

# 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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devonshirehomes.co.uk

**01726 217001**

# Gwallon Keas

## St Austell

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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





# 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





# 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.





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award-winning house builder.  
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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)

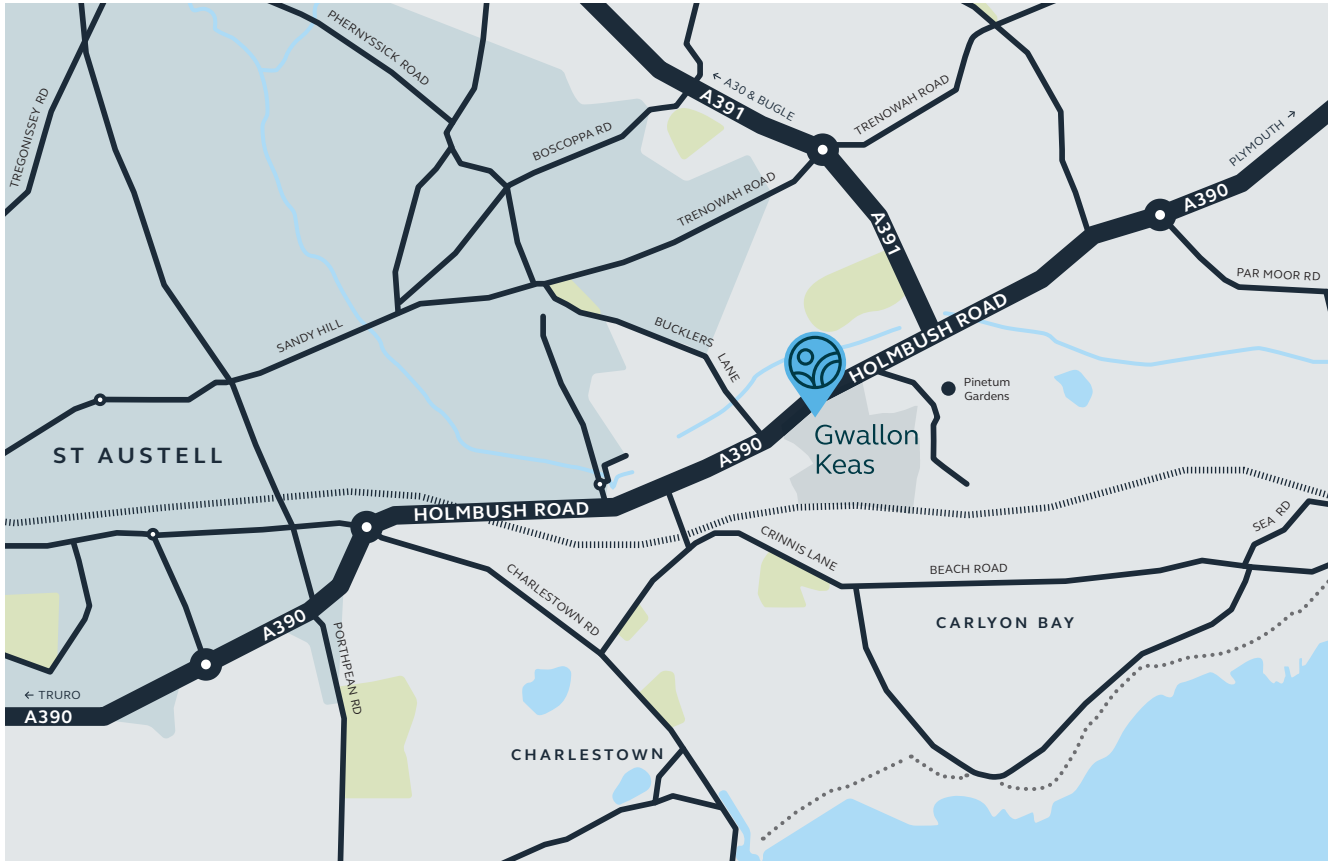


ABOVE  
Typical Devonshire Homes  
interiors (not site specific)

RIGHT  
Morchard at our Tarka View  
development in Crediton







## 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

# Gwallon Keas

## St Austell



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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
- Integrated washing machine\*
- Integrated 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.



# Gwallon Keas

## St Austell

### SITE PLAN PHASE TWO

#### HOUSE TYPES

<div></div> CARLYON (GROUND FLOOR) 166	1	
<div></div> CARLYON (FIRST FLOOR) 167	2	
<div></div> OTTER 48 115 127 169 185	2	
<div></div> TAVY 99 111 116 117 119 120 121 122 130 131 161 162 170 171	2	
<div></div> BOVEY 102 110 118 133 149 163 164 165	3	
<div></div> DUPORTH 95 96	3	
<div></div> MARSHALL 86 98 103 104 153 168 178 181 190	3	
<div></div> OKEMENT 145	3	
<div></div> WEBB 150 151 152 154 155 156 157 159 160 172	3	
<div></div> CHARLESTOWN 90 91 92 93 94	4	
<div></div> GWALLON 87 88 112 113 134 148	4	
<div></div> HOLMBUSH 79 80 137 138 146 147	4	
<div></div> PAR 89	4	
<div></div> SANDERSON 101 123 177 179	4	
<div></div> SOUTHALL 85 97 114 124 132 158 174	4	
<div></div> CROMWELL 125 173 176 180	5	
<div></div> PORTMORE 100 126 175	5	
<div></div> SHARED OWNERSHIP 81 82 83 84 128 129 135 136 143 144 182		
<div></div> HOUSING ASSOCIATION 105 106 107 108 109 139 140 141 142 183 184 186 187 188 189		



#### 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.



#### SHOW HOMES AND MARKETING SUITE (LOCATED ON PHASE ONE)

Our Show Homes are the Dawson at Plot 54, and the Perran at Plot 55. The Marketing Suite is located in-between these plots.

STREET LIGHTING



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