



**Park an Daras**

Helston | Cornwall

Bespoke | Invigorating



**ROBERTSON**  
DEVELOPMENTS LIMITED





# Park an Daras

'Park An Daras' is a traditional Celtic name which literally means field of the door and would have traditionally been the field in front of the original farm house. Today, Park An Daras is the new gateway to Helston offering a diverse mix of two, three and four bedroom houses as well as two and three bedroom bungalows and coach homes.

Much thought has been given to the design and architectural principles of this new phase with all homes having been fully conceived by the developer, Robertson Developments Ltd and will provide a classical aesthetic with traditional external arrangements.

The mix of homes at Park An Daras means that there is something for everybody!



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The diverse range of properties, green spaces and transport links makes Park An Daras an attractive and convenient place to call your home.



## Homes with you built on mind.

At Park An Daras much thought has been given to the ecological balance on site with large open green areas to the west of the site and a footpath link from the back of the site to the front directly communicating with the centre of Helston.

The elevation finishes throughout the site will predominantly offer natural Granite stone and render.

You can be assured the same level of detail and care throughout all our homes, whatever your budget. The high specification and contemporary design of our fitted kitchens and bathrooms comes as a standard feature through our entire range of homes. There are well proportioned, enclosed gardens along with an impressive communal and green areas.



# lifestyle

Park An Daras in Helston offers unrivalled opportunities for leisure being located both close to the coast and the distinctive countryside of the Lizard Peninsular.

Helston which is famous for its floral dance is steeped in history with many architecturally important buildings and whilst offering all the facilities of a sizeable Cornish town is well placed for access to both the picturesque harbour towns of Porthleven (2.5 miles) and Falmouth (13 miles)

# Property Specifications

All of the new homes at ParK An Daras have been cleverly designed for today's modern living and for people of all ages. The wide range of properties available will attract and build a diverse community.

Our high specification living accommodation combines beautifully stylish bathrooms and modern fitted kitchens throughout our entire range. Our team of designers, architects, builders and craftsmen have worked hard to bring you the very best possible.

*“design and architectural excellence work together to create a development where all its properties complement one another”*



#### **External Features:**

- Front and rear garden areas will be landscaped / turfed where appropriate
- Patio areas are available in gardens
- Outside taps available with all properties featuring a garden
- Low maintenance double glazed windows and doors in uPVC (except main entrance doors)
- Composite entrance door
- Outside lights to front and ground floor patio/ French doors

#### **Additional Features:**

- 10 year, insurance backed structural warranty available for all home owners
- Contemporary bathroom furniture which compliments the clean lines of our homes
- A fantastic choice of fitted kitchens are available (dependent upon stage of construction)
- Fibre to premises for improved internet links

#### **Internal Features:**

- Choice of kitchen finish from selected ranges with complimentary work surfaces (subject to stage of construction)
- Contemporary, oak veneer doors with chrome furniture
- Smooth finish to ceilings
- Gas fired central heating and water heating
- Internal woodwork decorated in white gloss
- Generous provision of low energy light fittings
- Ample, well placed power points throughout



# About Robertson Developments

Robertson Developments Limited is the product of two generations of family-owner endeavour in the property development industry.

The locally based company specialises in providing responsibly planned residential developments especially within the Camborne and Redruth areas. Over the years, hundreds of successfully built properties consisting of a range of styles have led to the creation of bespoke communities.

Tried and trusted, the company has been commended by nationally recognised bodies on several occasions including the NHBC (National House-Building Council) 'Pride In The Job' and, the LABC (Local Authority Building Control) 'Building Excellence' awards.

Known throughout the region for quality and reliability, the Robertson Developments team consistently builds to the needs of the local market always keeping a close eye on what customers expect and delivering genuine value for money.



Hidderley Park, Camborne



Goon Rinsey, Ashton

Other Robertson  
Developments Available  
Please ask for details



# Park an Daras

Helston | Cornwall

- Tamar  
Gwel Trelulla (No. 8)
- Lamorna  
Gwel Trelulla (No. 13, 9, 18, 17 & 15)
- Kensey  
Gwel Trelulla (No. 10, 24 & 25)  
An Gew (No. 3)
- Leryn  
An Gew (No. 9)  
Gwel Trelulla (No. 23)
- Gannel  
Gwel Trelulla (No. 20)
- Helford  
Gwel Trelulla (No. 14, 19 & 16)
- Tonnow  
Gwel Trelulla (No. 7 & 11)  
An Gew (No. 1)
- Trevarrack  
Park Am Daras (No. 28, & 26)  
An Gew (No. 7)  
Gwel Trelulla (No. 22)
- Penpol  
Gwel Trelulla (No. 12 & 21)  
An Gew (No. 5)
- DISCOUNTED HOMES



The site plan is for identification and illustrative purposes only and is not to scale.  
All prospective buyers should note that the plan is solely intended for their guidance and assistance.



Call 01326 564321 for more details

[www.bradleys-estate-agents.co.uk](http://www.bradleys-estate-agents.co.uk)



# Finding us couldn't be easier...

## DIRECTIONS FROM A30:

From the main A30 trunk road take the B3297 Helston road signposted on approaching Redruth from the East. Follow this road and on entering Helston continue to the second roundabout and then turn left sign posted for Falmouth. Proceed along this road until the roundabout on the outskirts of the built up area of Helston and Park An Daras can be seen on the left hand side.

## DIRECTIONS FROM FALMOUTH:

Follow the A394 Helston Road and just before the first roundabout on the outskirts of Helston, Park An Daras can be seen on the right hand side.

SAT NAV: TR13 8JU

Selling Agent:

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