Plans



Site Plan

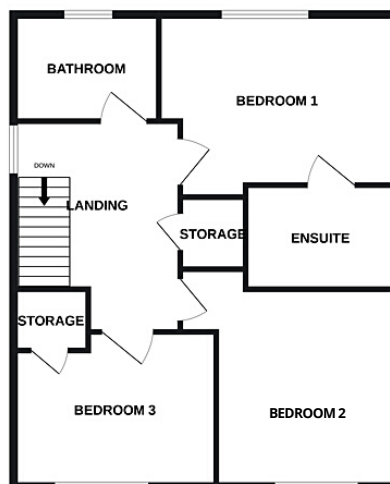
3 Bed Home

Ground Floor



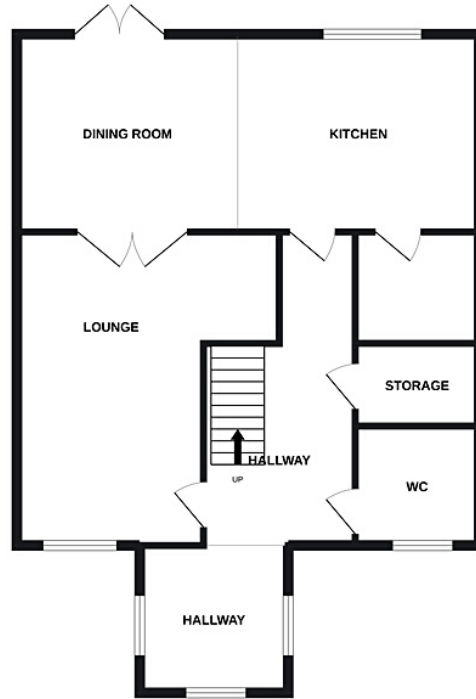
Lounge - 4.5m x 4.7m
Kitchen/ Dining room - 5.5m x 3.5m
Utility room - 1.6m x 1.7m
W/C - 1.7m x 1.1m

First Floor



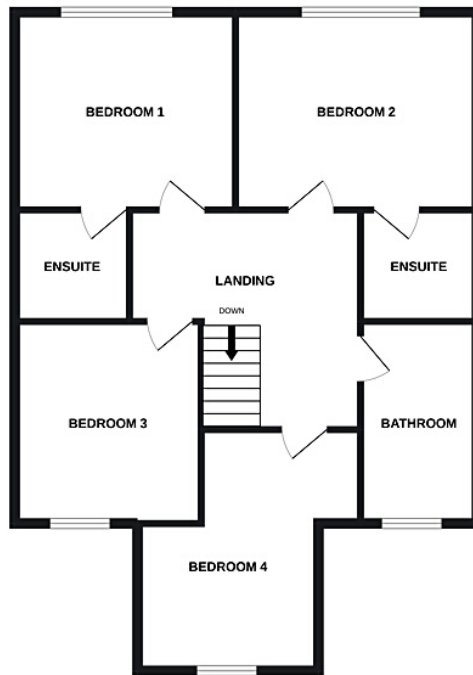
Bedroom 1 - 3.4m x 3m
En-suite - 2m x 1.5m
Bedroom 2 - 2.8m x 3.6m
Bedroom 3 - 2.7m x 2.9m
Bathroom 2m x 1.9m

4 Bed Home



Lounge - 3m x 5.1m
Dining/ Kitchen - 7.1m x 3.1m
Utility - 1.7m x 1.8m
Hallway - 2.4m x 2.4m

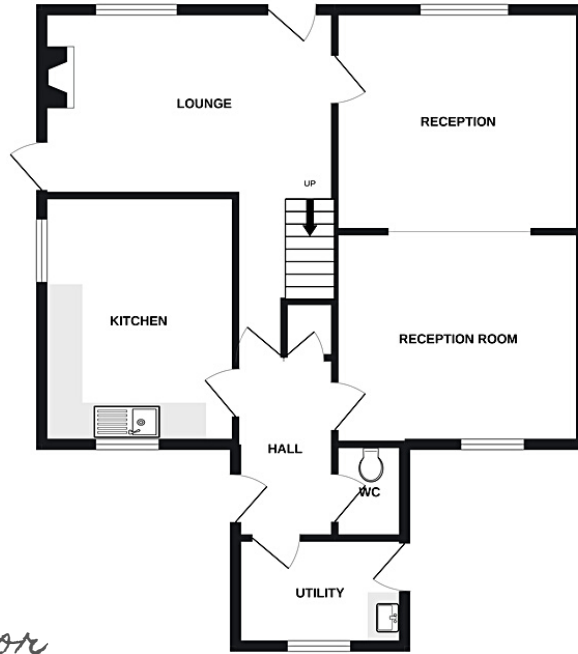
Ground Floor



Bedroom 1 - 3.5m x 3.2m
En-suite - 1.9m x 1.8m
Bedroom 2 - 3.5m x 3.1m
En-suite - 1.9m x 1.8m
Bedroom 3 - 3m x 3.2m
Bedroom 4 - 2.4m x 3.7m
Bathroom - 1.6m x 3.2m

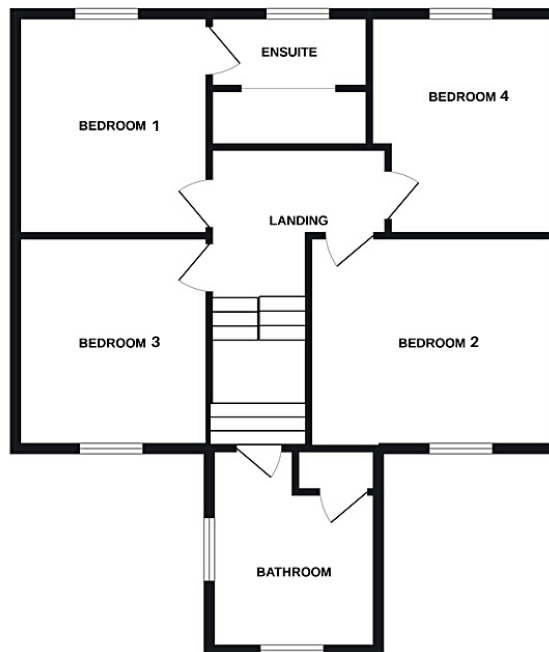
First Floor

4 Bed Farmhouse



Lounge - 5m x 4m
Reception - 3.6m x 3.7m
Reception Room - 3.5m x 3m
Kitchen - 3.1m x 3.5m
Utility - 3m x 2.1m

Ground Floor



Bedroom 1 - 3.3m x 3.7m
Bedroom 2 - 4m x 3m
Bedroom 3 - 3.2 x 3
Bedroom 4 - 3.1 x 3.7m
Bathroom - 3m x 3m

First Floor

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Choice of finishes and fitments detailed in this specification are only available where stage of construction permits. Under the provisions of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from architect's working drawings. Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should therefore satisfy themselves at the time of construction as to the actual finished dimensions. Elevation treatments, window arrangements and materials may vary from plot to plot. Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development and delay construction. These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a Contract, and purchasers are advised to check salient details for themselves. Prior to exchange of contracts purchasers will be required to inspect the working drawing for the property they are purchasing and confirm that they are satisfied regarding the details.

