

Five Lanes Close Altarnun



DEVON
SHIRE
HOMES



Five Lanes Close

Altarnun

A small collection of new homes in Five Lanes, Altarnun — a picturesque Cornish village on the edge of Bodmin Moor.

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Five Lanes Close

Altarnun

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Design & direction — Believe in®
Landscape photography — Adam Burton
Show home photography — Ryan Watts (Panoptic Motion) & Alex Campbell



Five Lanes Close

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THE DEVELOPMENT

Five Lanes Close is a collection of 12 one to four bedroom homes, situated in the highly desirable location of Five Lanes, Altarnun. The immediate surrounding countryside provides a tranquil backdrop to stylish living, with the distinctive landscape of a moorland setting beyond.

Five Lanes Close comprises a range of house styles, with carefully designed exteriors that blend with their surrounding environment. Each offers practical and modern interior living spaces, resulting in stylish homes that remain sympathetic to the local landscape.

The development is a short distance from local amenities in the villages of Five Lanes and Altarnun, and additionally benefits from easy access to the A30 eastwards to Launceston for a greater range of facilities, and westwards to Bodmin and the rest of Cornwall.





ABOVE
Plots 3 & 4, Bideford

RIGHT
Plot 6, Sanderson





ABOVE & RIGHT
Typical Devonshire Homes interiors — not site specific



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THE LOCATION

Situated within Bodmin Moor, one of Cornwall's designated Areas of Outstanding Natural Beauty, Five Lanes, Altarnun is a charming rural village only 8 miles from the larger town of Launceston.

Full of character, traditional cottages line Altarnun's narrow roads and a historic packhorse bridge leads to the impressive Church of St Nonna, known as the 'Cathedral of the Moor' and largely built in the 15th century from local moorstone. The village hall houses the local shop and Post Office, with community events hosted in the church hall.

In the village of Five Lanes is The Kings Head pub, which dates back to 1623 and offers local ales and a popular Sunday carvery. Altarnun Primary School and Pre-School are also in Five Lanes, with a number of additional schooling options (including for secondary education) located nearby in Launceston.

RIGHT

Packhorse bridge and Church of St Nonna





LEFT & ABOVE
View across Bodmin Moor
Altarnun village

The nearby moorland is an expanse of wild and rugged landscape, much of it designated as open access land to enjoy walking its heath-covered hills and climbing granite outcrops and tors.

Dotted with ancient monuments and grazed by ponies, Bodmin Moor is an exciting area rich in wildlife, historical and geological interest, right on Altarnun's doorstep.

The North Cornwall coast is only a 30 minute drive away — famous for its dramatic cliffs, fishing villages, hidden coves, and stretches of sandy beach popular with surfers and families alike.

The closest towns are Launceston, 8 miles along the A30 and Bodmin, 14 miles in the opposite direction, for shops, supermarkets and facilities.

The nearest city is Plymouth, within an hour's drive via the B3257, where you'll also find the mainline train station for stops through Cornwall to Penzance, or towards Exeter and connections for the rest of the country.



ABOUT US

We are an independent, award-winning house builder. 30 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 to reflect the local character, combining 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. By following the New Homes Quality Code, we make sure our customers are well-informed and fairly treated throughout the process of searching for and securing their new home.



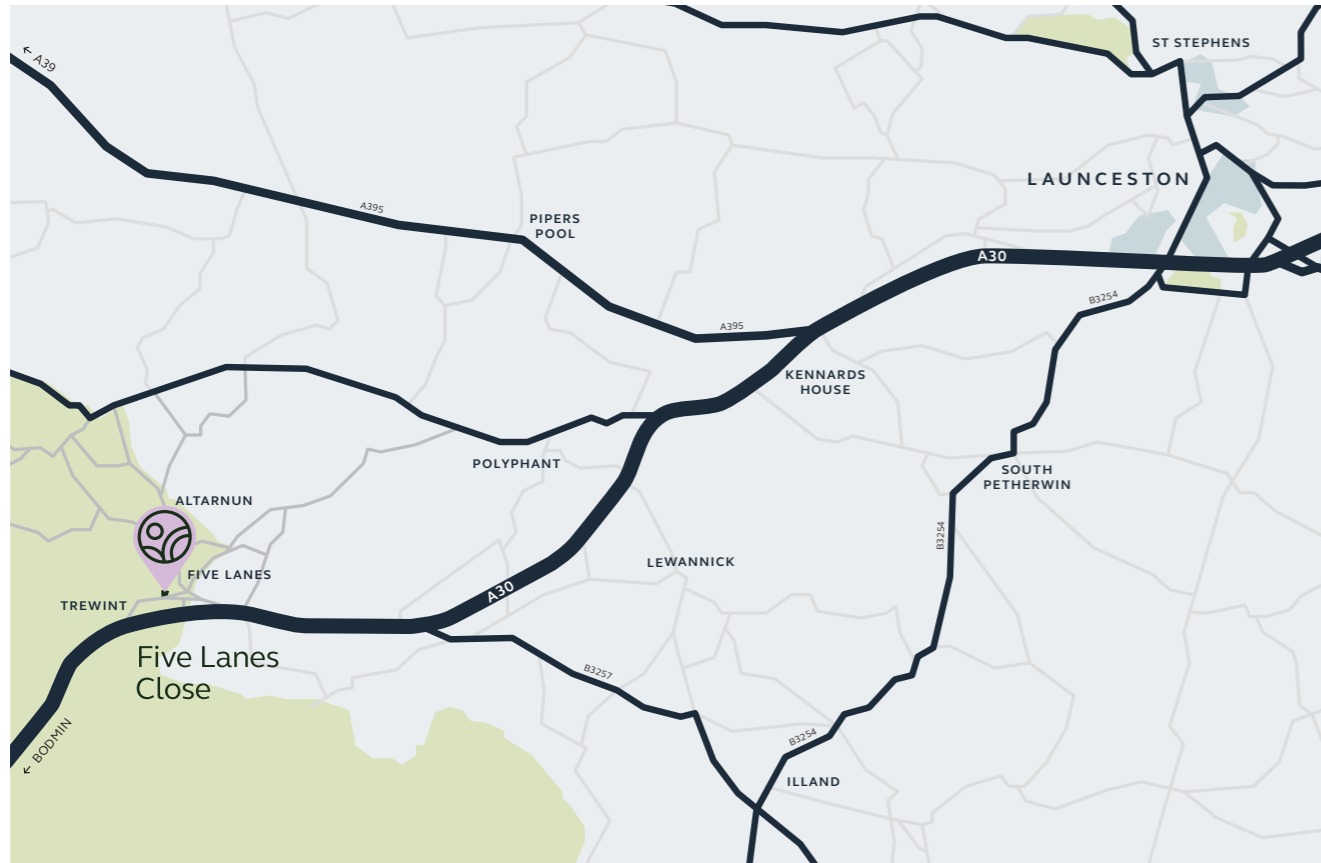
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ABOVE
Typical Devonshire Homes
interiors (not site specific)

RIGHT
Plot 2, Modbury





FINDING US

FIVE LANES
ALTARNUN
LAUNCESTON

SAT NAV: PL15 7RX
(NEAREST POSTCODE)

DIRECTIONS

From the A30 travelling west, take the exit signposted Five Lanes / Trewint / Altarnun (about 7 miles after the exit for Launceston). At the roundabout take the 4th exit, and then at the junction turn left towards Trewint. The development is on the right a short distance along this road, just after the right turn for Altarnun.

LOCATION

DISTANCE (MILES)

Altarnun (village hall)	0.5
Launceston	8
Bodmin	14
Plymouth	27
Truro	39
Exeter	51

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SPECIFICATION

Kitchen

- Fitted kitchen with comprehensive choice of ranges†
- Choice of post formed 40mm worktops with matching 150mm upstands†
- Stainless steel inset one & half bowl sink with mixer taps*
- Stainless steel inset single bowl sink with mixer taps*
- Tiled splashback to cooker hood†
- Selection of ceramic floor tiles*†
- Selection of Karndean to floor*†
- Single electric oven, ceramic hob and recirculation hood*
- Double electric oven, ceramic hob and recirculation hood*
- Fully integrated 70/30 fridge freezer*
- Plumbing and electrics for washing machine/washer dryer*

Utility

- Choice of post formed 40mm worktops with matching 150mm upstands†
- Stainless steel single sink with mixer taps

Cloakroom

- White Duravit D Code sanitaryware with chrome fittings
- Choice of wall tiling over basin†

Family Bathroom

- White Duravit D Code sanitaryware with chrome fittings
- Choice of wall tiling over basin†
- Thermostatic bath/shower mixer valve over bath with screen
- Choice of full height tiling around bath†
- Shaver socket

En-suite

- White Duravit D Code sanitaryware with chrome fittings
- Shower cubicle with Vado Velo 2 way shower, low profile tray
- Full height tiles within shower cubicle†
- Choice of wall tiling over basin†
- Shaver socket

Electrical

- Media point to lounge and master bedroom
- Internet outlet point to all bedrooms
- BT socket to smart meter cupboard
- Socket with USB charging point
- Recirculating fan with cooker hood to kitchen
- Mains operated smoke detectors with battery back up
- Positive Input Ventilation (PIV) system*

- Recessed LED downlighters to kitchen, bathroom and en-suite areas*
- Pendant light to cloakroom and bathroom*
- Electric door bell push & chime
- External lighting to front door

Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with long life acrylic white gloss
- Stairs: 32mm square balustrades painted white with oak handrail

Heating

- Wondrwall infrared heating (see detailed specification)
- Intelligent heating management

Wardrobes

- Fitted wardrobes to master bedroom to include hanging rail and blanket shelf*

Doors

- Front: Insulated fibre glass door, 3 point locking, chrome ironmongery
- Rear: Insulated fibre glass part glazed effect with 3 point locking, chrome finish*
- Patio: Pair of UPVc double glazed French doors with Pilkington K glass*

- Internal: Oak effect doors with chrome fittings*
- Internal: White 5 panel door with chrome fittings*

Windows

- UPVc double glazed windows with Pilkington K glass

Fascia

- UPVc Square fascia & barge

Skirting

- Pencil round contemporary skirting & architrave

External

- Turf to front where applicable*
- Turf to rear where applicable*
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)*
- Slabs to patio, entrance & paths
- External tap*

* Specification will vary between house types. Please ask selling agent for details.

† Choices are subject to build stage.

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SITE PLAN

HOUSE TYPES

 BIDEFORD	3 4
 MODBURY	4 5
 SANDERSON	4 5
 SAUNTON	4 5
 SHARED OWNERSHIP	7 8
 HOUSING ASSOCIATION	9 10 11 12

PLEASE NOTE
This is a diagrammatic representation of the planned layout, and for reasons of clarity some landscaping detail has been omitted. Purchasers should satisfy themselves of the exact landscaping detail by consulting the selling agent on site.

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SINCE 1992