

Treliddon Heights

DOWNDERRY - CORNWALL

A SUPERB COASTAL DEVELOPMENT
OF 3 AND 4 BEDROOM HOMES WITH SEA VIEWS



A Truly Cornish Seaside Lifestyle

Overlooking the beautiful waters of Whitsand Bay, Downton is a summer favourite for many kinds of water sports, including swimming, sea canoeing, sailing, windsurfing and fishing. It is still a working fishing village, so you can purchase mouth-wateringly fresh crabs and lobsters locally.

During the rest of the year, Downton returns to peace and tranquillity, enabling relaxation and escape from the hustle and bustle of today's demanding lifestyle.

Simply take a stroll along the quiet beach, visit the Inn on the Shore for a drink or something to eat from the menu, or treat yourself to a meal at the superb blue plate Restaurant in the village centre, where you can enjoy delicious fresh local produce.

The village also has a post office and general stores, and a small primary school with less than 100 pupils. There are five further primary schools less than five miles away and secondary schools are at East Looe, Liskeard and Torpoint.

Convenient

Trellickon Heights is within easy reach of a wide variety of leisure activities. There are several golf clubs close by at Whitsand Bay, St. Mellion and Looe.

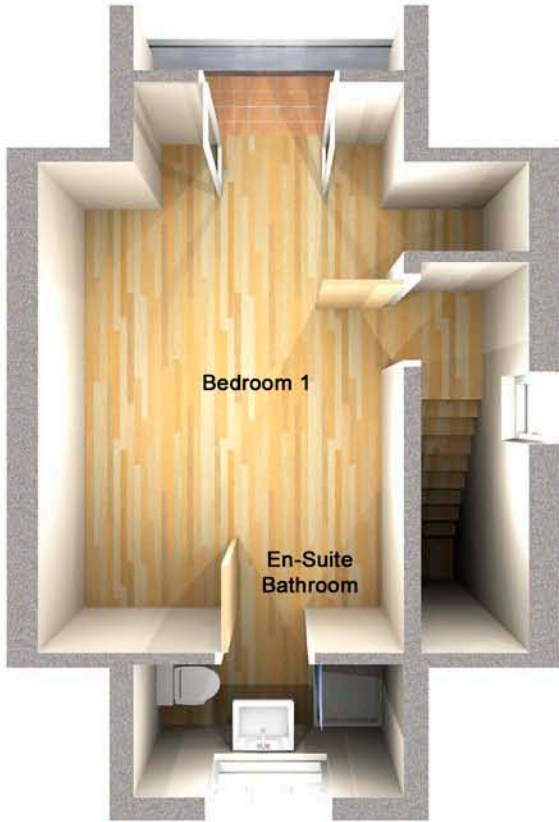
Plymouth City has now become recognised as one of the UK's most important water sports centres, hosting a number of world class yachting events, and the sheltered waters of Plymouth Sound, Torpoint and the River Tamar offer superb sailing in beautiful surroundings. The National Marine Aquarium and the Plymouth Theatre Royal are close to the city centre.

The superb Cornish coast and countryside are literally on your doorstep. Tucked away you will find charming little villages with friendly local pubs, harbours steeped in smuggling legends, hidden coves and creeks and beautiful broad sandy beaches. There is the whole of the South West Coastal Footpath to explore, the Camel Trail cycleway to enjoy and just across the border in Devon, Dartmoor offers 365 miles of glorious uninterrupted walking, with its high tors, sheltered valleys and ancient prehistoric remains.

Travel connections are excellent. Plymouth is reached via the A38 across the Tamar Bridge, or via the Torpoint Ferry. From Plymouth the intercity train to Paddington takes approximately 3.5 hours. Plymouth also has an airport, and an international ferry port with regular sailings to France, Spain and Ireland. Intercity trains can also be caught at Liskeard in Cornwall. The nearest main line station is in the picturesque village of St. Germans 5 miles distant.

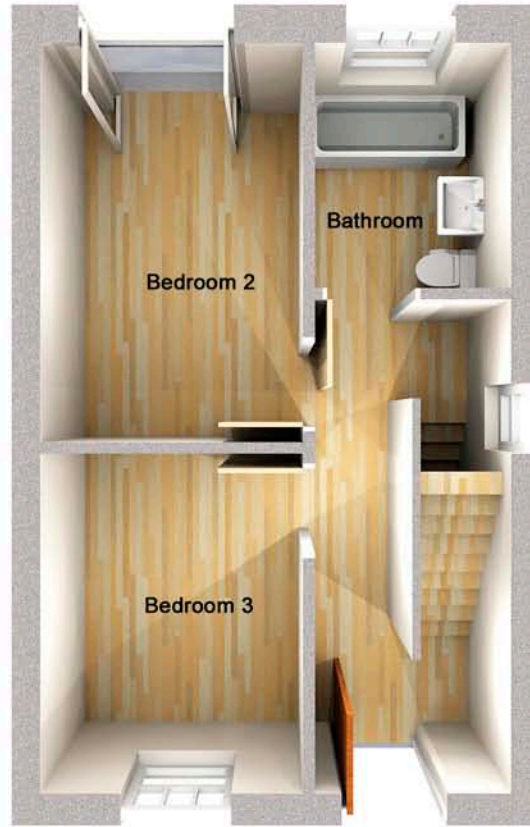


House Type C - 3 Bedroom House



First floor - Bedroom 1 and en-suite Bathroom

Bedroom 1 Length: 4500 x Width 4500 max
 Bathroom Length: 2500 x Width 1240
 Balcony - Length 700 x Width 2674



Ground Floor, Bedrooms 2 & 3, Bathroom

Bedroom 2 - Length: 3830x Width 2510
 Bedroom 3 - Length: 3250 x Width 2510
 Bathroom - Length: 2350 x Width 1890



Lower Ground Floor, Kitchen, Dining & Living Area

Open Plan - Length: 7180 x 4500



Back



Front

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specifications or floor layout at any time. The contents herein shall not form part of any contract or be a representation including any such contract. All properties are offered subject to availability and applicants are asked to contact the developer agent to ascertain availability of any property so as to avoid unnecessary journey. These details are believed to be correct but neither agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. All specifications, photography is from previous developments. The floor areas / dimensions quoted are given in good faith before detailed design and construction has commenced. All dimensions are to studwork and blockwork. They are not intended to be used for carpet areas, appliance spaces or furniture layouts. Purchasers are strongly recommended to confirm all measurements for themselves.

House Type D - 4 Bedroom Option 1



Top floor - Kitchen / Dining Room & Lounge

*Length: 6810 x Width: 6450 (Max)
Balcony: Length - 700 x Width: 2900*



Ground Floor, 2 Bedrooms. Bathroom & Garage

*Bedroom 3 - Length: 3500 x Width: 2750
Bedroom 4 - Length: 2300 x Width: 3700 (Max)
W.C. / Shower - Length: 1980 x Width: 1750
Garage - Length: 5100 x Width: 2920 (Max)*



Lower Ground Floor, Bathrooms, Bedrooms 1 & 2

*Bedroom 2 - Length: 3700 x Width: 2750
Bedroom 1 - Length: 3700 x Width: 3600
En-suite Bathroom Bedroom 1 - Length: 1630 (Max) x Width: 2590
Bathroom - Length: 1750 x Width: 2300
Utility Room - Length: 1820 x Width: 2920
Store room under stairs*



Back

Front

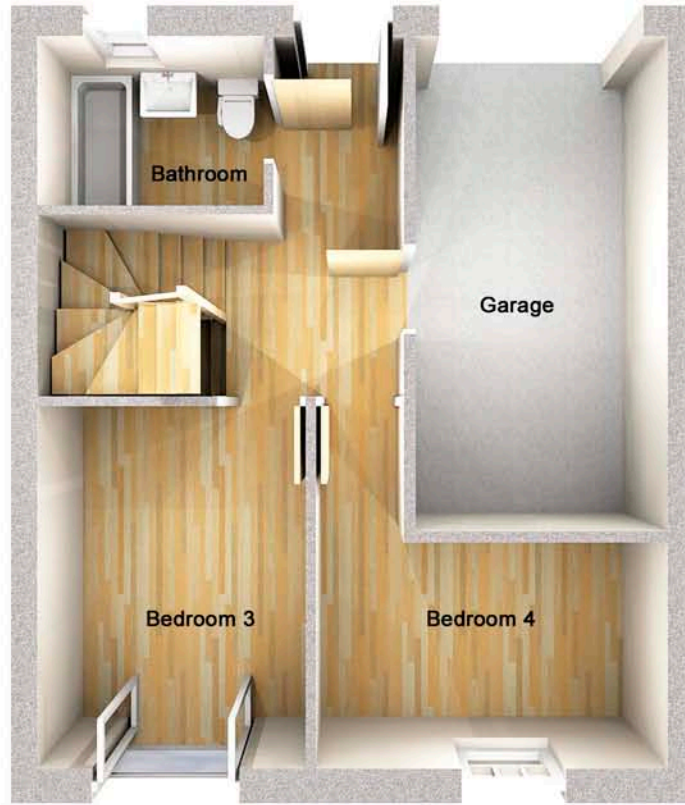
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House Type D - 4 Bedroom Option 2



Top floor - Bedroom 1 with en-suite and Bedroom 2

Bedroom 1 - Length 3000 (Max) x Width: 5100 (Max)
 En-Suite Bathroom - 3375 x 1350
 Bedroom 2 - 2900 x 2600 plus Wardrobe - 1350 x 1175
 Balcony: Length - 700 x Width: 2900



Ground Floor, 2 Bedrooms, Bathroom & Garage

Bedroom 3 - Length: 3700 x Width: 2750
 Bedroom 4 - Length: 2300 x Width: 3600
 Bathroom - Length: 2310 x Width: 1750
 Garage - Length: 5100 x Width: 2590



Lower Ground Floor, Kitchen, Dining & Living Room

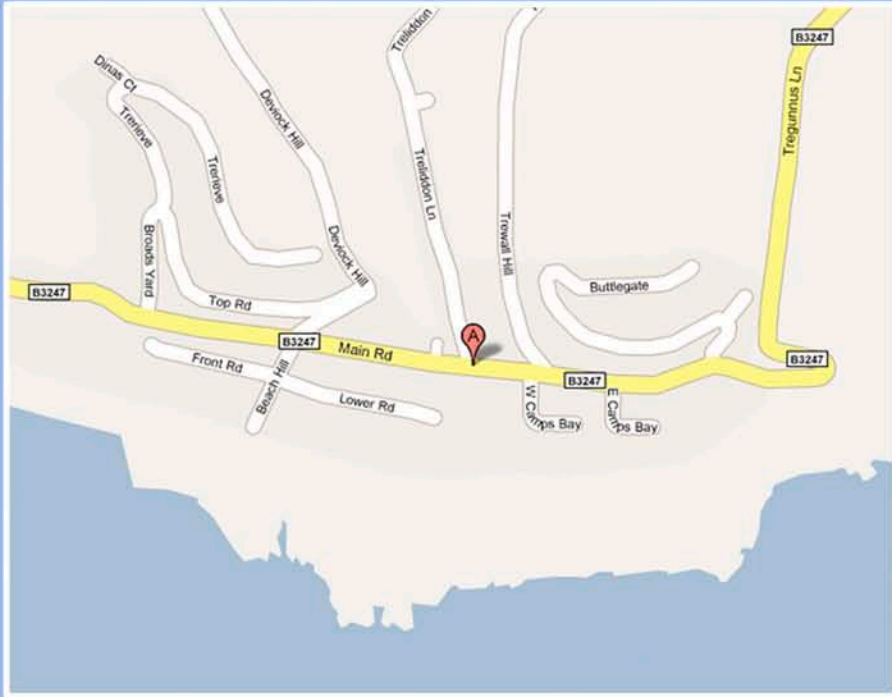
Lounge, Dining & Kitchen Areas: 6450 x 7500 Max
 Utility Room - Length: 1750 x Width: 2610
 Toilet: 1750 x 1050
 Void under stairs



Back

Front

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Showcase for New Homes in Southwest England

1 Regal Court, Fore Street, Saltash, Cornwall, PL12 6JR. United Kingdom
Telephone: 01752 844934 Web: <http://www.newhomessouthwest.com>