



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10357/10358/10359/10336/10360

Prices from £675,000

5 New Detached Houses at Ash Tree Close,
Quenchwell Road, Carnon Downs, Truro, Cornwall

FREEHOLD



Computer generated image

Completion of construction anticipated in Autumn 2025.

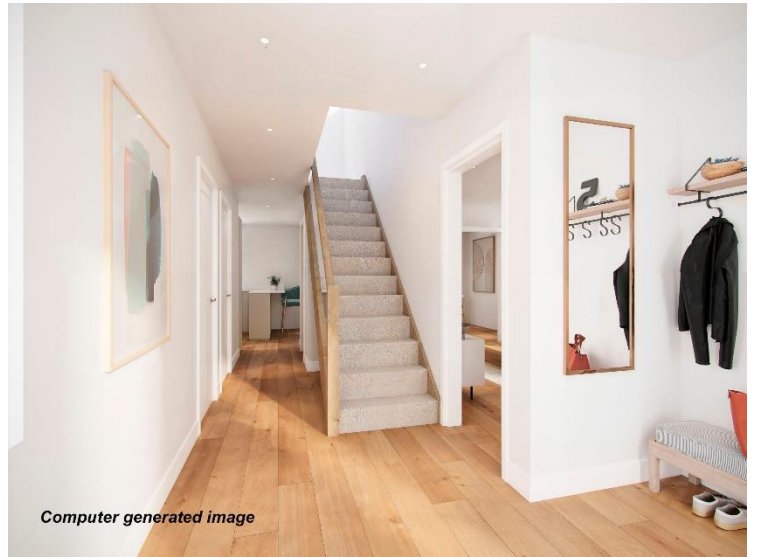
A choice of just 4 brand new detached highly specified, operationally net zero, 4 bedroomed houses with circa 1,400sq.ft. of accommodation plus garaging and driveway parking. Ideally situated on a select development in the immensely popular and highly convenient village of Carnon Downs which boasts a vast array of amenities and is within very easy reach of both the cathedral city of Truro and the harbourside town of Falmouth. Offered for sale by a very well established and highly regarded local developer with all requisite guarantees and build warranties plus the opportunity to personalise the specification, fittings and finish for those who reserve in advance.



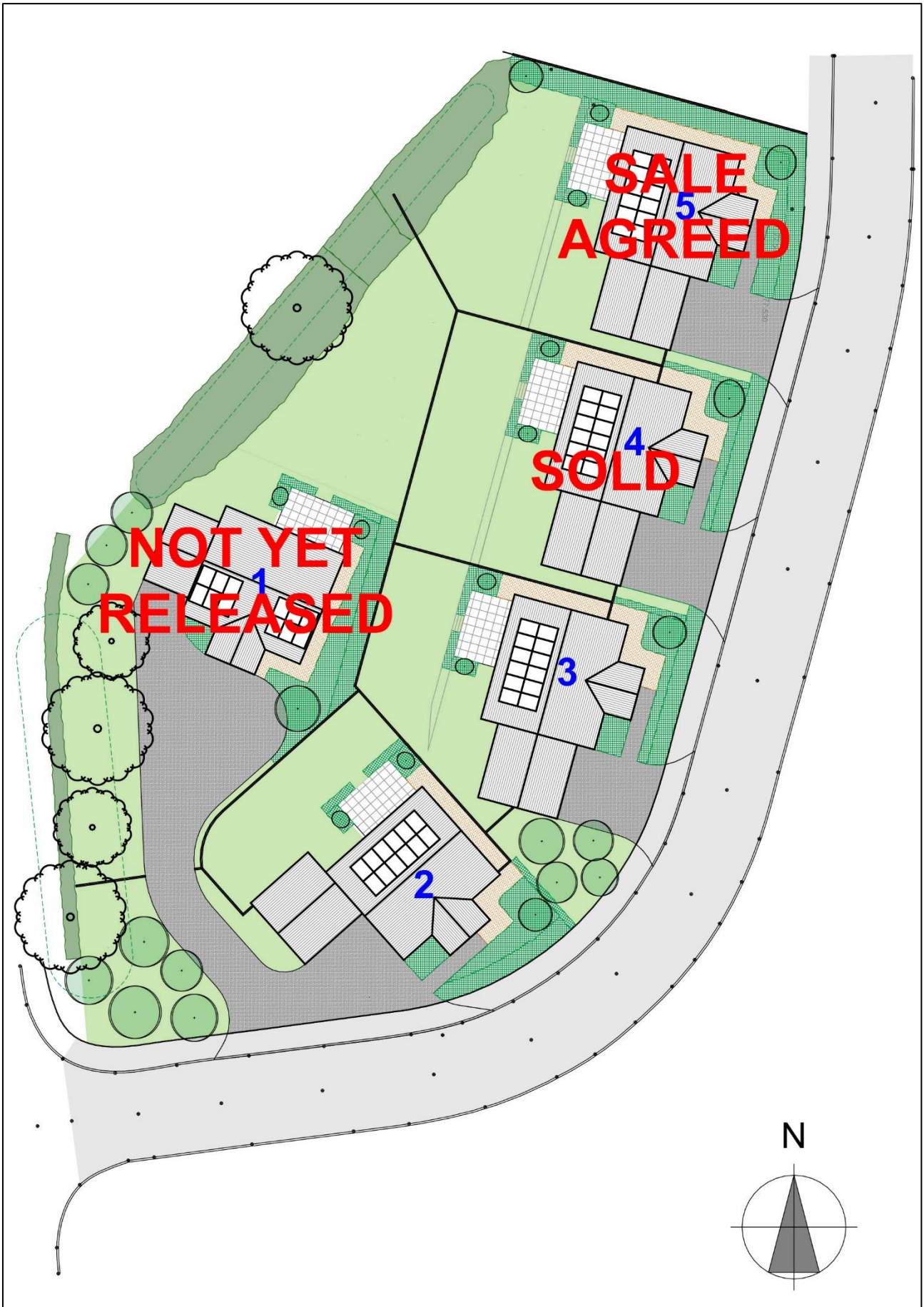
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**Not to scale – for identification purposes only.
For reference only, not to form any part of a sales contract.**



SUMMARY OF ACCOMMODATION**PLOT 1 – In all, about 1,625sq.ft. (including garage)**

Ground Floor Reception hall, kitchen/dining room, living room, study/office, utility.

First Floor Landing, principal bedroom with dressing area and en-suite shower room, 3 double bedrooms, family bathroom.

Outside Integral single garage, driveway parking and rear garden.

PLOT 2 – In all, about 1,733sq.ft. (including garage)

Ground Floor Reception hall, kitchen/dining room, living room, study/office, utility.

First Floor Landing, principal bedroom with dressing area and en-suite shower room, 3 double bedrooms, family bathroom.

Outside Double garage, driveway parking and rear garden.

PLOTS 3, 4 & 5 – In all, about 1,733sq.ft. (including garage)

Ground Floor Reception hall, kitchen/dining room, living room, study/office, utility.

First Floor Landing, principal bedroom with dressing area and en-suite shower room, 3 double bedrooms, family bathroom.

Outside Integral double garage, driveway parking and rear garden.

DESCRIPTION

Lillicrap Chilcott is proud to offer for sale, on behalf of Kingsley Developments, 5 brand new build detached houses on an already established select development off Quenchwell Road which is in the heart of Carnon Downs. Prospective purchasers have the opportunity to acquire an operationally net zero 4 bedroomed house with over 1,400sq.ft. of accommodation, plus garaging, finish and specified to their own taste, if reserved early enough in advance.

Kingsley Developments are a very well established, reputable, local firm of developers who build to an exceptionally high standard and the houses are offered for sale with all requisite guarantees and build warranties plus a 2 year Kingsley Developments snagging warranty.

Part exchange considered!

Please contact our offices and speak to one of our agents on 01872 273473 for more information.

LOCATION

Ash Tree Close is situated off Quenchwell Road which is within walking distance of the various village facilities in Carnon Downs including a good sized village shop, dentist and doctors plus only a short walk away from the bus stop. Just a short drive away are the lovely old inns of The Punch Bowl and Ladle at Penelewey and the Old Quay Inn just above the creek at Devoran. The surrounding countryside has numerous footpaths and bridleways including some that run along the edge of the surrounding creeks to Roundwood, Cowlands and the National Trust owned Trelissick House Estate where there is a south facing beach looking down the Carrick Roads.

This exclusive area is edged by water with excellent boating facilities nearby at Loe Beach where there is a sailing school and hire centre with cafe that is a hub during the summer. The beautiful Restronguet Creek opens onto the Carrick Roads (Fal Estuary) which provides some of the most picturesque and sheltered sailing waters anywhere in the United Kingdom. Larger yachts can be kept either at moorings or on the pontoon berths at Mylor Yacht Harbour or at Falmouth, both of which are around 15 minutes' drive away.

One of the main draws to this area is that Cornwall's capital city, Truro, is only about 5 minutes' drive away with the fullest range of shopping, cafés, bars, restaurants, entertainments, sports facilities and schooling in Cornwall along with the main hospital, a multi-screen cinema, theatre, Marks & Spencer store, a Waitrose store and a station on the main Penzance to Paddington line. Falmouth is Cornwall's largest port but also has wonderful shopping, cafés, bars and restaurants many of which overlook the harbour or the beaches along Falmouth Bay. A short trip on the King Harry Car Ferry opens up the Roseland Peninsula which is one of the least populated areas of Cornwall and here there are also blissful walks, many beaches and the upmarket harbourside sailing village of St Mawes.



SPECIFICATIONS

KITCHEN & UTILITY

- High quality, contemporary kitchen. Fully designed and supplied by local suppliers with a show room to view & select finishes (a range of door and carcass colour and worktop choices available*)
- Well designed cupboards and drawer storage with handleless doors and an aluminium top profile, all with a luxurious soft close mechanism
- Breakfast bar
- Undermounted 1½ sink with Blanco lever mixer tap in chrome
- LED lighting under the wall units along the hob elevation
- Quartz solid worktops and upstands. Whole wall splashback in quartz to hob elevation. Quartz upstand to sink wall. Kitchen window sill also in quartz
- Premium fully integrated appliances included:
 - Two x Siemens iQ500 multi-function fan ovens
 - Siemens iQ500 induction hob, extra wide at 800mm
 - Integrated iQ500 fully integrated dishwasher
 - Siemens iQ500 fully integrated *soft closing* fridge/freezer (70% fridge, 30 freezer)
- Separate utility with storage and space for both washing machine and tumble dryer, an external door and sink

BATHROOMS

- Family bathroom, master en-suite and ground floor wc
- High quality contemporary products from brands such as Armera, Roca and Crosswater
- All bathrooms to be fully tiled around sink/wc, bath and shower (choice of finishes of tiles*)
- All fully concealed pipework, toilet cisterns and tap valves/mixers within the walls and vanity units for a truly seamless design and ease of cleaning
- Large heated towel rails – dual fuelled (central heating and electric options for summer use)
- Ceiling mounted drench shower head and flexible wall mounted shower handset to all bath/shower rooms
- Low level/slimline solid resin shower trays and glass screens
- Wall mounted vanity unit (basin and pull out drawer storage – various woodgrain and colour finishes available*)
- Fitted mirror, LED lit and heated for de-misting

FLOORING & JOINERY

- All included, with a range of choices*
- Choice of premium low maintenance luxury laminate or engineered oak flooring to ground floor
- Premium carpets to first floor and stairs
- Real oak veneer internal doors with contemporary chrome furniture and integral locking to bathrooms and wc
- White painted contemporary skirtings and architraves
- Bespoke oak staircase with glazed balustrading
- Principal bedroom suite walk-in wardrobe included

ELECTRICAL

- Electric car charging point
- Well placed light switches and plug sockets in a chrome/brushed nickel finish
- TV points to lounge, study and all bedrooms (floor and wall mounted positions)
- Openreach Fibre internet/telephone point connected already + CAT6 connection points to principal bedroom, study and living room
- USB sockets fitted to principal bedroom and kitchen area
- Extensive, low energy, bright, recessed LED downlighting throughout (except bedrooms which have pendant lighting)
- Mains operated smoke and heat alarms
- External lighting to all external doors and rear elevation for patio illumination
- Remove controlled electric garage door

GARAGE

- Fully automated, electric garage roller door with remote controls
- Electric specification includes lighting and plug sockets

EXTERNAL FINISHES & LANDSCAPING

- Traditional white render and natural slate cladding, natural slate roofs
- Timber effect flush casement windows for an elegant traditional look
- Largely westerly facing gardens for afternoon and evening sun
- Terraces accessed via bifolding doors to kitchen diner
- Natural sandstone or limestone patios

- Turf laid to lawn, with select planting to front garden (native hedging for screening and privacy, and trees and shrubs for short-medium term garden maturity)
- Private gardens with secure boundaries and gated side access and closed panel timber fencing
- Low maintenance uPVC guttering
- Herringbone style block paved driveways
- External hot and cold water taps to side of garage for car washing and garden

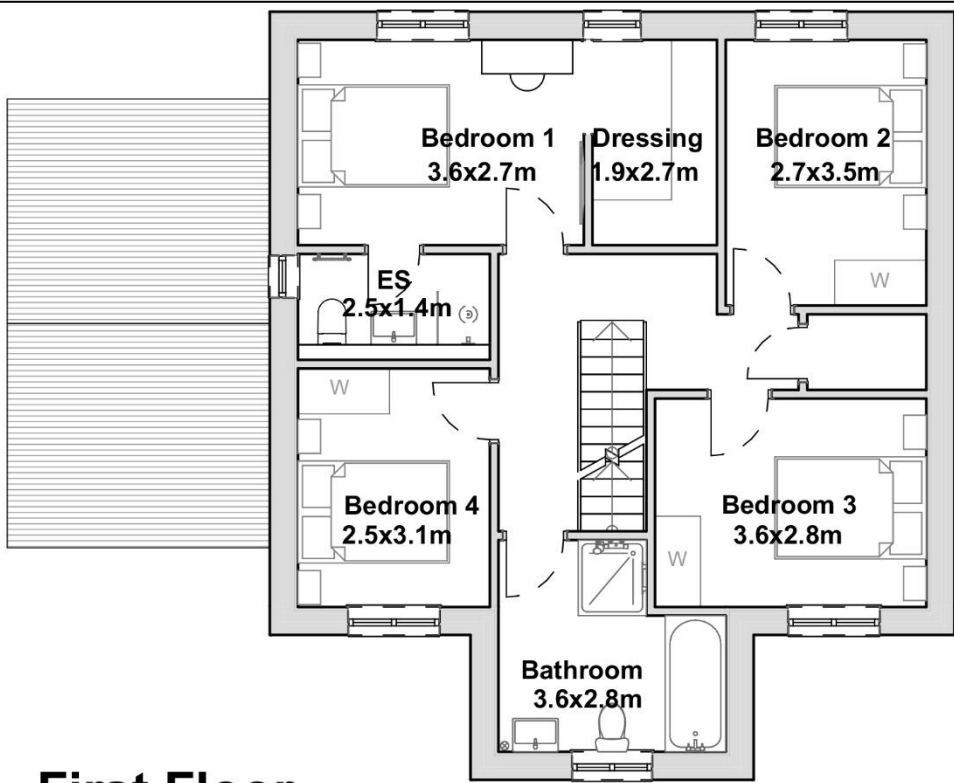
HEATING, ENERGY EFFICIENCY & RENEWABLES

- Operationally net zero carbon homes – emissions are zero or negative
- Solar panels for significant energy generation (over 5kw)
- Mechanical Ventilation Heat Recovery system (MVHR) – filters air, removes moisture and critically moves warm air to cooler rooms to reduce central heating system usage
- Highly efficient and renewable heating technology: AIR SOURCE HEAT PUMP
- Underfloor heating to entire ground floor (excluding garage), fully zoned so you can control heating in various areas independently
- Central heating fully programmable, managed via an advanced self-learning thermostat that can be controlled via an App on mobile device
- Radiators to first floor with thermostatic radiator valves
- Very high levels of insulation to external fabric and extremely high level of air tightness for greatly reduced heat losses
- High performing, low maintenance, flush-casement uPVC windows
- Highly secure, composite front door with multipoint locking system and two glass full height sidelights

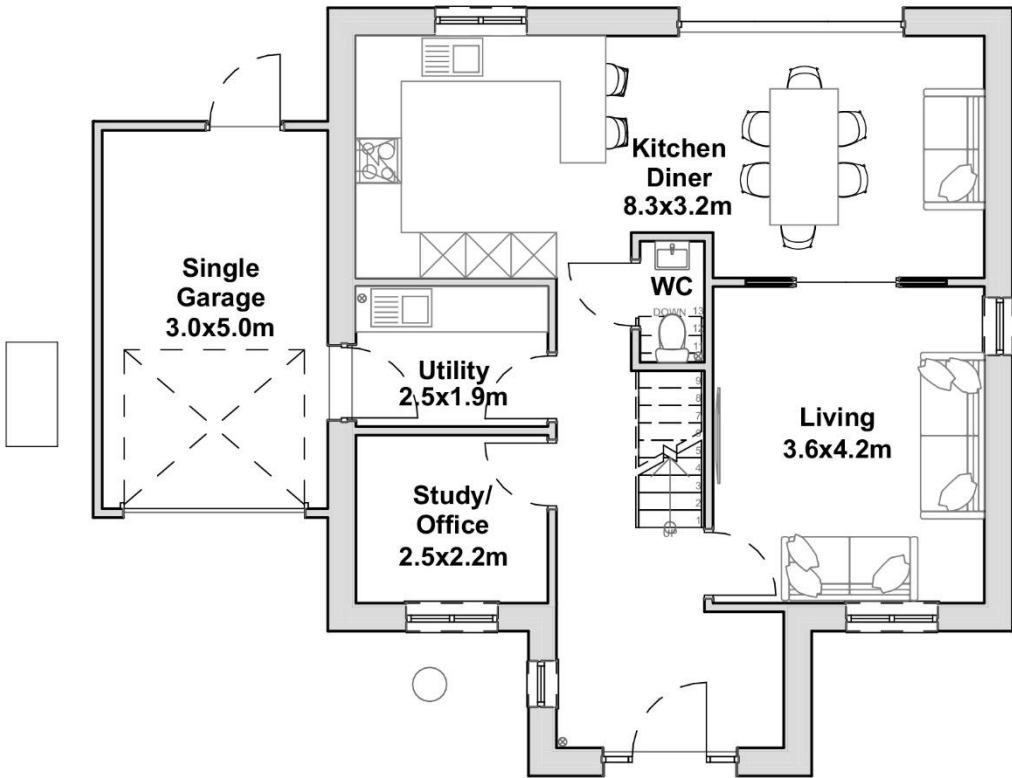
Peace of Mind

- 10 year insurance-backed structural warranty provided by Build Zone
- 2 year Kingsley Developments snagging warranty
- New mains foul drainage, water and electric

**choices subject to build programme*

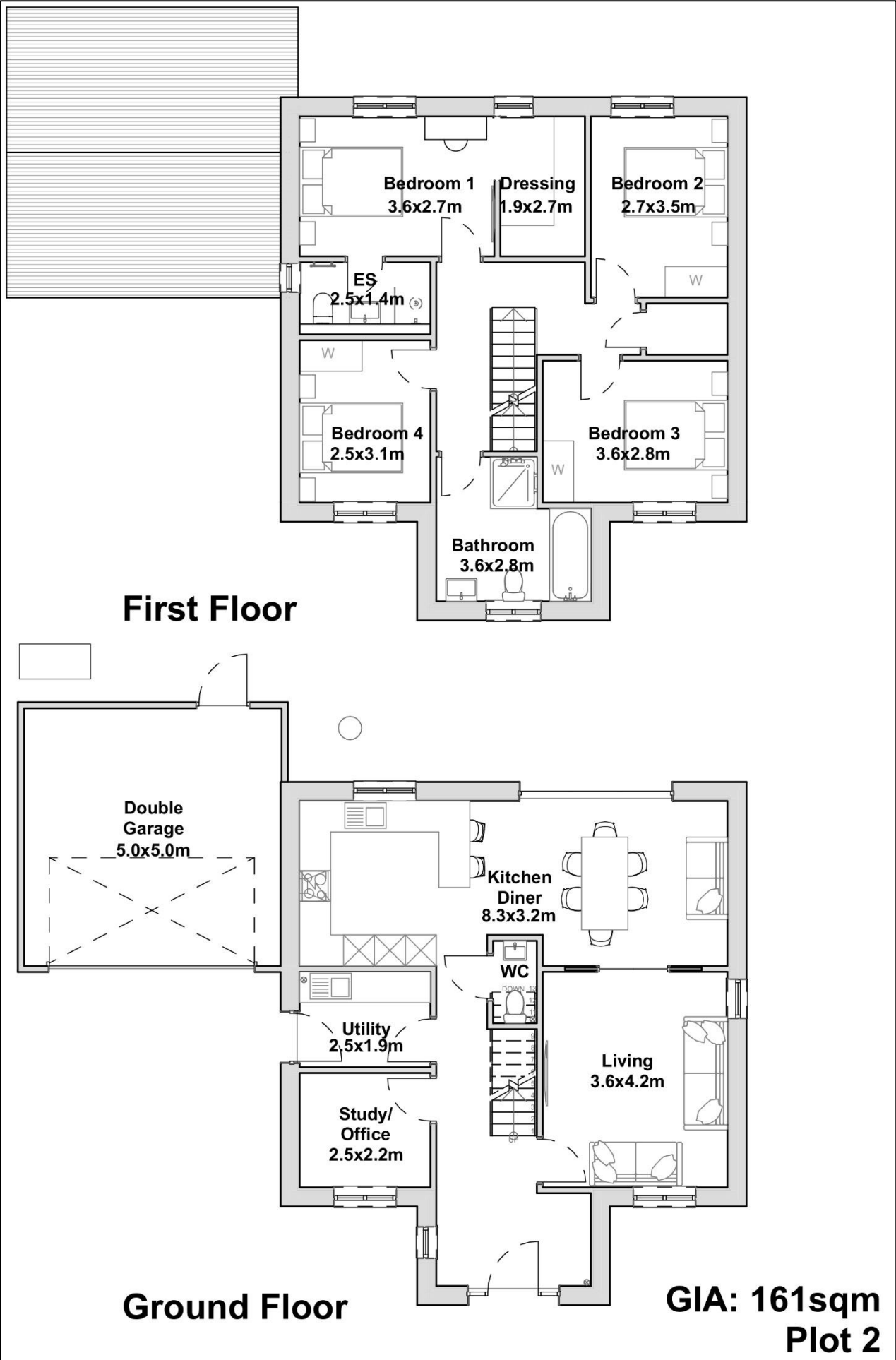


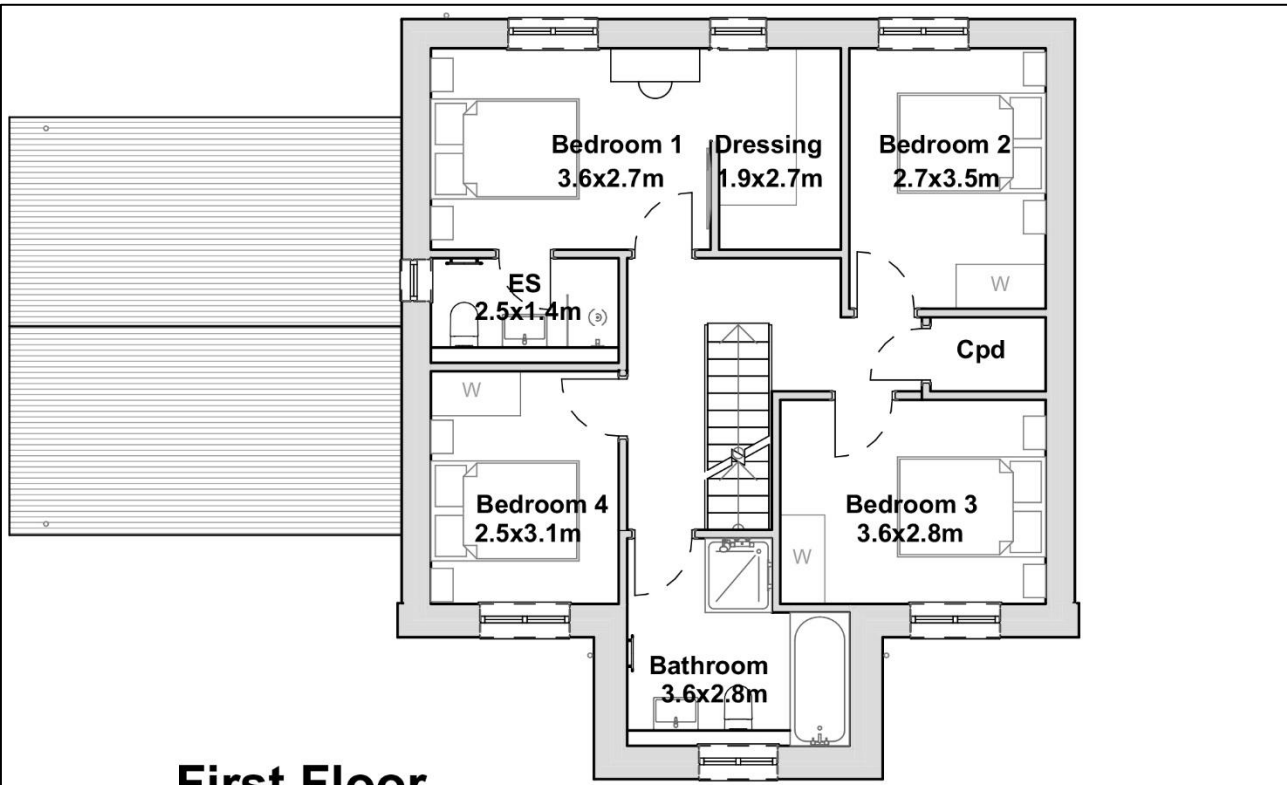
First Floor



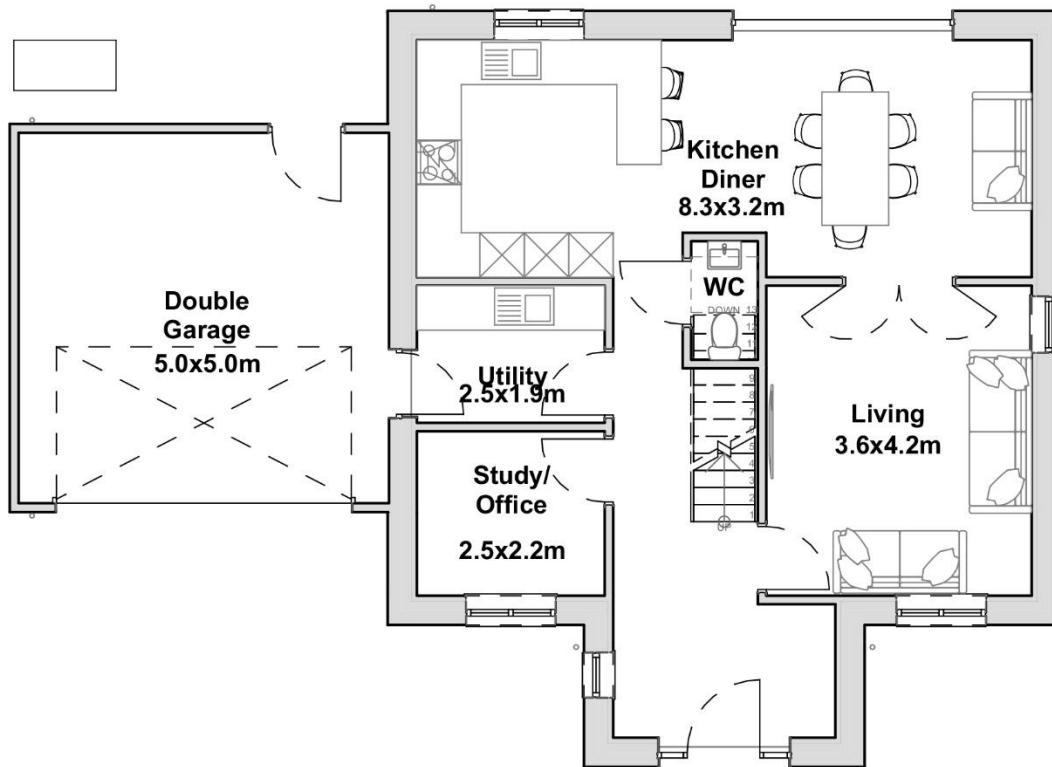
Ground Floor

**GIA: 151sqm
Plot 1**





First Floor



Ground Floor

**GIA: 161sqm
Plots 3, 4, 5**

GENERAL INFORMATION

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

POST CODE To be confirmed but for Sat Nav purposes TR3 6GS.

SERVICES Air source heat pump with underfloor heating to the entire ground floor (excluding the garage). Radiators to first floor. Solar panels. Mains drainage, water and electricity. Mechanical ventilation heat recovery system (MVHR).

COUNCIL TAX BAND To be confirmed (see www.mycounciltax.org.uk).

DIRECTIONS From Truro on the A39 heading towards Falmouth, at the top of the bypass, take the third exit at the roundabout signed to Carnon Downs. Proceed into the village and after a few hundred yards there are two turnings on your right, one is to Bissoe Road and one, at more of an accurate angle, is onto Quenchwell Road. Take this turning and then after a short distance on your right hand side there will be a turning onto Ash Tree Close. Take this turning and the site is on your left hand side.

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

