

POLTREEN MEWS

CARBIS BAY | CORNWALL

THE JEWEL IN CORNWALL'S CROWN

CARBIS BAY

Poltreen Mews is located in an enviable position in Carbis Bay and boasts beautiful views across St Ives Bay taking in some of the stunning North Cornwall Coastline to Godrevy Lighthouse.

Carbis Bay is within reach of St Ives, which is renowned for its cobbled streets, quaint fishermen's cottages and the picturesque harbour.

ST IVES

St Ives nestles away from the hustle and bustle of city life on the Land's End Peninsula in the far western tip of the north coast of Cornwall - a picturesque blend of essential ingredients.

It is a town rich in attractions including; sandy beaches; rugged cliffs and rolling hills; a thriving harbour; wealth of ancient culture with a history dating back thousands of years; one of the most spectacular railway lines in the country; and even its own subtropical climate.

St Ives may justifiably boast beautiful beaches but, it is so much more than just a seaside town.

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A select development of ten
3 & 4 bedroom homes





GODREVY - PLOTS 1 & 6

LIVING

5.11m x 3.57m max
(16'9" x 11'8" max)

KITCHEN/DINING

6.08m x 2.87m max
(19'11" x 9'5" max)

BEDROOM 1

3.36m x 4.08
(11'0" x 13'5")

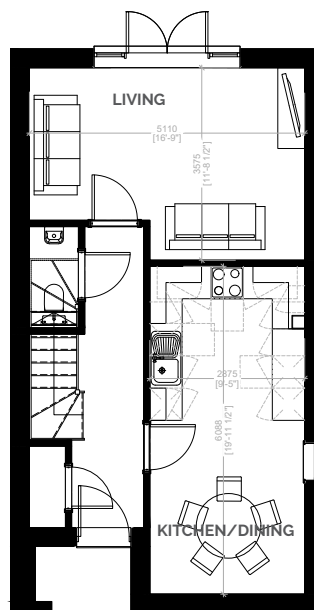
BEDROOM 2

4.14m x 2.64m
(13'7" x 8'8")

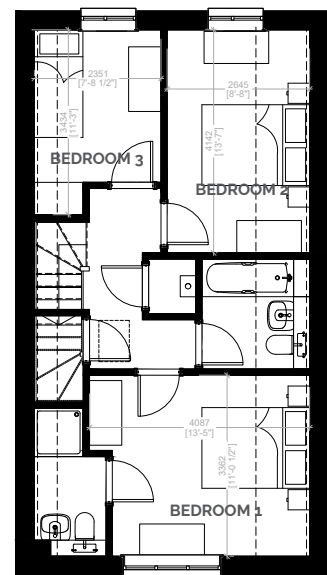
BEDROOM 3

3.43m max x 2.35m max
(11'3" max x 7'8" max)

GROUND FLOOR



FIRST FLOOR

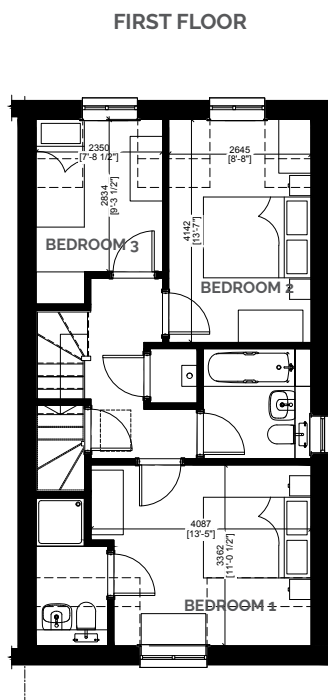
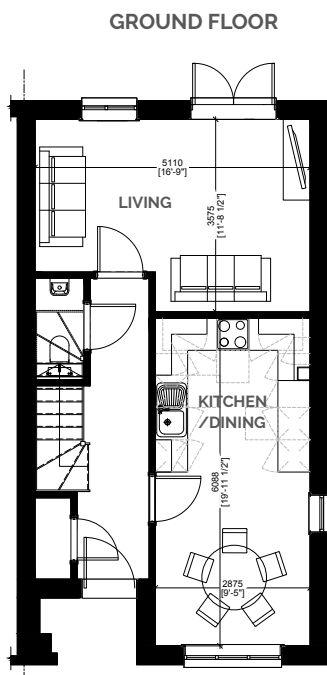


Floor Plan above shows layout of plots 3, 5 and 6. Plots 1, 2 and 4 are handed.

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.



PORTHMINSTER - PLOTS 2, 3, 4 & 5



LIVING

5.11m x 3.57m max
(16'9" x 11'8" max)

KITCHEN/DINING

6.08m x 2.87m max
(19'11" x 9'5" max)

BEDROOM 1

3.36m x 3.60
(11'0" x 11'10")

BEDROOM 2

4.14m x 2.64m
(13'7" x 8'8")

BEDROOM 3

2.83m max x 2.35m max
(9'3" max x 7'8" max)

Floor Plan above shows layout of plots 3, 5 and 6. Plots 1, 2 and 4 are handed.

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Computer Generated Image

PORTHMEOR - PLOTS 7, 8 & 9

LIVING

4.83m x 3.65m
(15'10" max x 12'0")

KITCHEN / DINING

6.00m x 4.06m
(19'8" x 13'4")

BEDROOM 1

3.95m x 3.48m
(12'11" x 11'5")

BEDROOM 2

4.05m x 3.48m
(13'3" x 11'5")

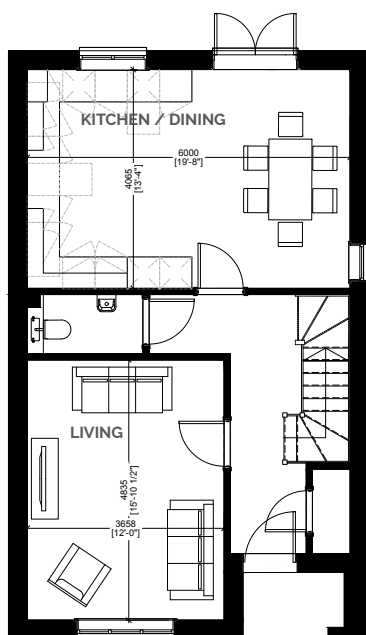
BEDROOM 3

3.00m max x 2.81m
(9'10" max x 9'3")

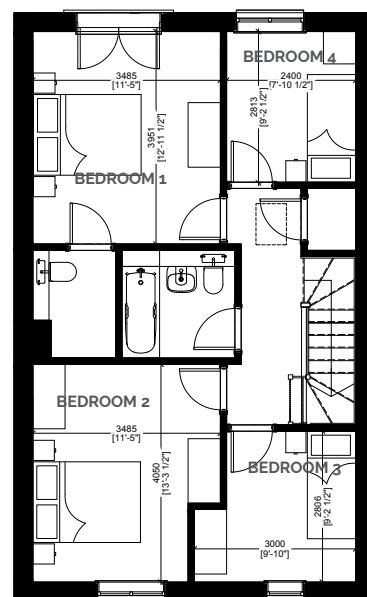
BEDROOM 4

3.00m max x 2.80m
(9'10" max x 9'2")

GROUND FLOOR



FIRST FLOOR



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DEVELOPMENT LAYOUT



GODREVY - PLOTS 1 & 6

3 bedroom detached home
with en suite and garage



PORTHMINSTER - PLOTS 2, 3, 4 & 5

3 bedroom semi-detached home
with en suite and garage



PORTHMEOR - PLOTS 7, 8 & 9

4 bedroom detached home
with en suite and garage



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.

SPECIFICATION

KITCHEN

- German manufactured 'Future Kitchens' fitted kitchen units/ worktops from our selected range with soft closers
- Pendant light fittings to kitchen area
- Worktop upstand with splashback
- Stainless steel built under or separate tall double oven/ induction hob/ stainless steel chimney extractor hood
- Integrated fridge freezer 70/30
- Integrated dishwasher
- Integrated washer dryer
- 1.5 bowl stainless steel sink with monoblock mixer tap

PRINCIPAL BATHROOM

- White sanitaryware by 'Bathroom Studio'
- Heated towel rail - chrome
- Chrome filler taps to bath
- Thermostatic shower
- Wall tiling - half height to all wet walls.

EN SUITE

- White sanitaryware
- Chrome heated towel rail
- Chrome fitted taps to bath (if applicable)
- Thermostatic shower
- Wall tiling - half height to all wet walls. Full height to shower areas and all wet cills where sanitarywear is fitted
- Shaver socket

CLOAKROOM

- White sanitaryware
- Chrome taps
- Wall tiling - one course splashback above basin

ELECTRICAL

- Electrical sockets to NHBC requirements Min 1 x USB Point in Kitchen
- Lounge and master bedroom TV socket outlet as minimum
- Telephone point in lounge/hall/ bedroom
- Mains operated door bell
- Low energy lighting to building regulations standard
- Power and light to be provided to all garages within curtilage of plot

HEATING

- Gas fired central heating
- Underfloor heating with digital programmable thermostats for each zone to both floors
- Condensing gas boilers - A Rated

INTERNAL AND EXTERNAL DOORS AND WINDOWS

- Double glazed windows/French doors (where specified)
- Composite front/rear door (where applicable)
- Garage up and over door
- Internal veneered doors
- Brushed Nickel door furniture
- Velfac windows with timber frame and double glazing
- Slate window sills

DECORATION

- White emulsion to walls and ceilings
- Skirting, architrave and woodwork painted satin white; softwood handrail and newell cap to stairs

SECURITY

- Multipoint locking to front and rear door
- Windows fitted with window locks with key, unless fire escape (locks downstairs, push buttons upstairs)
- Smoke detectors to building regulations requirements
- Carbon monoxide alarm

PLOT HARD AND SOFT LANDSCAPING

- Front and rear garden graded and turfed
- Rear fencing 1800mm closeboard fencing
- Paths - buff riven paving slabs as indicated on site layout
- Patio - buff riven paving slabs outside the French door as indicated on site layout (450mm slab)
- Cold water outside tap
- Finished access drive/ hardstanding with concrete edgings
- PVC-U fascia boards and soffits
- Black gutters and downpipes
- Front entrance light with movement sensor

TELEPHONE

- BT Fibre Optic cable to the property available

The specification of the houses is correct at the date of print but maybe subject to change as necessary and without notice.

Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.





HOW TO FIND US...

From the A30 Hayle Bypass roundabout take the exit to St. Ives/Carbis Bay/Lelant and continue to follow the A3704 through Lelant into Carbis Bay. Upon entering Carbis Bay on St. Ives Road continue past Costcutter and take the left hand turning into Polmennor Drive (opposite Carbis Bay Park). Take the first right into Polwithen Drive, follow this road and then proceed to take the left hand turn in Poltreen Close where Poltreen Mews can be found.

Bradleys
ESTATE AGENTS

Bradleys Estate Agents
Tregenna Hill, St Ives, Cornwall TR26 1SE
Tel: 01736 793300 Email: stives@beagroup.co.uk
www.bradleys-estate-agents.co.uk