



Tregea Parc

PORTREATH

A superb collection of new 3 & 4 bedroom homes
in a classic Cornish coastal location

Coastal living in Cornwall doesn't get any better than this





The landscape, the peace, the outdoor life – whatever you like most about living in Cornwall you will find in abundance at Tregea Parc. And living in a luxurious new Linden home will allow you to enjoy it to the full, with all the comforts of stylish modern living to come home to.

Away from the crowds of Newquay and St. Ives, yet close to the main road for easy travel, Tregea Parc combines the best of both worlds.

Traditional village life is on your doorstep, superb cycling, walking and surfing are all around you, and the amenities of Redruth and Camborne are a short drive away.

And because it's by Linden Homes, your new home sits beautifully within its surroundings, built to an attractive specification throughout. Fabulous designer kitchens, elegant luxury bathrooms and light and spacious living areas are our hallmarks.

In Old Cornish, Tregea means 'house on the hill', which perfectly describes your new Linden home at Tregea Parc. With stunning sea views and easy access to the village and the beach, this really is a wonderful place to live.

Everyday living in a location that's different every day

The village of Portreath has a real community feel. There are a couple of pubs and village shops, especially in the summer season, and you'll quickly become recognised as a 'local'! Just under 5 miles away is Redruth, with a Tesco superstore and a good selection of local shops. You'll find most of your everyday needs here, or in Camborne, a few miles further down the A30, where there is a bigger shopping centre.

The main appeal of living at Tregea Parc is the outdoor life – and there are some fantastic walks along the famous coast. South to Bassetts Cove is about 2.5 miles each way, fairly steep in parts, with beautiful views, wild flowers and seabirds along the way. Northwards, the coastal path leads to Porthtowan, about 4 miles each way. For a change of scenery, cycling in the narrow lanes is a delight, golfers will enjoy the challenge

of Tehidy Park 18 hole golf course with its panoramic views, and there are horse riding centres and watersports galore, all within a short drive. The Carn Brea Leisure Centre has an indoor swimming pool, gym and fitness suites.

Families will find the local schools ideal – Portreath Community Primary School is Ofsted rated 'excellent', and there are good secondary schools and colleges of further education in Redruth and Camborne.



Out of the way, out of the ordinary – but not out of touch





This part of Cornwall offers the peace and quiet of a secluded coastal community. But that doesn't mean Tregea Parc is cut off from the outside world! The main A30 coastal road is ten minutes away, and it is an easy drive to Falmouth (13.9 miles) and Penzance (17.6 miles).

The nearest railway station at Camborne (4 miles) offers services to Exeter in just over 2 hours, from where you can get to anywhere in the UK.

The M5 Motorway (J31) is approximately 90 miles, and the nearest airport is Exeter International, 103 miles away.

Tregea Parc

Development Layout





- The Ottery
4 bedroom home
Homes 3, 18 & 19
- The Tehidy
4 bedroom home
Home 12
- The Fowey
4 bedroom home
Home 13

- The Mylor
3 bedroom home
Homes 1, 11, 14, 15, 16, 17 & 20
- The Allen
3 bedroom home
Homes 2, 4, 5, 9, 10, 38, 39 & 40
- Homes for Local People

Not to Scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown within the plan. Please ask your Sales Executive for specific details.

The Mylor

3 Bedroom Home

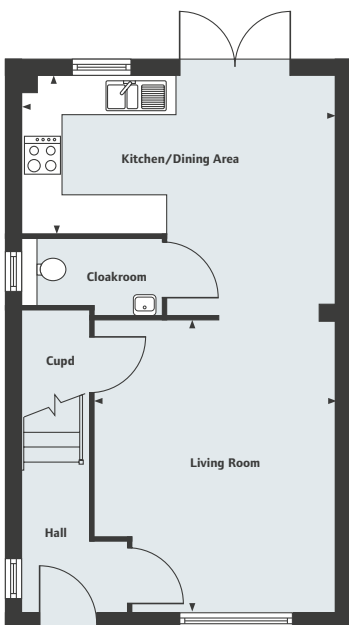
Homes 1, 11, 14, 15, 16, 17 & 20

80sq. m/861sq. ft

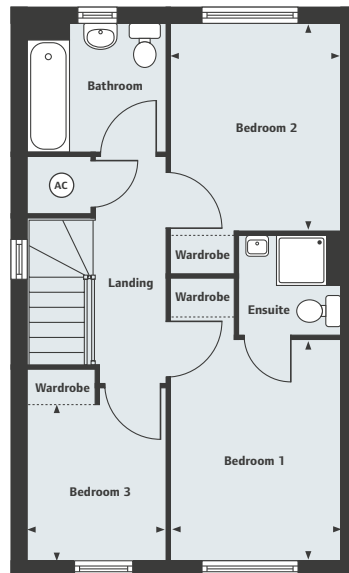


↑
The Mylor

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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	4.50m x 3.70m	14'9" x 12'2"
Kitchen/Dining Area	4.82m x 2.41m	15'10" x 7'11"
Net internal area	80sq. m/861sq. ft	

FIRST FLOOR

Bedroom 1	4.28m x 2.57m	14'1" x 8'5"
Bedroom 2	3.84m x 2.57m	12'7" x 8'5"
Bedroom 3	2.64m x 2.09m	8'8" x 6'10"

The Allen

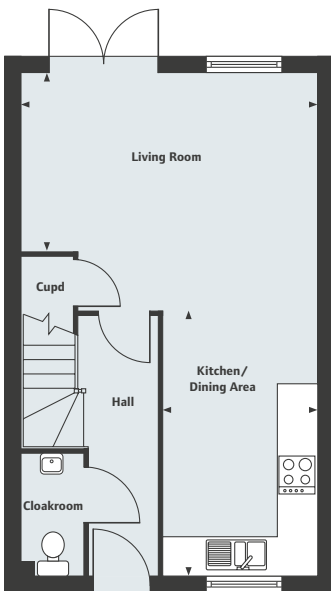
3 Bedroom Home

Homes 2, 4, 5, 9, 10, 38, 39 & 40

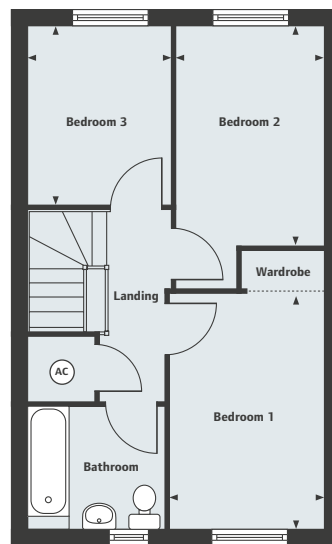
73.34sq. m/789sq. ft



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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	4.60m x 3.76m	15'1" x 12'3"
Kitchen/Dining Area	4.12m x 2.40m	13'5" x 7'8"
Net internal area	73.34sq. m/789sq. ft	

FIRST FLOOR

Bedroom 1	4.33m x 2.30m	14'2" x 7'7"
Bedroom 2	4.06m x 2.21m	13'4" x 7'3"
Bedroom 3	2.79m x 2.26m	9'2" x 7'5"

The Ottery

4 Bedroom Home

Home 3

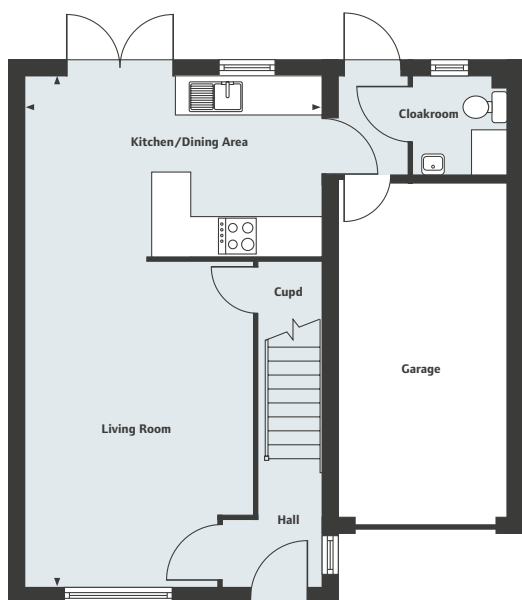
99.04sq. m/1066sq. ft

Homes 18 & 19

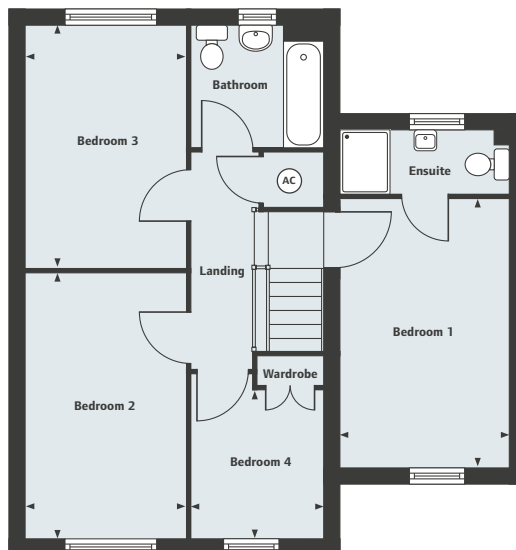
102.56sq. m/1104sq. ft



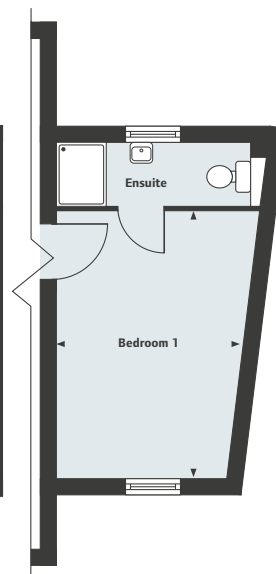
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GROUND FLOOR



FIRST FLOOR – Home 3



FIRST FLOOR – Homes 18 & 19

GROUND FLOOR

Kitchen/Living Room/Dining Area
8.30m x 4.82m 27'3" x 15'10"

Net internal area
Home 3: 99.04sq. m/1066sq. ft
Homes 18 & 19: 102.56sq. m/1104sq. ft

FIRST FLOOR – Home 3

Bedroom 1
4.33m x 2.66m 14'2" x 8'9"
Bedroom 2
4.28m x 2.59m 14'1" x 8'6"
Bedroom 3
3.90m x 2.59m 12'10" x 8'6"
Bedroom 4
2.36m x 2.11m 7'9" x 6'11"

FIRST FLOOR – Homes 18 & 19

Bedroom 1
4.33m x 2.96m 14'2" x 9'9"

The Tehidy

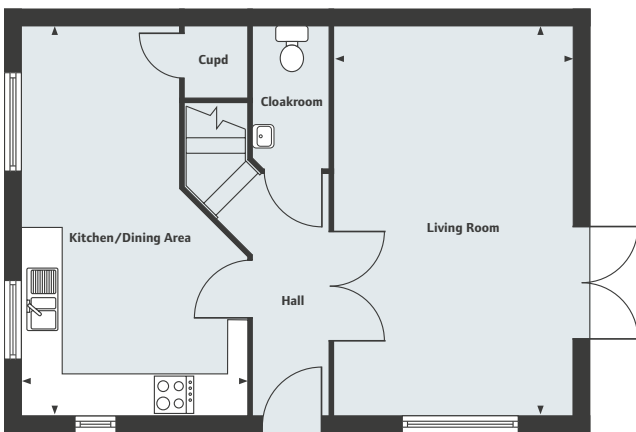
4 Bedroom Home

Home 12

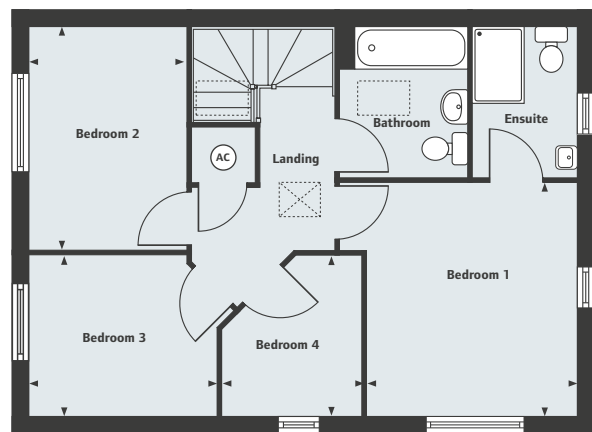
97.46sq. m/1049sq. ft



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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

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Kitchen/Dining Area	5.88m x 3.40m	19'3" x 11'2"

Net internal area
97.46sq. m/1049sq. ft

FIRST FLOOR

Bedroom 1	3.51m x 3.15m	11'6" x 10'4"
Bedroom 2	3.36m x 2.37m	11'0" x 7'9"
Bedroom 3	2.83m x 2.41m	9'3" x 7'11"
Bedroom 4	2.41m x 2.09m	7'11" x 6'10"

The Fowey

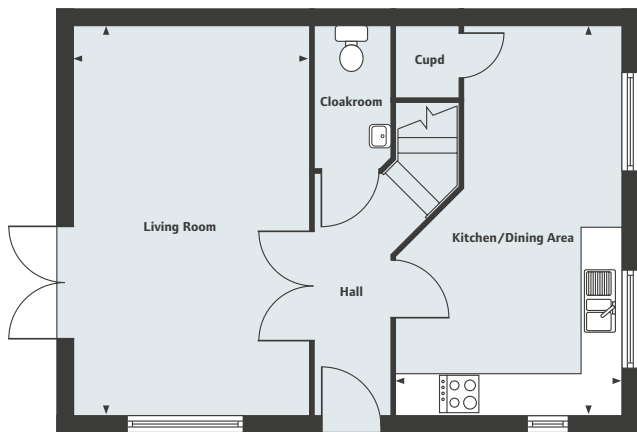
4 Bedroom Home

Home 13

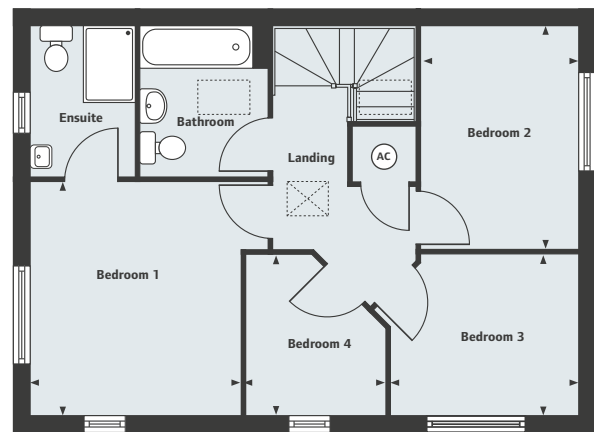
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Tregea Parc Specification



At Linden Homes, we appreciate that the little things matter. That's why you can rest assured that all our new homes come with finishing touches of the highest quality. From standard fixtures and fittings to those optional extras that make all the difference, we've got it covered.

KITCHENS

- Choice of quality Symphony furniture and upstands*
- Soft closing doors and drawers
- Fitted Zanussi stainless steel built in/ built under double oven, electric ceramic hob and stainless steel chimney hood
- Integrated Zanussi 60/40 fridge freezer
- Space and plumbing for washing machine†
- Removable base unit and plumbing for dishwasher
- Stainless steel one and half bowl sink and mixer taps
- Brushed stainless steel sockets
- Under wall unit down lights

BATHROOMS AND ENSUITES

- Contemporary sanitaryware from Roca with chrome taps
- Shower cubicles to homes with ensuites have Mira showers
- Showers over baths in main bathroom have Mira showers and glass screens
- Heated towel rail
- Choice of vinyl flooring
- Saloni range tiling in main bathroom and ensuites, to walls with sanitaryware*

HEATING AND LIGHTING

- Contemporary light fittings to kitchen, bathroom and ensuite
- Electric air-source heat pumps with under floor heating to the ground floor and radiators to the first floor

ENTERTAINMENT AND COMMUNICATIONS

- TV outlet in lounge, kitchen diners and bedrooms
- Telephone point in lounge and smallest bedroom

DECORATION

- White matt finish emulsion walls and smooth ceilings
- Vicaima oak style internal doors and contemporary chrome fittings
- White gloss skirting and architraves

PEACE OF MIND

- External RCD protected socket to patio
- Mains operated smoke detector to each floor

10 YEAR NHBC WARRANTY.

- Each home will be independently surveyed during construction by the National House Building Council, who will issue their 10 year warranty certificate on completion of the home.

OPTIONAL EXTRAS INCLUDE:

- Additional ceramic tiling†
- Additional power point/TV/telephone sockets†
- Integrated or freestanding appliances†

Linden Homes subscribes to the consumer Code of Conduct. Please refer to your Sales Executive for details.

*Choice subject to stage of construction.

†As an upgrade and subject to stage of construction.

10 year NHBC warranty valid from date of completion of construction. This is not the same as date of purchase. Please ask for specific information.

†Plots 3, 18 & 19 washing machine space is in the cloakroom.

Specification may be amended at any time without notice. Please check specific plot details with your Sales Executive prior to commitment, particularly on items which are more important to you.

National strength, locally delivered

Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.

The bigger picture

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

Customer experience

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

Foundations for success

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high-profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

New Homes Mortgage Helpline

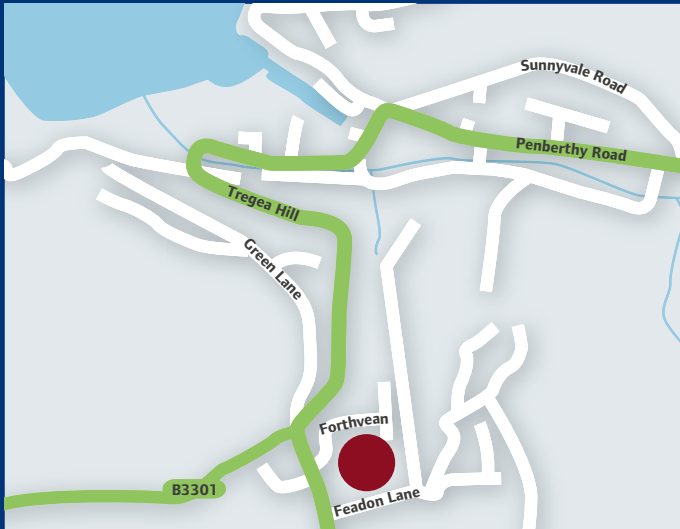
As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call **01206 715 415**



Tregea Parc

Feadon Lane, Portreath, Cornwall TR16 4TR



How to find Tregea Parc

Follow the A30 Exeter – Penzance Road towards Redruth. Turn off at the A3047 signposted Redruth, Portreath. At the roundabout, take the A3047 towards Redruth, then take the first right onto Tolgus Place (signposted Portreath) and continue onto B3300 New Portreath Road. After 3.4km, turn left onto Penberthy Road (B3301). Bear left, turn left, then left again into Tregea Parc.



Tregea Parc
Feadon Lane, Portreath, Cornwall TR16 4TR

0844 417 3242
lindenhomes.co.uk/tregea

Linden Homes South West
Tamar House, Forge Lane,
Moorlands Trading Estate,
Saltash, Cornwall PL12 6LX

XGSW01/NOVEMBER 2012

Westco
Properties

Linden
HOMES