



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9716

£1,250,000

3 Penhalls Drive,
Playing Place, Truro, Cornwall, TR3 6GW

FREEHOLD



A highly specified, energy efficient, detached, executive new build home boasting over 2,400sq.ft. of exemplary accommodation with views over the surrounding countryside. With a detached double carport, driveway parking for several vehicles, landscaped rear garden, an open-plan kitchen/dining room, separate living room, a media room/study and 4 bedrooms (2 en-suite). Situated in the highly desirable village of Playing Place within walking distance of amenities and just a short distance from Truro city centre and the village of Feock with Loe Beach and the sailing waters of the Carrick Roads.



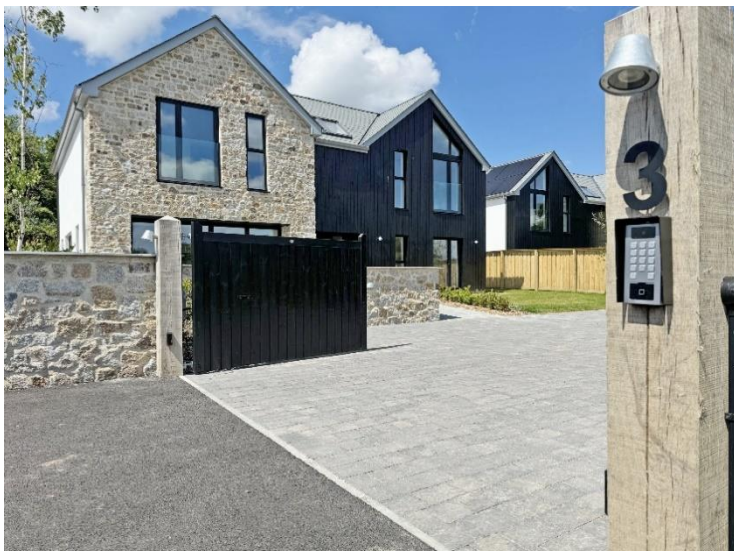


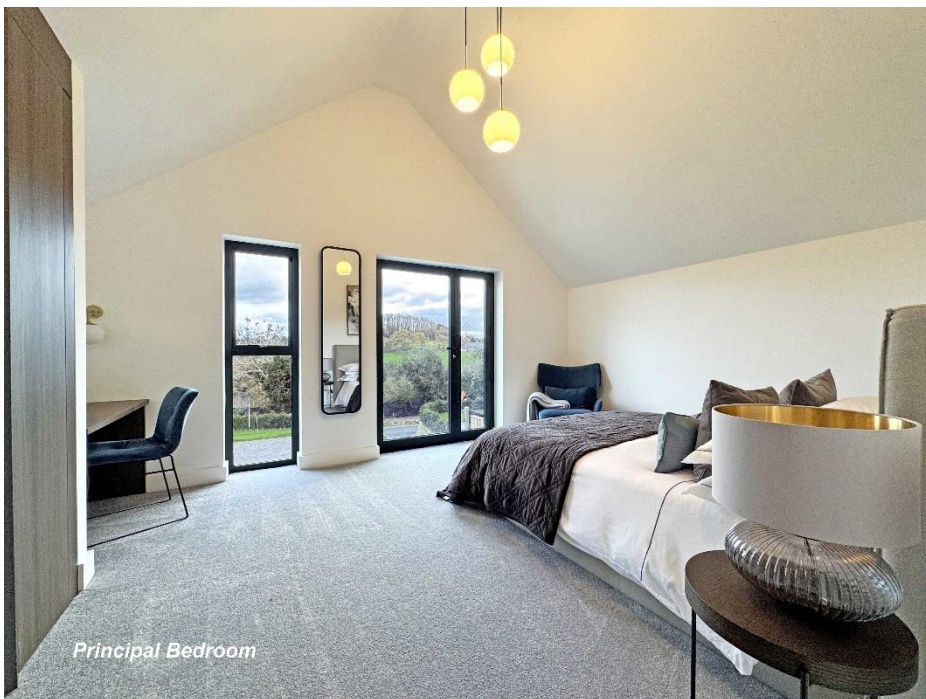
SUMMARY OF ACCOMMODATION – In all, approximately 2,400sq.ft. (plus double carport)

Ground Floor Entrance hall, kitchen/dining room, utility, wc/shower room, living room, second reception room,

First Floor Landing, principal en-suite bedroom with dressing area, guest bedroom with en-suite shower room, 2 further double bedrooms, family bath/shower room.

Outside Gated driveway, carport, brick paved parking for several vehicles, sun terrace, lawned front and rear gardens.









THE SPECIFICATION

BUILDING FABRIC

- Highly insulated timber frame with traditional block outer leaf, finished with Cornish granite, render and black stained vertical timber cladding externally
- Aluminium, triple glazed windows in black colour internally and externally
- Aluminium feature front door, an iron oxide finish, very luxurious/heavy/extra wide, with clear glazed side lights
- Natural slate roof, GRP flat roof with insurance backed 10 year warranty
- Contrasting light grey UPVC fascias/soffits and a 'seamless' powder-coated metal guttering system

INTERNAL FINISHES, JOINERY & DETAILING

- Oak flooring by Oakley to ground floor: a wide plank, premium engineered oak floor (choice of premium carpets to first floor & lounge/media room if desired)
- Black internal aluminium window frames with black handles
- Solid oak internal window boards
- Oiled oak doors
- Bespoke oak staircase with open tread and glass balustrading
- Built-in wardrobes by Iroka included to principal bedroom, principal dressing area & bedroom two
- Contemporary white painted skirtings and architraves

ELECTRICAL

- Electric car charging point
- TV points & CAT6 fibre internet to lounge, media room & all bedrooms
- Full fibre internet installed ready to plug in your router. (OpenReach Full Fibre to the Premise)
- USB sockets fitted to bedroom beside sockets and kitchen area
- Two way switching to bedside position for bedroom lighting
- Recessed LED spotlights to all ceilings (except lounge – pendants and wall lights)

- PIR light control to cupboards and ground floor WC (automatic switching)
- Feature wall lighting to bathrooms, hallways & lounge
- Feature pendant lights to kitchen peninsula & dining table
- Ample external lighting including to all external doors and pathways
- All lighting low energy consumption, warm colour LED
- Mains operated smoke and heat alarms
- Black NEOSTAT thermostats – integrated with the mobile app controlled, and fully zoned, underfloor heating system
- External power socket & lighting within car ports
- Ring doorbell to front door, WiFi enabled (mobile app connectivity)

KITCHEN & UTILITY

- High quality, contemporary, British made kitchen, designed by Hinged Kitchens, Truro
- Premium matt-black woodgrain cupboard doors complemented with walnut feature doors and panelling
- Push to open cupboard doors including fridge & freezer
- Feature peninsula with walnut coloured LED lit display shelf
- Choice of premium solid quartz worktops
- Kitchen integrated appliances included:
 - Two x Gaggenau fan ovens, in anthracite glass with touch screen controls & pyrolytic
 - Large Miele black glass induction hob with downdraft extractor
 - Bosch Dishwasher
 - Miele Fridge (full size)
 - Miele Freezer (full size)
 - Instant boiling water tap by Abode in Matt Black
- Utility
 - Sink with matt black mixer tap by Camio

- Storage under counter
- Spaces for integrated stacked Washer and Dryer, with condensing plumbing facility ready
- Plant room containing solar panel and heating system kit
- Undermounted sink with drainer cut into the worktop
- Legra drawers for deep pans, crockery and utensils
- Pull out bin drawer near sink

BATHROOMS

- Slimline solid shower trays
- Niches to showers with feature lighting
- Feature free standing baths
- Wall mounted bath fillers/taps throughout
- High quality sanitaryware and frameless glass shower screens
- All bathrooms to have fully tiled floors and walls
- Hansgrohe taps in bathrooms
- All fully concealed pipework & toilet cisterns
- Large heated towel rails – dual fuelled (central heating and electric options for summer use)
- Ceiling mounted drench shower head & flexible wall mounted shower handset to all bath/shower rooms
- Wall mounted woodgrain vanity units with basin, pull out drawer & wall mounted taps. Double vanity/basin to principal en-suite
- Mirror with black frame, feature designer wall lights either side and shaver socket

LANDSCAPING & EXTERNAL

- Exclusive private estate feel with grand granite posts to estate entrance and oak posts to each plot's entrance
- Large, private gardens laid to lawn, with boundaries comprising a mixture of natural Cornish hedging, granite walling & close boarded timber fencing

- South facing terraces for private dining, enclosed with walling, hedges & planting (plot specific design)
- Select planting to be included
- Premium rustic block paved private driveways
- Fully paved around the full house perimeter
- Ample exterior lighting to paths and driveways
- Double carport – constructed of black stained timber with a GRP and mixed sedum roof (drought resistant), complete with lighting and a double plus socket

PEACE OF MIND

- 10 year insurance-backed structural warranty
- Management company to look after communal estate road, drainage, services and any communal landscaping, setup by Koti Property Management
- Mains drainage (with pump station), water and electric
- Blinds, curtains & interior design packages available upon request by Iroka

HEATING, ENERGY EFFICIENCY & RENEWABLES

- Grade A EPC – Mechanical Ventilation Heat Recovery system to the whole house (redistributing heat and filtering the air, therefore allowing window trickle vents to be omitted), renewable air source heat pump, solar panels, highly insulated.
- Air source heat pump (over 300% more energy efficient than a gas boiler) to heat all hot water and the home
- Generate your own electricity with integrated solar panels on the roof (over 4KW system)
- Underfloor heating to whole house, fully zoned, controllable via a mobile app
- Continuous hot water loop, reducing the lag to provide almost instantaneous hot water to taps & showers
- Dual fuel towel radiators to bathrooms
- Extra large, pressurised hot water cylinder
- External hot and cold taps

LOCATION

Penhalls Drive is found on the rural fringes of Playing Place which is about 2 miles from Truro and well placed for easy access into Falmouth and the picturesque creeks surrounding the sailing waters of the Carrick Roads, offering some of the best day sailing in the south of England. Playing Place has an excellent local shop, a Shell filling station and Kea Primary School is just a short walk away from the property. Also within walking distance is a play park, snooker hall and a bus stop.

The cathedral city of Truro is the main commercial, administrative and retailing centre for Cornwall and offers both excellent state and private schooling for all ages. Truro has a mainline railway station on the Penzance to Paddington line providing direct access to London. Truro's Victorian and Georgian cobbled streets radiate around the cathedral and are filled with an array of local and national retailers.

There are excellent golf courses at both Truro and Falmouth, with the famous National Trust Trelissick Gardens at Trelissick only about 2 miles away with walks through woodland along the upper reaches of the Fal Estuary. The adjacent King Harry car ferry provides access onto the Roseland Peninsula where there are dramatic cliffs and long sandy beaches.

Not to scale – for identification purposes only.



Purpose of the **Consumer Code** for **New Homes**

The **Code** ensures that **Buyers**:

- are treated fairly by the **Developer** (and their **Agent**)
- are confident about the **Developer's** legal and professional status as a company
- are given clear and reliable information upon which to make decisions about purchasing a **New Home**
- know what standards of construction to expect from the **Developer**
- know what service levels to expect from the **Developer** (and their **Agent**)
- understand what they have to do to maintain their **New Home** and address any problems that may arise
- know how to access speedy, low-cost **Dispute** resolution arrangements if they are dissatisfied.
- in a vulnerable position are identified and given suitable support to help assist them in making decisions.

GENERAL INFORMATION

VIEWING Strictly by appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR3 6GW.

SERVICES Mains water, electricity and drainage. Air source heat pump to heat the hot water and the home. Solar panels. Fully zoned underfloor heating on both floors which is controllable via a mobile app. Dual fuel towel radiators to bathrooms.

COUNCIL TAX BAND TBC (see www.mycounciltax.org.uk).

DIRECTIONS Heading from Truro towards Playing Place, at the first roundabout before the Shell Garage, take the left hand turn passing the Spar shop on your right. Continue along this road and before the right hand bend take the left hand turn onto Penhalls Way. Proceed along here where there will be a turning on your right hand side to Penhalls Farm (there is a Kingsley Developments plaque here). Take this turning and then take the left hand turn onto Penhalls Drive.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection

with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



