

ST JOHNS

CLOSE

MOUNT HAWKE, TR4 8EF



KINGSLEY

DEVELOPMENTS

ST JOHNS CLOSE

Set in the sought-after Cornish village of Mount Hawke, just moments from the beaches of Porthtowan and St Agnes, this exclusive collection of three and four-bedroom luxury homes blends traditional Cornish character with contemporary, sustainable design. Each property is built to net-zero standards, featuring solar panels, air source heat pumps, and triple-glazed windows for exceptional energy efficiency and year-round comfort. With underfloor heating, EV charging points, and full-fibre broadband, these homes offer the perfect balance of coastal charm and modern living.

Every detail has been designed with quality in mind - from bespoke shaker kitchens with Quartz worktops and oak internal doors, to luxury flooring and spa-style bathrooms. Externally, each home enjoys landscaped front gardens, private driveways for at least two cars, and spacious rear gardens laid to patio and lawn. Combining elegant design, thoughtful landscaping, and sustainable technology, this development offers a rare opportunity to own a brand-new, energy-efficient home in one of Cornwall's most desirable coastal locations.



SITE PLAN

4-Bedroom House (Plots 1-4)

3-Bedroom Bungalow (Plots 5-9)





Bungalow Kitchen



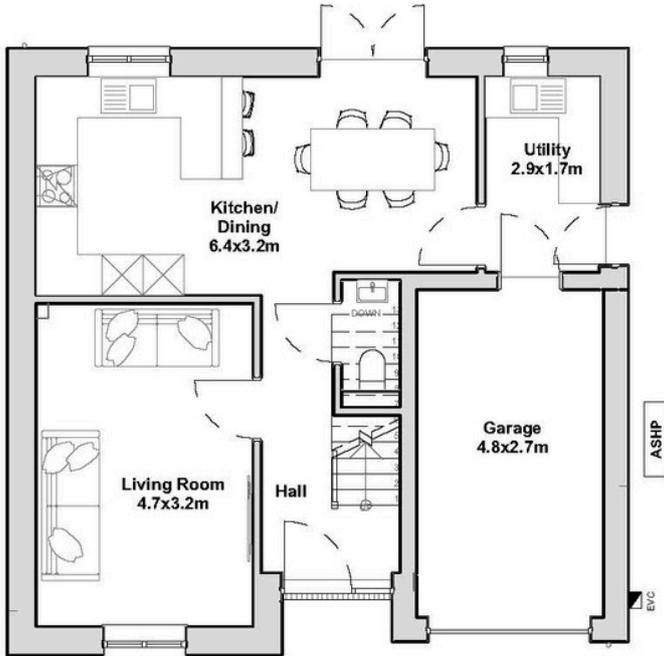
Bungalow Living Space



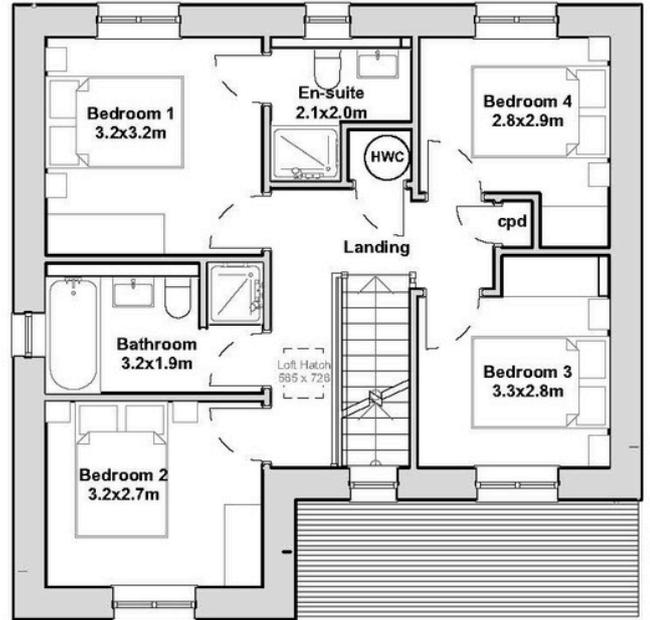
House Kitchen

FLOOR PLANS

4-Bedroom House (Plots 1-4)



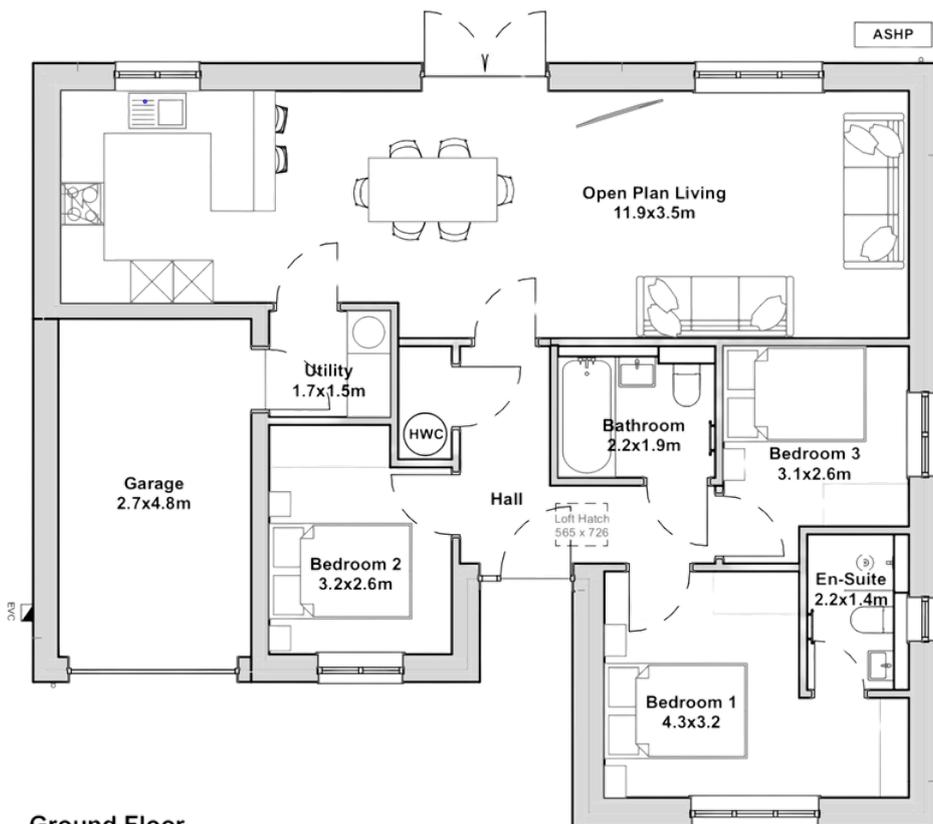
Ground Floor



First Floor

GIA 122m²
Plots 1-4

3-Bedroom Bungalow (Plots 5-9)



Ground Floor

GIA 101m²
Plots 5-9

SPECIFICATION

Kitchen & Utility

- Traditional Shaker kitchen with brass knobs and swan-neck mixer tap
- Choice of 20mm quartz worktops and door finishes (subject to build programme) to both kitchen and utility
- Undermounted 1.5 bowl stainless steel sink with brass mixer tap
- Range of high-quality Bosch appliances, including:
 - Multi-function oven
 - Induction hob
 - Integrated fridge freezer and dishwasher
 - Extractor fan
- Separate utility room with space for washing machine and tumble dryer, plus storage cupboard

Interior Finishes

- Traditional solid composite front door in Reed Green with chrome fittings
- Oak internal doors with brass handles
- White painted skirtings and architraves in a traditional ogee style
- White painted walls and ceilings
- Hard wearing/low maintenance LVT oak effect plank flooring to ground floor and all bathrooms (choice of colours subject to build programme)
- Luxury carpets in all other rooms (choice for bungalow bedrooms to be carpet or LVT plank, default to be carpet)
- Ample airing cupboard storage separate to the heating cupboard all 4 bed homes
- White painted square edge staircase spindles and balustrade to houses

Heating and Electrical

- Operationally Carbon Net Zero
- Mechanical Ventilation Heat Recovery system to clean/filter the air, remove humidity & optimise heat distribution throughout the building to reduce central heating demand and cost to the homeowner
- Highly efficient renewable heating technology 'Air source heat pump' with pressurized, hot stored water cylinder
- Zoned underfloor heating to whole ground floor (excl. garage)
- Thermostatically controlled radiators to all first floor rooms (to houses)
- Electric car charger installed
- Solar panels to greatly reduce energy bills – sell to the grid in summer with spare
- LED downlights in hallway, kitchens, bathrooms, WC and en-suites
- Pendant lighting in all other rooms
- TV points to lounge and all bedrooms
- BT point – Full Fibre to the Premise
- Mains operated smoke and heat alarms

SPECIFICATION

Bathrooms & En-Suites

- A choice of tiling in bathrooms and en-suites where applicable
- Contemporary sanitaryware, with concealed toilet cisterns and back to wall pans
- Slimline / low threshold solid shower trays and glass screens
- Wall mounted vanity unit with drawer to family bathroom and contemporary wall mounted basin to en-suites
- Hard wearing / low maintenance LVT oak effect plank flooring
- Chrome mixer taps and shower fittings – large ‘drench’ fixed shower head with separate handset to all bathrooms
- Electric shaver socket to master bathroom
- Fitted mirrors
- Chrome heated towel rails to the bathroom and ensuite

External Finishes

- Traditional flush casement white UPVC windows TRIPLE GLAZED
- Reed green traditional 4 panel front door.
- White painted sand and cement render and natural hung slate cladding (smaller slate size for a more luxury, elegant finish)
- Terracotta brick plinths and ridges reflecting classic Cornish architectural style
- French doors leading onto the garden.
- White UPVC fascias, soffits and rainwater goods – classic and elegant
- Large rear gardens and spacious front lawns
- Step-free access to all front doors
- Natural slate roof
- Private driveway parking for at least 2 cars in a warm colour toned block paving in a herringbone style
- Large paved patio included
- External cold tap
- External lighting to the front and rear of homes
- External power supply socket
- Gardens laid to lawn and hedging plants to front gardens as per landscaping site plan
- Garages to all units with power supply

Peace of Mind

- High levels of insulation to the external walls, ground floors and loft/roof space for thermal performance. Triple glazed windows.
- Operationally Carbon Net Zero
- 10 year structural warranty by Protek
- 2 year Kingsley Developments warranty
- Management company setup to look after communal estate road, drainage, and communal landscaping/ecology Biodiversity Net Gain areas.



CGI Street View



View of fields behind development



Flush Casement Windows



Flush Casement Windows

Previous project, bathroom layout will vary



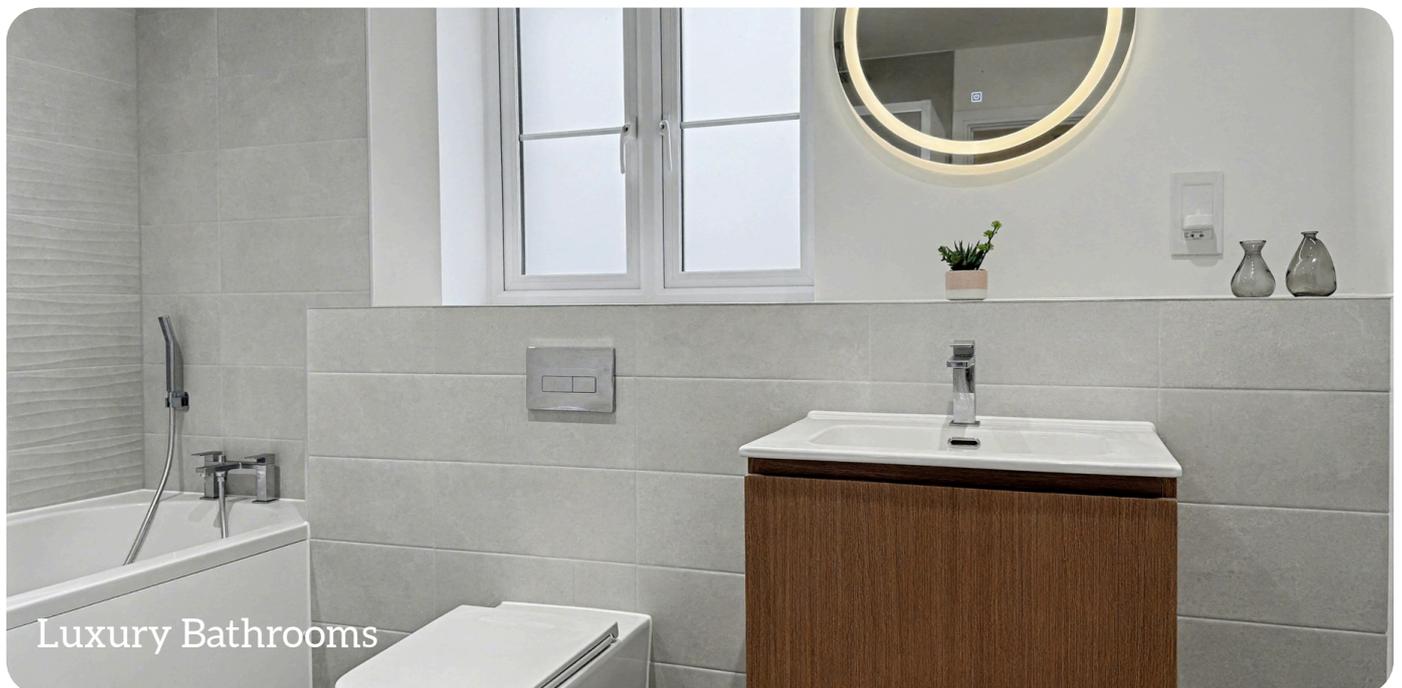
Luxury Bathrooms



Luxury Bathrooms



Luxury Bathrooms



Luxury Bathrooms

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OUR COMMITMENT

Classic Cornish Architecture, Built to Last

At Kingsley Developments, we take pride in creating homes that celebrate Cornwall's heritage while delivering the enduring quality specification, modern living demands. Very few developers - and no regional housebuilders - are building homes that tease out some of Cornwall's high quality and unique, traditional architecture and we are passionate about designing and building homes that will look great in another 100 years' time and that we can all be proud of. Every detail from the form of the houses to the colours and materials used is chosen with care, craftsmanship, and authenticity in mind.

Timeless Materials, Genuine Craftsmanship

We believe true Cornish character can't be faked. That's why we only use natural slate on our roofs no composites, no shortcuts. It's a material that weathers beautifully, stands up to the coastal climate, and lasts for generations.

Externally, our homes feature smaller natural slates on the cladding, paired with timber-effect flush casement windows for that unmistakable Cornish charm. These subtle, traditional details create a sense of permanence and integrity that defines our developments.

Thoughtful Design for Real Communities

Each Kingsley development is carefully planned to create a quiet, friendly environment where you feel at home. We favour no-through roads and small, close-knit communities' places where neighbours get to know one another, children can ride bikes safely, and life feels just that bit slower. Our developments are tree-lined to create that leafy, suburban-meets-rural feel, and our CGI street scenes bring this vision to life, peaceful, green, and authentically Cornish.

Kingsley build carbon net-zero homes to perform to the highest efficiency level, through solar, superior insulation and modern heating systems like Air source Heat Pumps and MVHR. These technologies keep your house warmer throughout the winter and cooler during the summer, all whilst lowering your energy bills! We create comfortable homes within eco-friendly communities.



OUR COMMITMENT

Carbon Net Zero / Energy Efficiency Standards:

- All of Kingsley's properties feature Mechanical Ventilation with Heat Recovery (MVHR) systems, which significantly boost energy efficiency and indoor comfort. By reclaiming heat from outgoing air, it lowers energy costs while providing a warm environment. The system circulates fresh filtered air and removes stale air to enhance indoor air quality.
- High quality solar panels generate power, sustainably and cheaply, with the added bonus of selling excess power back to the grid, particularly in the summer!
- Triple-glazed windows, underfloor heating, and premium materials all help homeowners retain and circulate warmth through enhanced airtightness and superior thermal insulation. If less heat is needed, the smart thermostat, connected to the outdoor air source heat pump, automatically adjusts to maintain the ideal air and floor temperature throughout your home, all while keeping energy costs down!

All of our innovative technologies help to reduce both Kingsley's and your carbon footprint, by using fewer resources and generating fewer greenhouse gases.



Cornish Built, Locally Rooted

We're a family-run Cornish developer, not a national firm building for volume. As a privately-owned, financially sound and cash funded, we build with pride and finish every scheme to the highest standard; no cutting corners, no unfinished promises.

Our local snagging team ensures every detail is right before and after you move in. You will have a dedicated point of contact throughout the build and long after completion, ensuring clear communication and genuine care every step of the way.

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MOUNT HAWKE, TR4 8EF

david ball
Agencies



David Ball Agencies
34 East Street
Newquay
Cornwall
TR7 1BH

Sales@dba.estate

01637 850850

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.

