

Gwallon Keas

St Austell



DEVON
SHIRE
HOMES



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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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



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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



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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.



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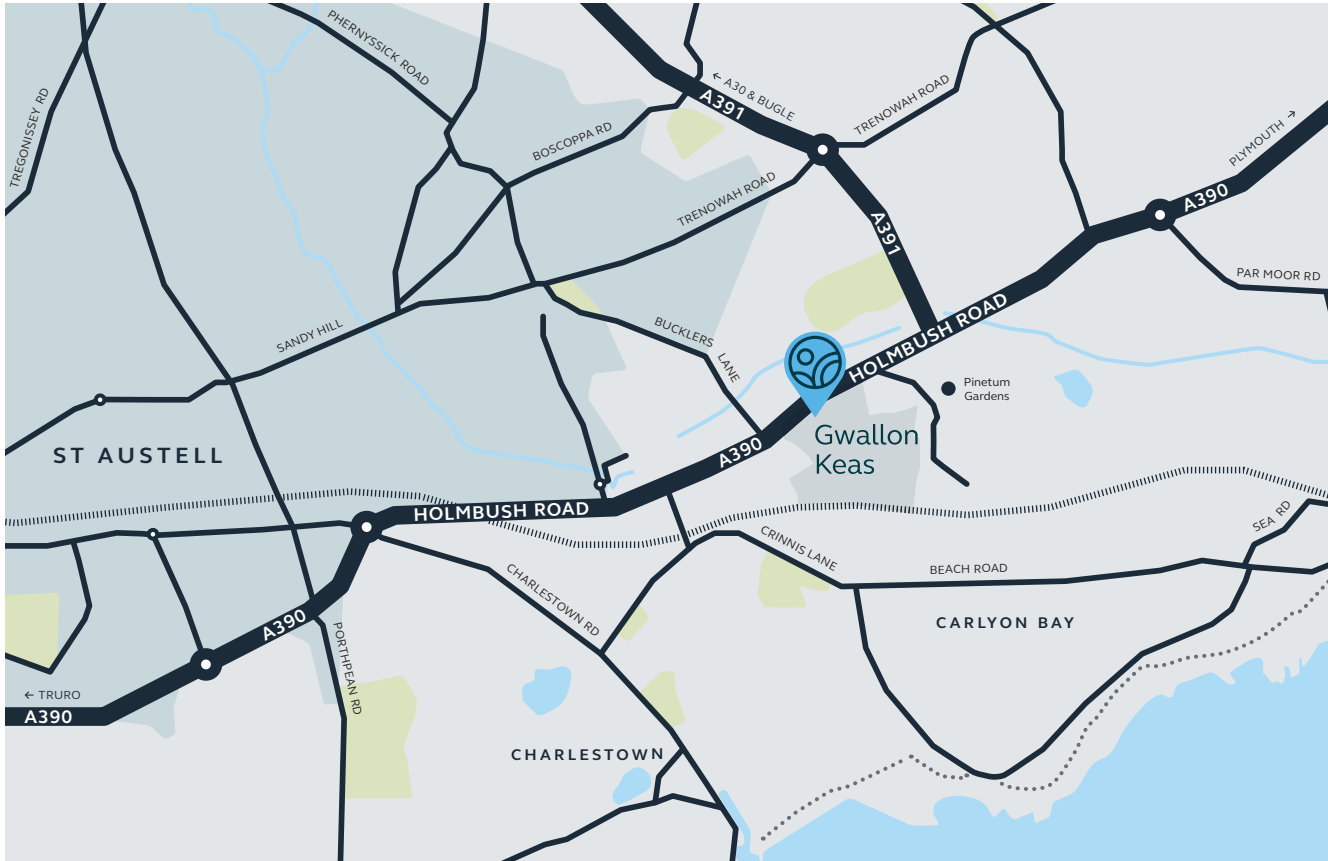
Devonshire Homes are working with HGP
(Housing Growth Partnership) at Gwallon Keas
www.housinggrowth.com



ABOVE
Typical Devonshire Homes
interiors (not site specific)

RIGHT
Morchard at our Tarka View
development in Crediton





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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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 vinyl 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
- Freestanding washing machine*
- Freestanding tumble dryer*
- Stainless steel sink with mixer taps*

Cloakroom

- White Duravit D Code sanitaryware with chrome Vado or Hansgrohe fittings*
- Half height wall tiling over basin*

Family Bathroom

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

Electrical

- Sky point to lounge and master bedroom
- TV socket to lounge, all bedrooms & kitchen/diner
- 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*
- Tracked downlighters to kitchen*
- Pendant light to cloakroom and bathroom*
- Electric door bell push & chime
- External lighting to front door
- Carbon monoxide alarm

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

- Vaillant combi boiler*
- Vaillant system boiler*
- Smart control unit
- Underfloor heating to ground floor*
- Radiators to first floor*

Wardrobes

- Fitted Kindred 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*
- Bifolding 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 – grey external, white internal

Fascia

- UPVC Ogee/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)*
- Buff slabs to patio, entrance & paths

* Specification will vary between house types. Choices are subject to build stage. Please ask your Sales Executive for details.



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SITE PLAN PHASE ONE

HOUSE TYPES

BOVEY	30 31 50
DAWSON	54
DUPORTH	25 26 27 28
GWALLON	76
KEAS	20 21 22 23 24 36 37
MARSHALL	1 4 35 49 51 56 60 69
OKEMENT	29 34
OTTER	33
PERRAN	38 39 55
PORTMORE	62
SANDERSON	74 75 77 78
SOUTHALL	61
TAVY	5
TRETHOWEL	19
WEBB	2 3 6 32 52 53 57 58 59
SHARED OWNERSHIP	7 8 17 18 63 64
HOUSING ASSOCIATION	9 10 11 12 13 14 15 16 65 66 67 68 70 71 72 73
AFFORDABLE RENT	40 41 42 43 44 45 46 47

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 Sales Executive on site.

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