

Site Plan



HOUSE TYPES

- THE PENPOL
- THE GANNEL
- THE LYNHER
- THE KENSEY
- THE PENTUGHEL
- THE TREVARRACK
- THE LERRYIN
- THE CHY AN GLAS
- THE TONNOW
- AFFORDABLE HOUSING

THE SITE PLAN IS FOR IDENTIFICATION AND ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. ALL PROSPECTIVE BUYERS SHOULD NOTE THAT THE SITE PLAN IS SOLELY INTENDED FOR THEIR GUIDANCE AND ASSISTANCE AND NOTHING CONTAINED IN THE PLAN SHOULD BE A STATEMENT OF FACT OR REPRESENTATION OR WARRANTY. IT SHOULD NOT BE RELIED ON IN ANY WAY.

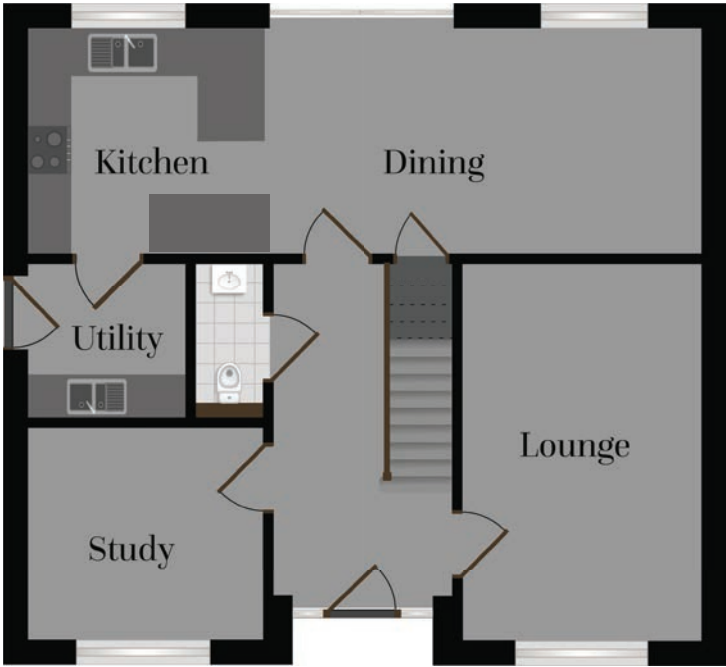
The Penpol

Gwel Trelulla: 12, 16

The largest home at Park An Daras. A beautifully designed, traditional family home offering impressive and versatile living space, garage and driveway. 'The Penpol' enjoys multiple living areas, four double bedrooms and master en suite and the added benefit of a utility room. Externally the property enjoys a garage and driveway

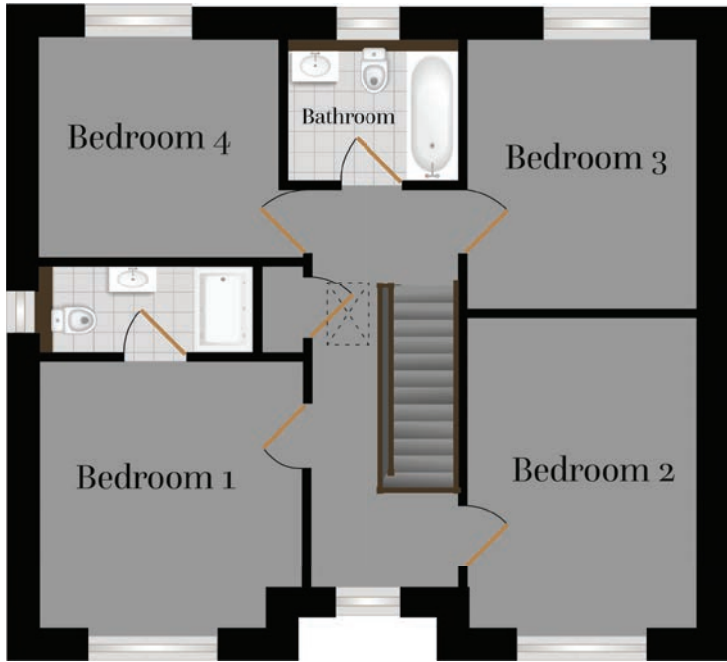


GROUND FLOOR



Kitchen	8.95m x 2.96m	29.36ft x 9.71ft
Lounge	4.97m x 3.11m	16.31ft x 10.2ft
Study	3.11m x 2.77m	10.2ft x 9.09ft
Utility	2.12m x 2.08m	6.96ft x 6.82ft

FIRST FLOOR



Bedroom 1	3.58m x 3.65m	11.75ft x 11.98ft
Bedroom 2	3.11m x 4.25m	10.2ft x 13.94ft
Bedroom 3	3.11m x 3.68m	10.2ft x 12.07ft
Bedroom 4	3.24m x 2.97m	10.63ft x 9.74ft

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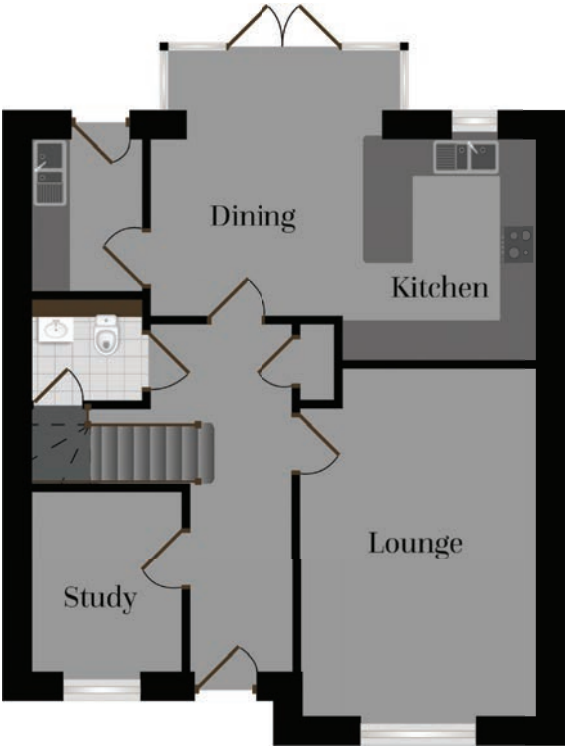
The Lerryn

Gwel Trelulla: 64
Park Pella: 8

'The Lerryn' delivers a traditional family home offering spacious and versatile accommodation. Impressive open plan kitchen/dining/family room featuring a large glazed bay to the rear garden, as well as an adjoining utility room, formal sitting room and a 3rd reception room offering a study, play room or snug. The first floor enjoys four bedrooms with master en suite facilities and externally the Lerryn benefits from an enclosed rear garden, parking and garage.



GROUND FLOOR



Kitchen	5.95m x 3.40m 19.52ft x 11.15ft
Lounge	5.37m x 3.64m 17.62ft x 11.94ft
Study	2.80m x 2.30m 9.19ft x 7.55ft
Utility	

FIRST FLOOR



Bedroom 1	3.98m x 3.64m 13.06ft x 11.94ft
Bedroom 2	3.64m x 3.66m 11.94ft x 12.01ft
Bedroom 3	4.00m x 2.80m 13.12ft x 9.19ft
Bedroom 4	2.94m x 2.87m 9.65ft x 9.42ft

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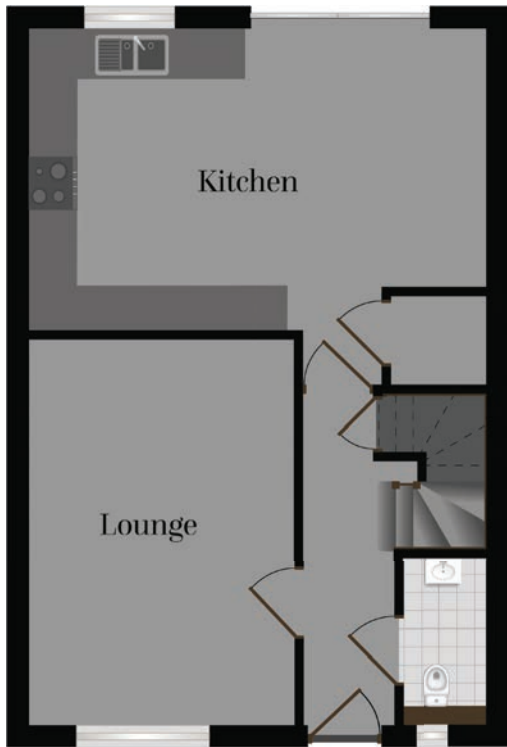
The Trevarrack

Gwel Trelulla: 63
Park Skiber: 57 Park Pella: 54, 55

In similar style to Robertsons ever popular Chy-An-Glas. The 4 bedroom 'Trevarrack' is also one of the most striking houses on the development. The external appearance of this house combines granite stonework with timber effect cladding, render and a window frontage that spans two floors. Internally, on the ground floor there is a large kitchen/ dining room, lounge and ground floor WC. To the first floor are 4 bedrooms, master en suite facilities and family bathroom. Externally, this home enjoys a garage, a driveway providing off road parking and an enclosed rear garden.



GROUND FLOOR



Kitchen/Dining	5.93m x 3.93m 19.46ft x 12.89ft
Lounge	5.02m x 3.42m 16.47ft x 11.22ft

FIRST FLOOR



Bedroom 1	3.75m x 3.08m 12.3ft x 10.1ft
Bedroom 2	3.47m x 2.87m 11.38ft x 9.42ft
Bedroom 3	2.93m x 2.34m 9.61ft x 7.68ft
Bedroom 4	2.71m x 2.13m 8.89ft x 6.99ft

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The Kensey

Gwel Trelulla: 9, 11, 17, 18, 65, 66
Park Skiber: 56 Park Pella: 7

An impressive three bedroom home offering the ideal space for a growing family. The ground floor offers a full length, double aspect kitchen dining room with patio doors to the rear garden, the spacious sitting room also spans the full length of the house enjoying a double aspect and another set of patio doors offering access to the rear garden. The first floor offers three double bedrooms, master with en-suite facilities and family bathroom.



GROUND FLOOR



Kitchen/Dining	2.79m x 5.50m 9.15ft x 18.04ft
Lounge	3.23m x 6.10m 10.6ft x 20.01ft

FIRST FLOOR



Bedroom 1	2.79m x 2.83m 9.15ft x 9.28ft
Bedroom 2	3.06m x 3.34m 10.04ft x 10.96ft
Bedroom 3	3.22m x 2.62m 10.56ft x 8.6ft

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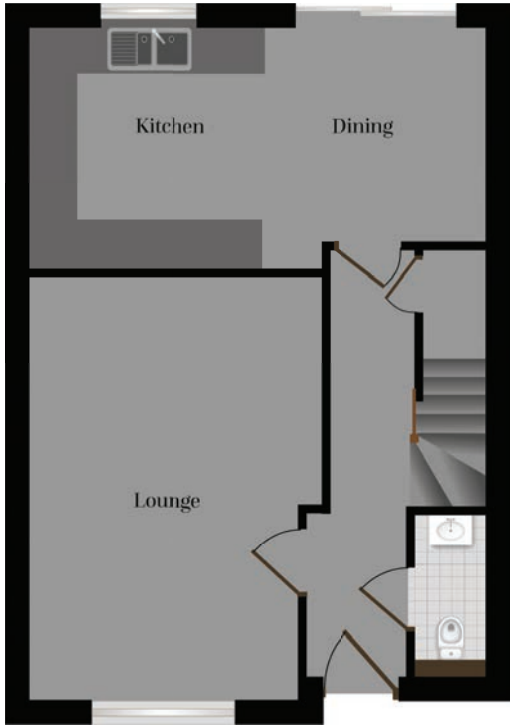
The Gannel

Gwel Trelulla: 15

Faced with traditional Cornish stone, the attractive 'Gannel' offers a spacious family home with accommodation comprising three bedrooms, master en-suite, a spacious lounge and a kitchen diner spanning the width of the house and enjoying patio doors out onto the rear garden patio as well as a ground floor WC and family bathroom. Externally this home enjoys off road parking, garage and enclosed rear garden.

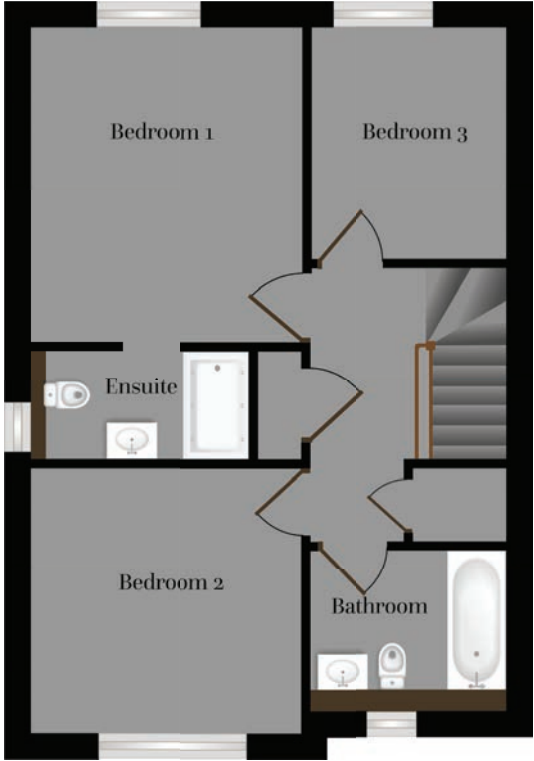


GROUND FLOOR



Kitchen	5.53m (18'1") x 2.93m (9'6") max
Lounge	5.30m (17'4") x 3.49m (11'5")

FIRST FLOOR



Bedroom 1	3.66m max (12'0") x 3.12m (10'2")
Bedroom 2	3.21m (10'5") x 3.12m (10'2")
Bedroom 3	2.61m (8'6") x 2.30m (7'5")

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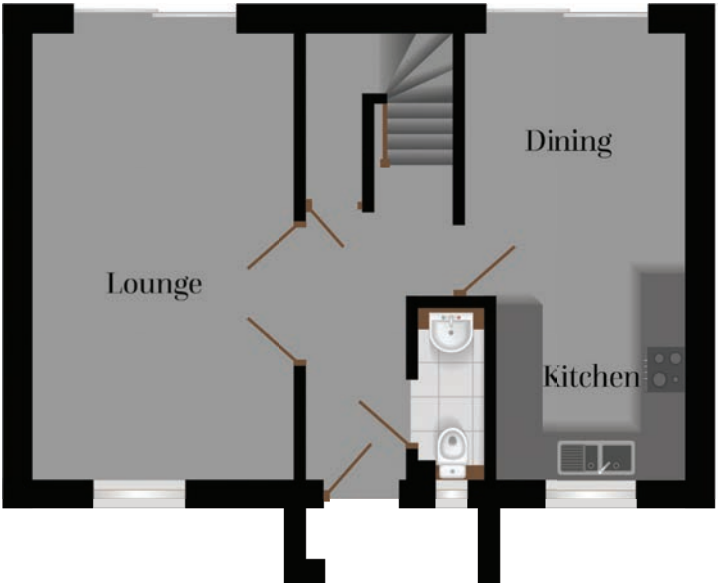
The Tonnow

Gwel Trelulla: 67, 68

The Tonnow is a detached home with some very interesting features and an ideal choice for a growing family. The entrance has a useful porch with integral storage. Inside, there's a large kitchen/dining room, spacious lounge and there's also a separate ground floor WC. On the first floor there are three double bedrooms (one with ensuite) and a family bathroom. Externally, this home benefits from a garage and off road parking.

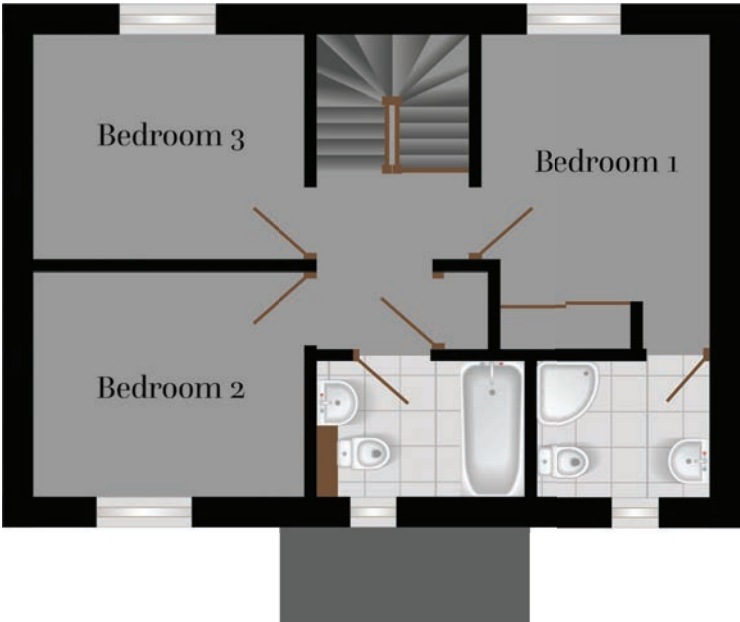


GROUND FLOOR



Kitchen/Dining	2.80m (Narrowing to 2.39m) x 5.52m 9.19ft (7.84ft) x 18.11ft
Lounge	3.33m x 5.52m 10.93ft x 18.11ft
Study	
Utility	

FIRST FLOOR



Bedroom 1	2.80m x 2.85m (Plus Wardrobe) 9.19ft x 9.35ft
Bedroom 2	3.33m x 2.75m 10.93ft x 9.02ft
Bedroom 3	3.33m x 2.65m 10.93ft x 8.69ft

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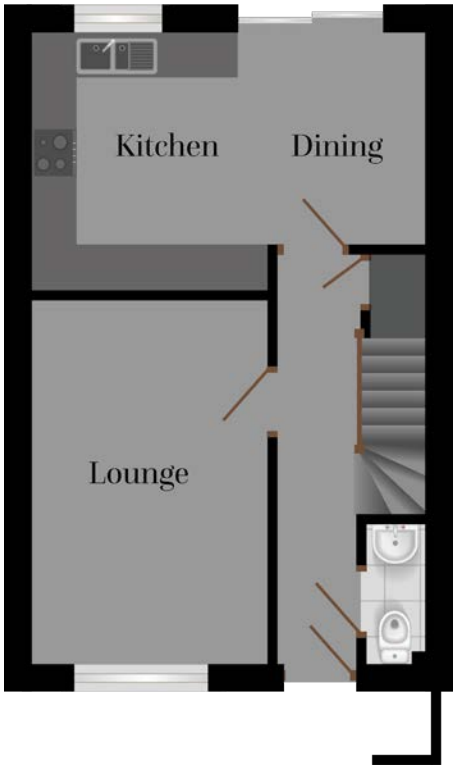
The Chy An Glas

Park Skiber: 53
An Gewr: 48, 49, 50

The Chy an Glas is a well-proportioned three bedroom home. The external appearance of this house combines render with timber effect cladding and inside, there's a bright and spacious lounge, a kitchen/dining room which overlooks the garden and a separate WC. On the first floor there is a master bedroom with two further bedrooms and a family bathroom. This stylish home is definitely one not to be missed.

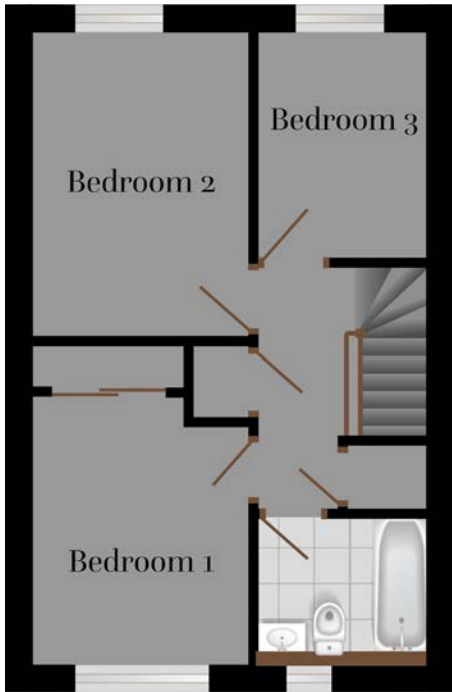


GROUND FLOOR



Kitchen/Dining	5.15m x 3.48m (to 2.88m)	16.9 ft x 11.42 ft (to 9.45 ft)
Lounge	3.06m x 4.67m	10.04 ft x 15.32 ft

FIRST FLOOR



Bedroom 1	3.51m x 2.82m (Plus Wardrobe)	11.52 ft x 9.25 ft
Bedroom 2	3.97m x 2.82m	13.02 ft x 9.25 ft
Bedroom 3	2.19m x 2.88m	7.19 ft x 9.45 ft

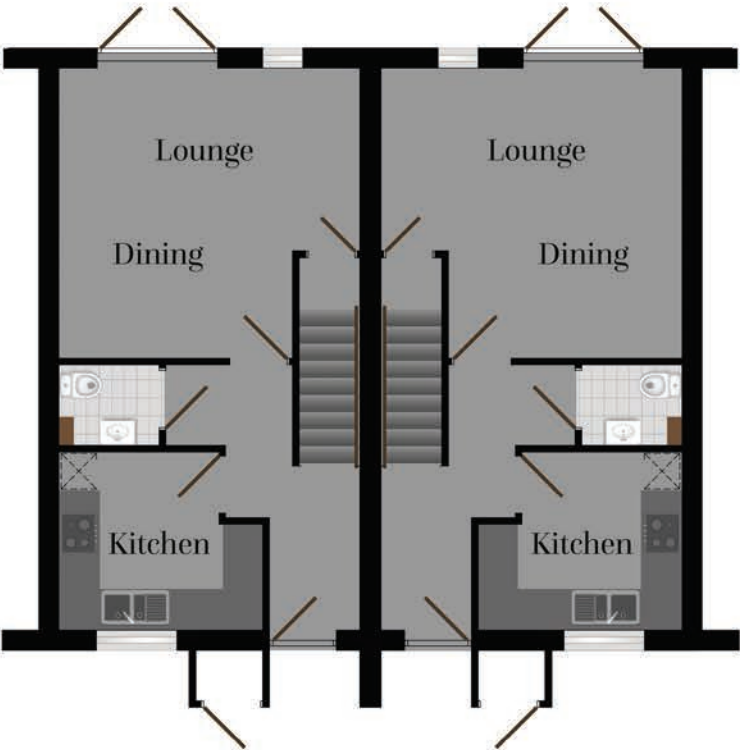
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The Lynher

A stylishly modern home ideal as a first home or for downsizers alike. The spacious accommodation offers two double bedrooms, fitted kitchen, lounge/dining room with French doors to the rear garden patio, bathroom and ground floor WC. You can make the most of a driveway which provides off road parking for two vehicles as well as the enclosed rear garden.

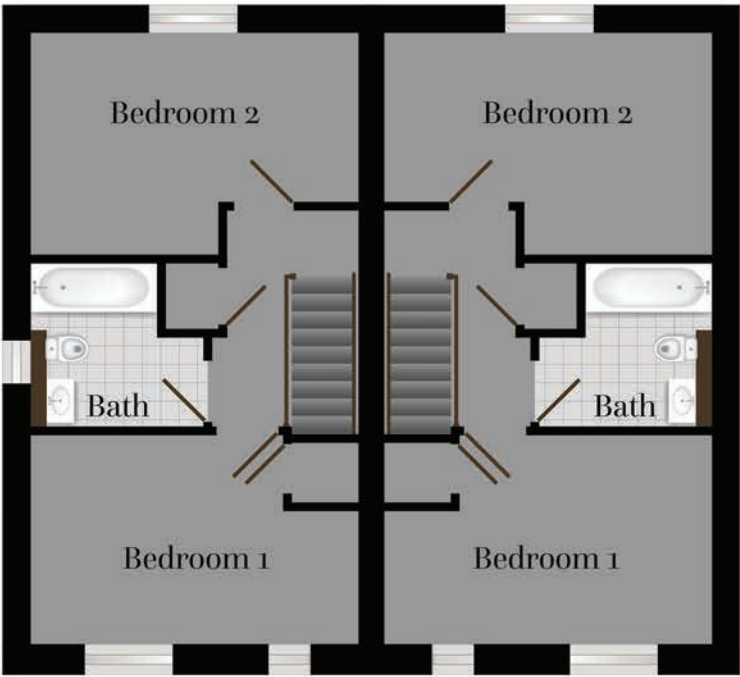


GROUND FLOOR



Kitchen	2.74m x 2.88m (Max) 8.99ft x 9.45ft
Lounge/Dining	4.40m x 4.25m 14.44 x 13.94ft

FIRST FLOOR



Bedroom 1	4.4m x 2.85m 14.44ft x 9.35ft
Bedroom 2	4.4m x 2.97m (Max) 14.44ft x 9.74ft

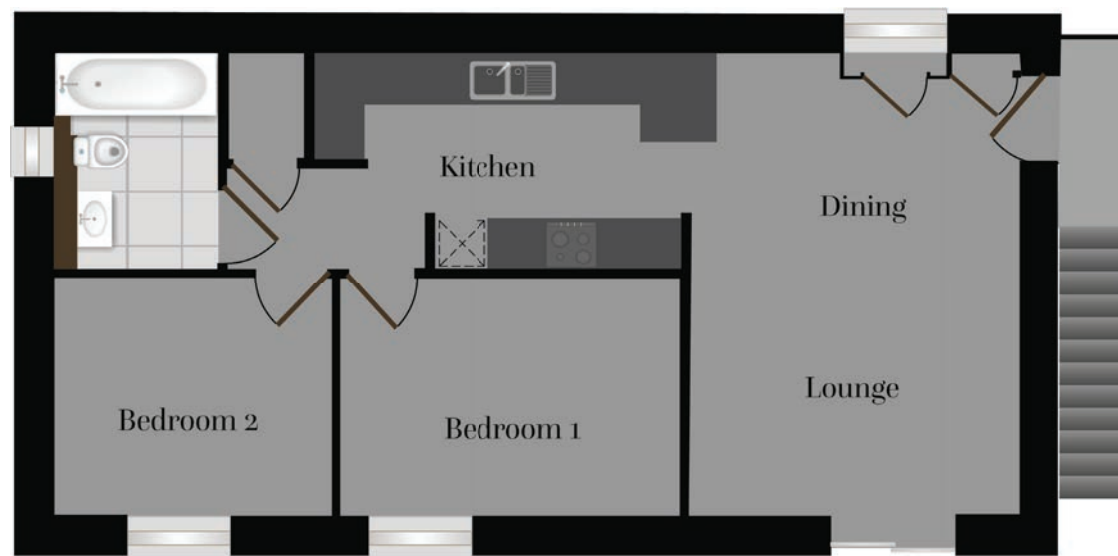
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The Pentughel

Spacious two bedroom coach house with a double aspect lounge/dining room. Two double bedrooms and a family bathroom, private garden, parking and garage, this home has everything you need!



FIRST FLOOR



Kitchen	4.33m (14'1") x 2.50m (8'2")	Bedroom 1	2.76m (9'1") x 4.07m (13'3")
Lounge/Dining	5.39m (17'7") x 3.85m (12'6") max	Bedroom 2	2.76m (9'1") x 3.25m (10'7")

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Specification

(Bungalows)

Kitchen

	Lamorna	Helford
Howdens fully fitted kitchen with soft close to doors and drawers	•	•
38mm Laminate worksurfaces	•	•
Lamona Ceramic Hob	•	•
Lamona Double Oven	•	•
Lamona built in 70/30 split fridge/freezer	•	•
Lamona built in extractor	•	•
Lamona built in dishwasher	•	•
Black Granite Composite 1.5 bowl sink with Rienza Polished Chrome tap	•	•
Lamona built in washing machine	•	•

Heating & Ventilation

Air sourced heat pump with underfloor heating	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•
Mechanical ventilation heat recovery system	•	•

Bathrooms

White Sanitaryware with chrome fittings	•	•
Wall hung rimless Roca WC's	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•
Mirror with integral light and dimista to bathroom and en-suite (where applicable)	•	•

Internal Finishes

	Lamorna	Helford
Light Oak Veneered doors with contemporary door furniture	•	•
White emulsion to ceilings and walls	•	•
White gloss woodwork	•	•

Lighting & Electrical

Open network fibre to premises	•	•
Terrestrial TV aerial	•	•
TV point to living room and master bedroom	•	•
External lights to all entrance doors	•	•
LED downlights to kitchen area and bathrooms	•	•

External

Anthracite Grey UPVC windows	•	•
External doors with multipoint locking	•	•
Landscaping to front gardens, turfed rear gardens	•	•
External tap to rear	•	•
Paved patio area to rear	•	•
Power and light to garages with personnel doors (where applicable)	•	•
7.0 Kw EV Charger	•	•

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Specification

Kitchen

	Gannel	Trevarrack	Kensey	Tonnow	Chy An Glas	Lynher
Howdens fully fitted kitchen with soft close to doors and drawers	•	•	•	•	•	•
38mm square edged Laminate worksurfaces	•	•	•	•	•	•
Lamona Ceramic Hob	•	•	•	•	•	•
Lamona Double Oven	•	•	•	•	•	•
Lamona built in 70/30 split fridge/freezer	•	•	•	•	•	•
Lamona built in extractor	•	•	•	•	•	•
Lamona built in dishwasher	•	•	•	•	•	•
Black Granite Composite 1.5 bowl sink with Rienza Polished Chrome tap	•	•	•	•	•	•
Lamona built in washing machine	•	•	•	•	•	•

Heating & Ventilation

Air sourced heat pump, underfloor heating to ground floor & radiators to first floor	•	•	•	•	•	•
ASHP Hot water cylinder with electric panel heating	•	•	•	•	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Mechanical Ventilation heat recovery system	•	•	•	•	•	•

Bathrooms

White Sanitaryware with chrome fittings	•	•	•	•	•	•
Wall hung rimless Roca Wc's	•	•	•	•	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Mirror with intergral light and dimista to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Semi-pedestal basin to cloakroom	•	•	•	•	•	•

Internal Finishes

Light Oak Veneered doors with contemporary door furniture	•	•	•	•	•	•
White emulsion to ceilings and walls	•	•	•	•	•	•
White gloss woodwork with hardwood handrail to staircase	•	•	•	•	•	•

Lighting & Electrical

Open network fibre to premises	•	•	•	•	•	•
Terrestrial TV aerial	•	•	•	•	•	•
TV point to living room and master bedroom	•	•	•	•	•	•
External lights to all entrance doors	•	•	•	•	•	•
LED downlights to kitchen area and bathrooms	•	•	•	•	•	•

External

Anthracite Grey UPVC windows	•	•	•	•	•	•
External doors with multipoint locking	•	•	•	•	•	•
Landscaping to front gardens, turfed rear gardens	•	•	•	•	•	•
External tap to rear	•	•	•	•	•	•
Paved patio area to rear	•	•	•	•	•	•
Power and light to garages with personnel doors (where applicable)	•	•	•	•	•	•
7.0 Kw EV Charger	•	•	•	•	•	•

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Specification

Kitchen

	Penpol	Lerryn
Howdens fully fitted kitchen with soft close to doors and drawers	•	•
20mm Siliestone worksurfaces to kitchen and utility room	•	•
Lamona Tumble Dryer	•	•
Bosch Induction Hob	•	•
Bosch Double Oven	•	•
Bosch built in 60/40 split fridge/freezer	•	•
Lamona built in extractor	•	•
Bosch built in dishwasher	•	•
Black Granite Composite 1.5 bowl sink with Rienza Polished Chrome tap	•	•
Bosch built in washing machine	•	•

Heating & Ventilation

Air sourced heat pump, underfloor heating to ground floor & radiators to first floor	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•
Mechanical heat recovery system ventilation	•	•

Bathrooms

White Sanitaryware with chrome fittings	•	•
Wall hung rimless Roca WC's	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•
Mirror with intergral light and dimista to bathroom and en-suite (where applicable)	•	•
Semi-pedestal basin to cloakroom	•	•

Internal Finishes

	Penpol	Lerryn
Light Oak Veneered doors with contemporary door furniture	•	•
White emulsion to ceilings and walls	•	•
White gloss woodwork with hardwood handrail to staircase	•	•

Lighting & Electrical

Open network fibre to premises	•	•
Terrestrial TV aerial	•	•
TV point to living room and master bedroom	•	•
External lights to all entrance doors	•	•
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External

Anthracite Grey UPVC windows	•	•
External doors with multipoint locking	•	•
Landscaping to front gardens, turfed rear gardens	•	•
External tap to rear	•	•
Paved patio area to rear	•	•
Power and light to garages with personnel doors (where applicable)	•	•
7.0 Kw EV Charger	•	•

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