

Chynoweth

LODGE & HOUSE

Chynoweth ...

An exclusive development of just two private residences located in the heart of Cubert Village and situated down a private driveway that oozes quality and individuality.

Built to a high specification both of these homes have been designed with the Cornish family way of life in mind. Each property will allow the fine balance of spending time together as a family whilst offering personal space by providing a large sitting room, open plan kitchen / diner, WC, Utility room, versatile double bedrooms along with a principal luxury en-suites.

With contemporary highest quality finishes and fixtures this development really does allow the combination of modern village living with a sense of uniqueness and privacy.



Chynoweth ...



Location

Located in the traditional Cornish Village of Cubert, the immediate facilities include a farm shop, primary school, community hall and park. The quaint sixteenth century inn The Smugglers is located in the nearby hamlet of Trebellan on the edge of the village and is famous for its annual pie and ale festival whilst offering all year round delicious lunches or evening meals.

The rugged Cornish coastline of Holywell Bay is within 1.5 miles where you will find a beautiful golden sandy beach backed by stunning dunes along with a coastal footpath offering superb walks and vistas. The seaside town of Newquay is approximately five miles away and offers a wider range of facilities to include a range of shopping, schooling banking and a host of eateries, pubs and restaurants. Offering the choice of seven glorious sandy beaches, coves and headlands along with a historic iconic picturesque working fishing harbour, there is something for everyone. Newquay International Airport is within 11.5 miles where to can fly to a whole host of destinations allowing the freedom of travel on your doorstep.

The city of Truro is approximately 12 miles distance and offers an extensive range of eateries and bars. Its mainline train station allows you to connect to all major towns and cities. The newly refurbished Hall for Cornwall is a must for all theatre-goers hosting all the top shows. With it's iconic cobbled streets, browsable shops and magical mews gives this most southerly city in Great Britain its quirky character.



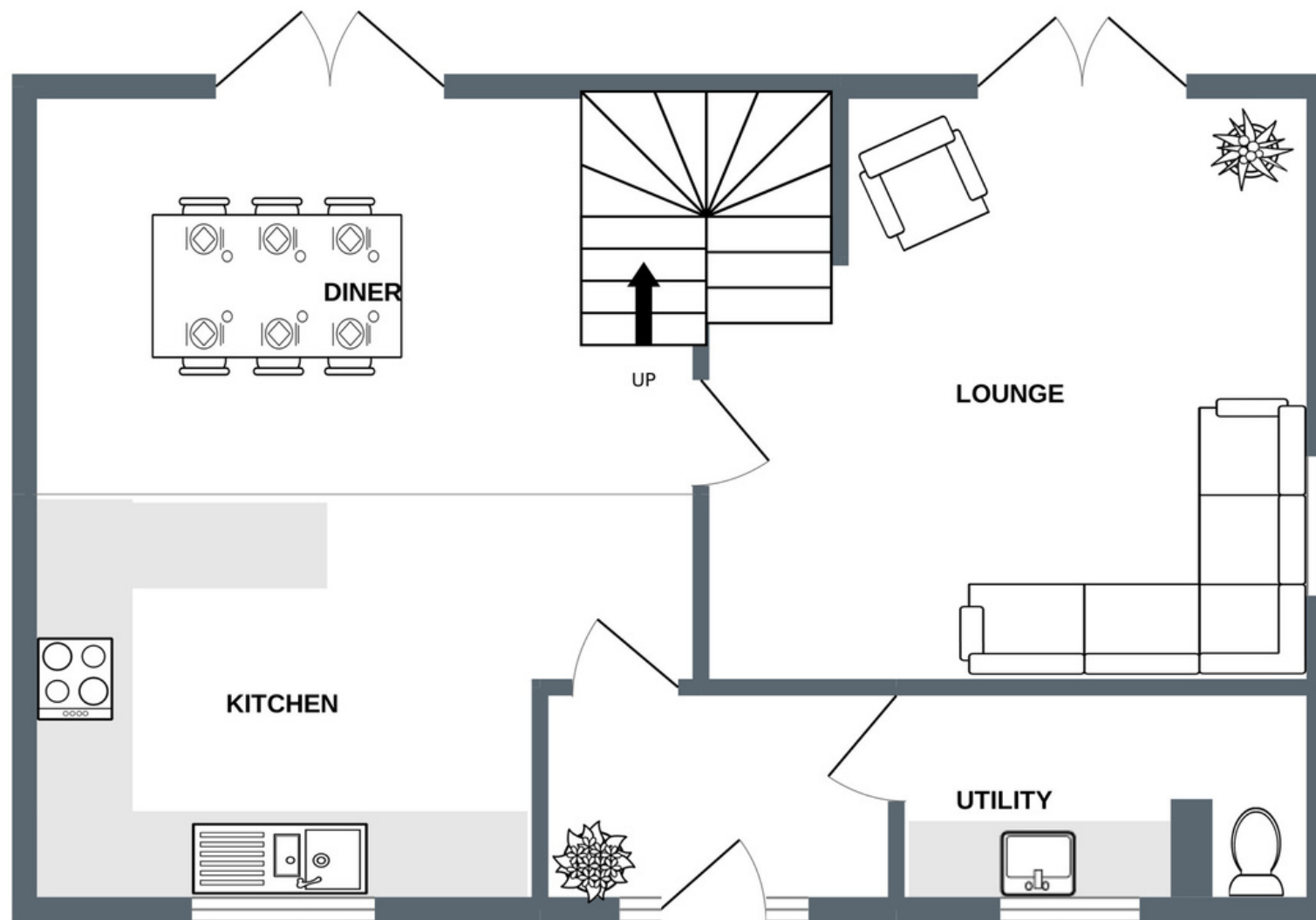
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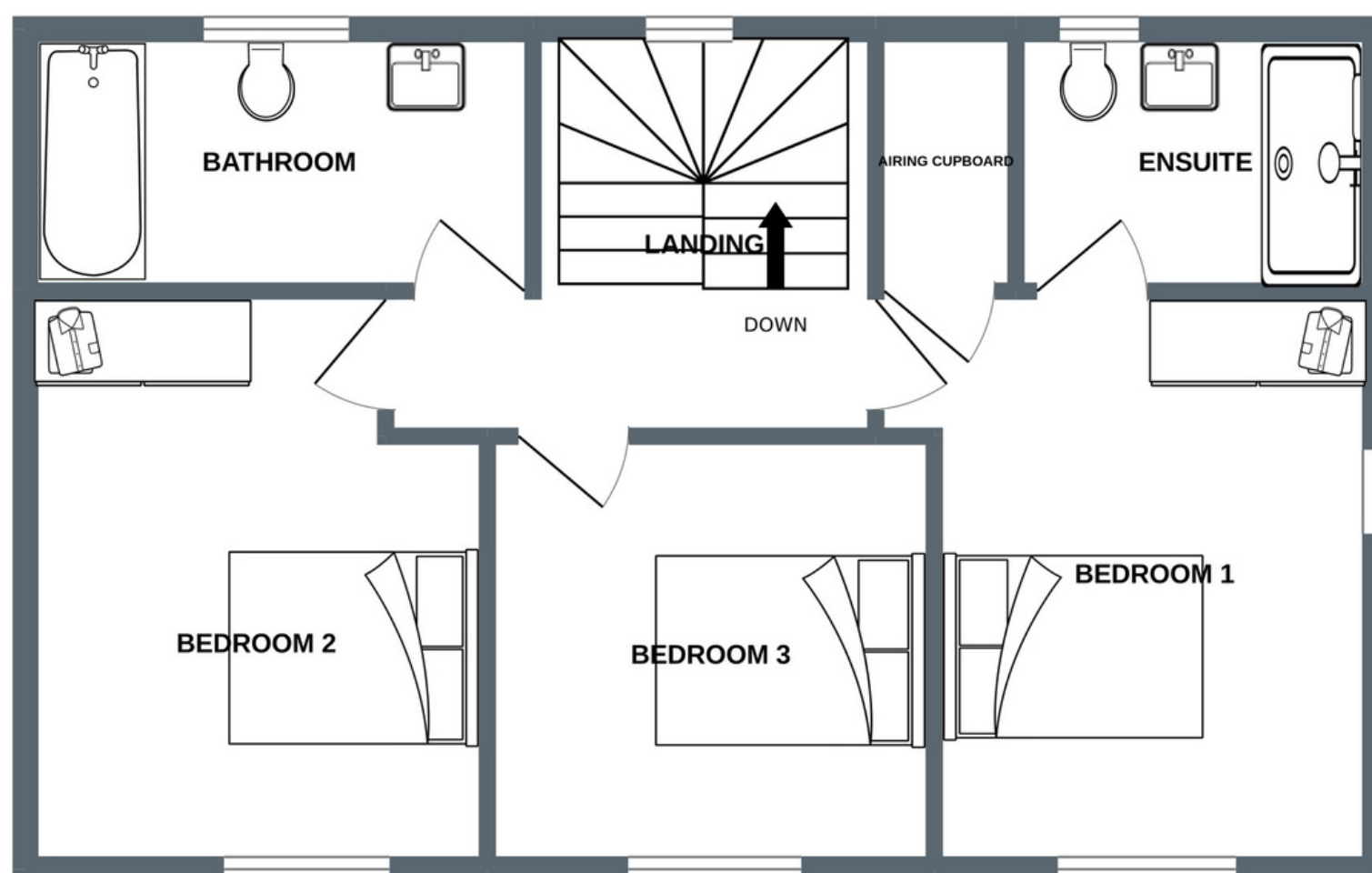
Plans

HOUSE

GROUND FLOOR



1ST FLOOR



Dimensions:

Kitchen Area	3.3m x
Dinning Area	4.5m x
Living Room	4.5m x 3.9m
Utility	2.8m x 1.6m

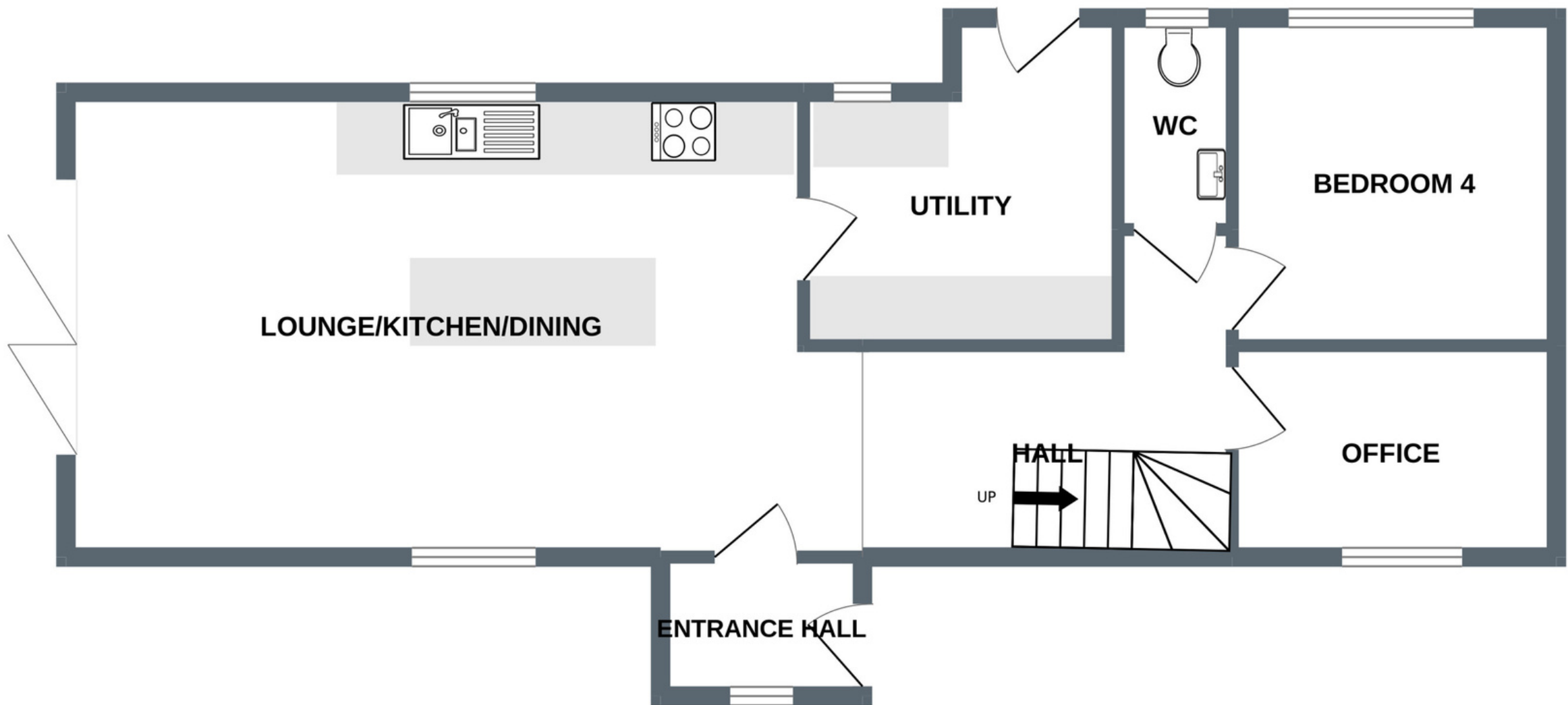
Dimensions:

Bedroom 1	2.9m x 3.8m
En-suite	2.4m x 1.7m
Bedroom 2	2.9m x 3.8m
Bedroom 3	2.9m x 2.8
Batrhook	3.3m x 1.7m

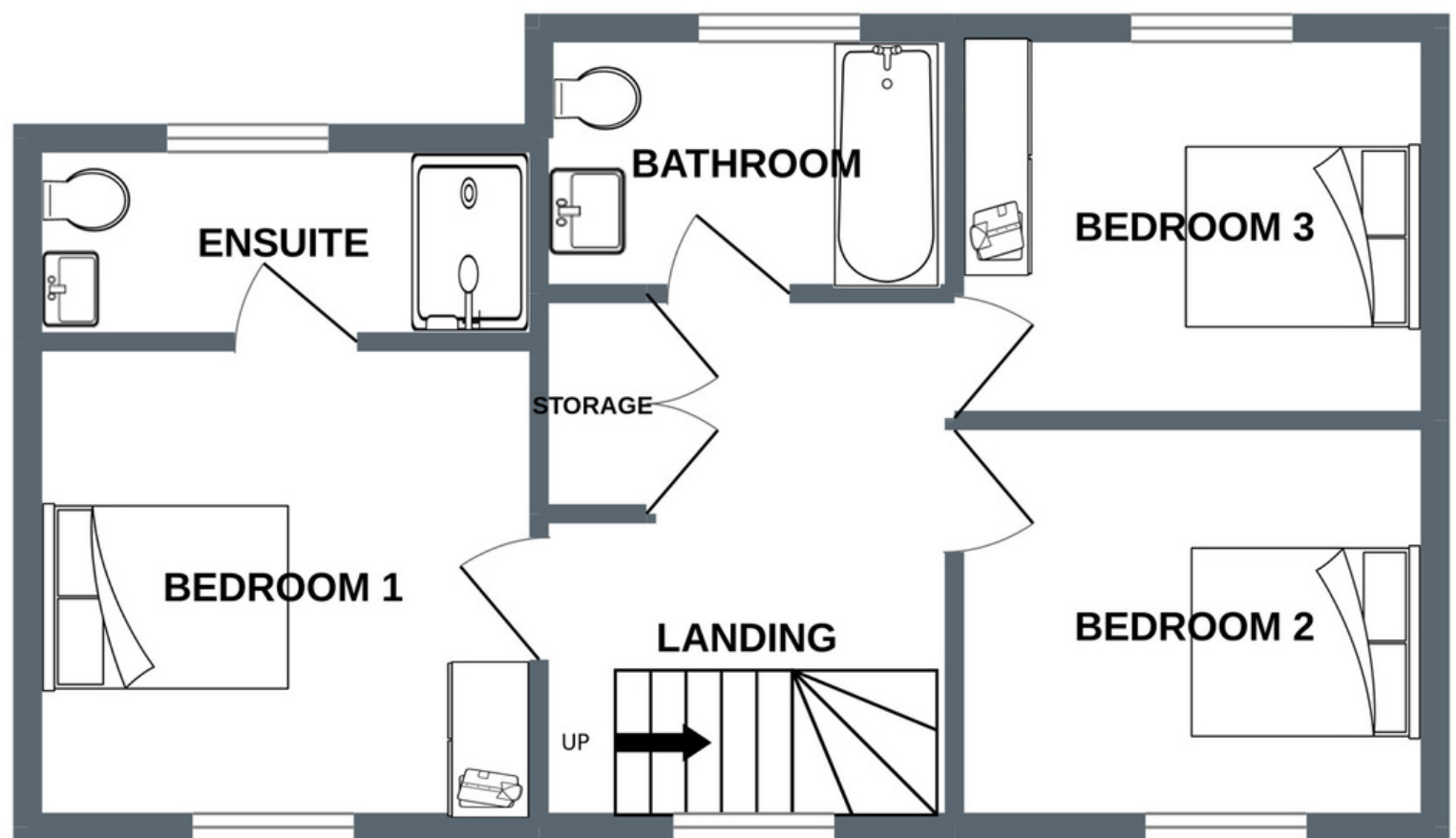
Plans

LODGE

GROUND FLOOR



1ST FLOOR



Dimensions:

Kitchen Area	7.5m x 2.8m
Dinning Area	3.8m x 2.7m
Living Room	3.8m x 5.4m
Utility	2.6m x 3.3m
Office	3.3m x 2.7m
Bedroom 4	3.3m x 3.3m

Dimensions:

Bedroom 1	3.0m x 3.7m
En-suite	3.0m x 1.6m
Bedroom 2	3.3m x 3.0m
Bedroom 3	3.3m x 3.0m
Bathroom	2.6m x 2.0m

Site Plan



Specification

KITCHEN

- British made, contemporary kitchen furniture & doors supplied by Hinged Kitchens, Truro
- A range of finishes & choices available*
- Well designed cupboards and drawer storage all with a luxurious soft close mechanism
- Breakfast bar /island (plot dependant)
- Undermounted 1.5 sink with Blanco lever mixer tap in chrome
- Quartz solid worktop
- Appliances included (plot dependent - Meile, Neff and Caple)
 - o Induction hob
 - o Extractor
 - o Fridge freezer
 - o Dishwasher
 - o Oven
- Space & plumbing/power provided for a washing machine (plot 1 & 2) and drier (plot 2 only)

INTERIOR FINISHES

- Composite front door
- Oak internal doors with brushed fixtures and fittings
- White skirting detail
- Walls and ceilings painted in contemporary white
- Flooring options to ground and first floors*
- Bathroom floors tiled
- Real oak veneer internal doors with contemporary chrome furniture and integral locking to bathrooms & WC
- White painted skirtings and architraves
- Oak handrail to staircases

BATHROOMS

- High quality, modern sanitaryware products including Crosswater, Merlyn, Vado & Cifial**
- All bathrooms to have fully tiled floors, showers and vanity units
- Choice of quality tiles*
- All fully concealed pipework, toilet cisterns and tap valves/mixers within the walls and vanity units
- Ceiling mounted shower head & flexible wall mounted shower handset to all showers
- Large chrome finish heated towel rails
- Low level/slimline solid resin shower trays and glass screens
- Wall mounted vanity unit with basin, pull out drawer & contemporary mixer tap
- Shaver point and light over sink

HEATING, ENERGY EFFICIENCY & RENEWABLES

- AIR SOURCE HEAT PUMP central heating system, managed by thermostats and a mobile app (if required)
- Stored, pressurised water cylinder for rapid hot water
- Underfloor heating to entire ground floor
- Radiators to first floor with thermostatic radiator valves
- High levels of insulation to external fabric and intermediate walls for sound proofing
- High performing, low maintenance, uPVC windows and french doors from VEKA
- ENDURANCE, highly secure, composite front door with multipoint locking system and clear glass full height side light

ELECTRICAL

- Well placed power sockets and light switches with white faceplates
- TV points to lounge & all bedrooms
- OpenReach Fibre internet/telephone point connected
- Energy efficient, bright, recessed LED downlighting throughout (except bedrooms which have pendant lighting)
- Mains operated smoke and heat alarms
- External lighting to house elevations
- Individual electric and water supply meters

EXTERNAL FINISHES

- Private parking for 2-3 cars per property
- Natural stone and hung slate cladding, with contrasting white render
- Patios and paths, paving and gravel mix
- Private gardens with secure boundaries
- External hot and cold water taps

10 Year structural build warranty from LABC

- *some choices are subject to additional costs, build programme and availability
- **subject to availability. If a product/item is not available an equivalent will be sought

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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.