

# Gwallon Keas

St Austell





DEVON  
SHIRE  
HOMES



SINCE 1992

# Gwallon Keas

St Austell

A collection of beautiful new homes in the popular market town of St Austell, only half a mile from the town centre.

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devonshirehomes.co.uk

01726 217001

# Gwallon Keas

St Austell

THE DEVELOPMENT	2 — 7
THE LOCATION	8 — 11
ABOUT US	12 — 13
FINDING US	14

Devonshire Homes endeavours to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished houses. However, during the process of construction, alterations may become necessary and various changes and improvements can occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions of the property they are purchasing. Elevations, materials, style and position of windows and porches can all differ in the same house type from plot to plot. Purchasers should ensure that they are aware of the detail and finish provided in a specific plot before committing to a purchase.

Design & direction — Believe in®

Landscape photography (excl. p3 & 9) — Adam Burton

Show home photography — George Fielding, Alex Campbell



# Gwallon Keas

St Austell

## THE DEVELOPMENT

Gwallon Keas is a collection of 190 homes including 1 and 2 bedroom apartments and houses ranging from 2 to 5 bedrooms. It is located in a rural position on the edge of St Austell, one of Cornwall's largest market towns. Access to the town via Holmbush Road is easy, and the stunning Cornish coastline is a short distance away at Carlyon Bay and Charlestown.

The development offers a range of stylish house types that draw inspiration from the local landscape while sitting sympathetically within it. The overall design language is both modern and comfortable, with rooms enjoying a sense of light and proportion.

Gwallon Keas is located near the village of Holmbush, an area with a rich tin and copper mining heritage. In addition to the Tesco Superstore you'll find several independent stores nearby, including the local butcher, bakery, pet store and Post Office.













LEFT  
Gwallon and Sanderson

ABOVE  
Keas

**Gwallon** takes its name from a large granite stone (menhir) that stands in the grounds of the local school.

**Keas** is a traditional Cornish word that means to enclose an area inside a hedge or fence.





ABOVE & RIGHT  
Typical Devonshire Homes interiors — not site specific

[devonshirehomes.co.uk](http://devonshirehomes.co.uk)







# Gwallon Keas

St Austell

## THE LOCATION

St Austell is a lively market town, 10 miles south of Bodmin and some 30 miles west of the Devon border. As one of the largest towns in Cornwall it offers all the amenities that a thriving community needs, and is home to the world-famous Eden Project.

The town enjoys excellent transport links, close to the main A30 and the rail link between London and Truro/Penzance. Newquay Airport is just 15 miles away.

St Austell established itself as a major centre during the eighteenth century, when china clay took over from tin and copper as the area's principal industry.

RIGHT

[Eden Project](#)















LEFT & ABOVE  
Charlestown & local coastline

St Austell Bay includes several stunning beaches and stretches of rugged coastline, and the area is known as The Cornish Riviera.

This includes Carlyon Bay, the beaches at Par Sands and Polkerris, the picturesque fishing village at Charlestown and two homes that belonged to local author Daphne du Maurier. Slightly further afield are the fishing ports of Fowey and Mevagissey and many more beaches and coves.

For 150 years the St Austell Brewery has been creating a range of celebrated ales, and is now one of the town's leading employers. Additional points of interest include The Lost Gardens of Heligan, Restormel Castle and Trewithen Gardens plus the country park at Wheal Martyn Clay Works.



We are an independent,  
award-winning house builder.  
25 years of building with pride  
here in the West Country.

We create neighbourhoods that enhance  
and strengthen our local communities.  
Every development is sensitively designed  
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contemporary design and traditional building  
techniques. We are committed not only  
to building distinctive and desirable homes,  
but also to ensuring a first class level  
of customer service.

Devonshire Homes are working with HGP  
(Housing Growth Partnership) at Gwallon Keas  
[www.housinggrowth.com](http://www.housinggrowth.com)



ABOVE  
Typical Devonshire Homes  
interiors (not site specific)

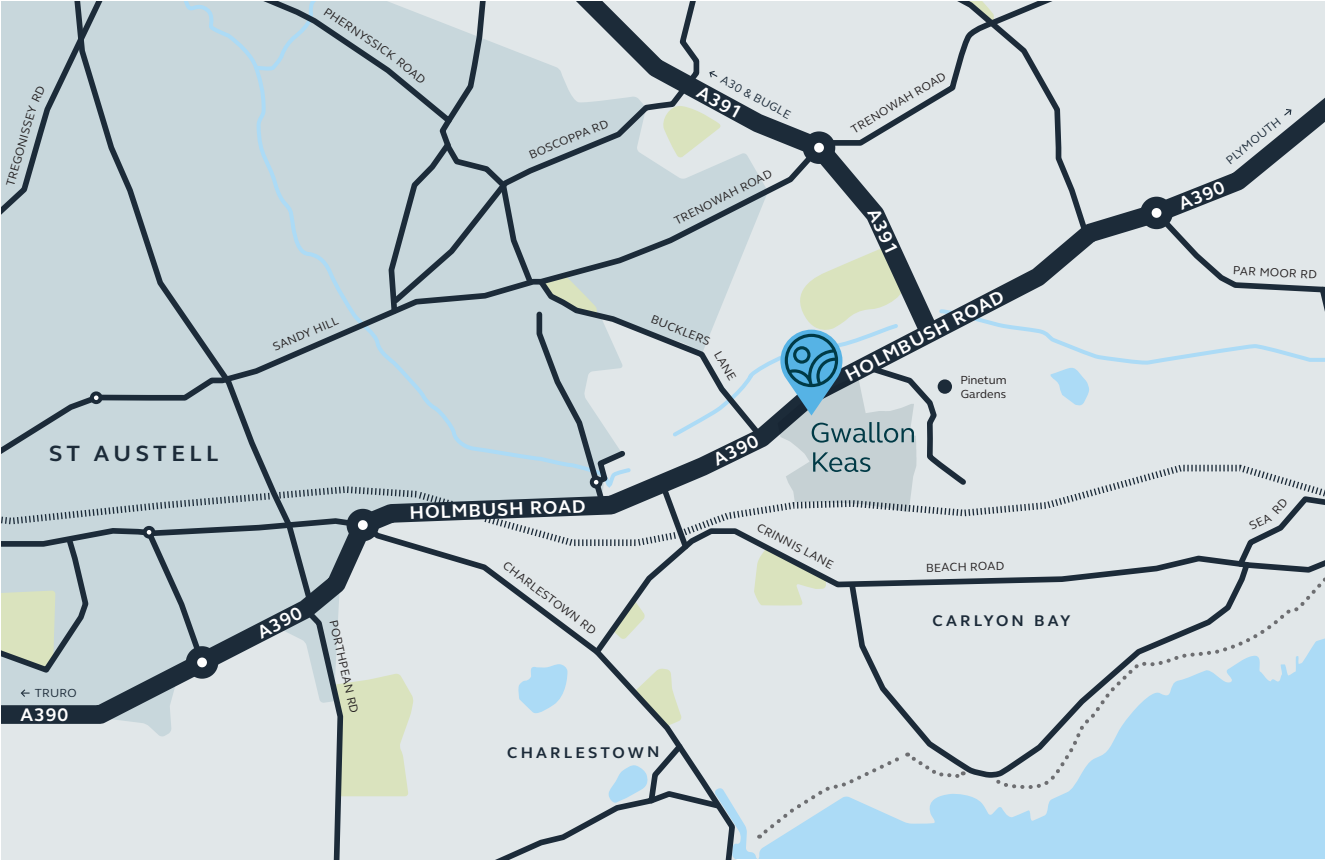
RIGHT  
Morchard at our Tarka View  
development in Crediton





DEVON  
SHIRE  
HOMES





## FINDING US

GWALLON KEAS  
OFF HOLMBUSH ROAD  
ST AUSTELL

SAT NAV: **PL25 3RQ**  
(NEAREST POSTCODE)

TEL: 01726 217001

## DIRECTIONS

The entrance to Gwallon Keas is off Holmbush Road (A390), the main road that links St Austell to the A38 and Liskeard / Plymouth.

If coming from Plymouth, take the A38 to Dobwalls, then follow the A390 to St Austell until you reach Pinetum Gardens on your left hand side. Gwallon Keas is the next turning on the left.

LOCATION	DISTANCE (MILES)
St Austell (High Street)	1
St Austell (Railway Station)	2
Newquay Airport	15
Truro	16
Plymouth	37
Penzance	44





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