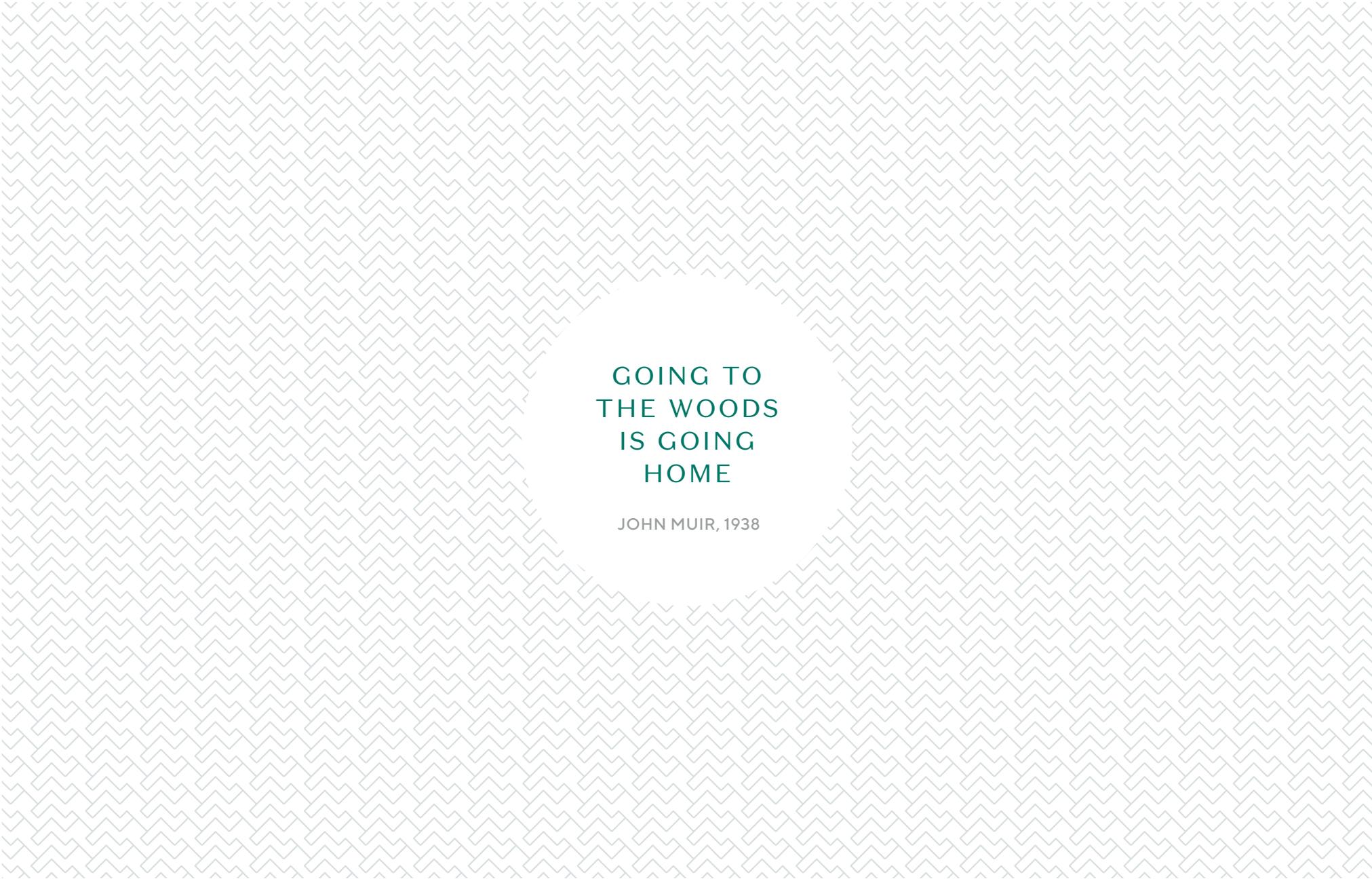


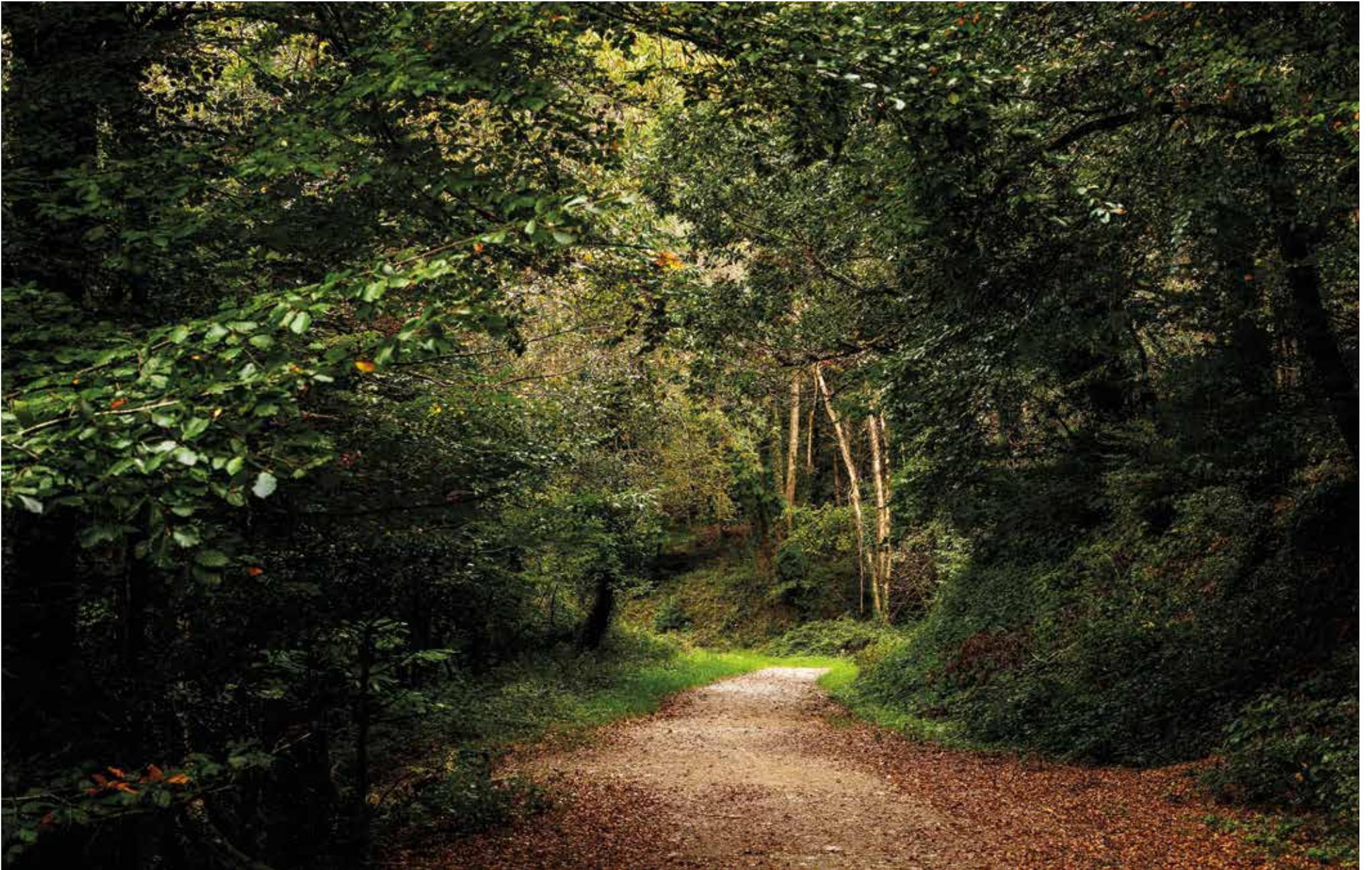


**KINGSWOOD**  
PENTEWAN VALLEY



GOING TO  
THE WOODS  
IS GOING  
HOME

JOHN MUIR, 1938



KINGSWOOD

WELCOME  
TO KINGSWOOD



Lantic Bay



**Kingswood** by Legacy Properties is a stunning new development of four and five bedroom luxury homes. Comprising of 24 units in total, Kingswood forms a wonderful community set in the heart of the beautiful Pentewan Valley. Our contemporary exterior and interior home design meets the need for modern family living whilst retaining sensitivity to the natural woodland setting of Trehiddle.

Located just a short distance away is the Cornish Riviera, with its lush landscape, sheltered coves with crystal clear waters and bustling villages. There are many beautiful golden beaches on your doorstep, including the more popular Carlyon Bay and Pentewan Sands, or the smaller sandy and pebble coves such as Portmellon and Gorran Haven, near Mevagissey. You are also close to the charming Readymoney Cove, around the bay on the outskirts of Fowey and traditional Cornish villages such as Polkerris and Portloe, which offer access to hidden sand and shingle beaches with wonderful pubs and cafes. The historic South Coast port of Charlestown is also just a short 7 minute drive away.

Kingswood is an exciting opportunity to be part of an exclusive community living in a stunning parkland setting with incredible valley views. It is conveniently located near to Cornwall's main business hubs such as Truro and St Austell, and under half an hour to Bodmin Parkway train station for faster connections to London.

All Kingswood homes are created with Legacy Properties' trademark design-led architecture, attention to detail and contemporary living spaces, perfect for modern family life.







## SUSTAINABLE LIVING

As a modern builder of quality new homes and communities, we are passionate about reducing our impact on the environment, increasing the energy efficiency of our homes and minimising your running costs.

We are committed to constantly evolving our homes to be the most efficient they can be and constantly procure the most sustainable and environmentally sound sources. We are passionate about the future of eco-innovation within the housing sector and are continuously exploring the best possible options for our homes. Our current homes are our most sustainable and energy efficient yet, whilst not compromising on the quality of your new home.

Properties at Kingswood are fitted out with energy saving solutions such as discretely

integrated solar photovoltaic panels, air source heat pumps delivering sustainable underfloor heating, optional home battery solar systems to power near off-grid energy consumption and external EV ready power sockets.





A NEW COMMUNITY  
CONNECTED

**Kingswood**, a new and exclusive community nestled in the Pentewan Valley, enjoys excellent transport links and is situated close to the stunning Cornish Riviera. This stretch of South Cornwall with its rolling green headlands, clear water and sandy coves also includes towns such as Mevagissey, Pentewan, Porthpean, Charlestown and Carlyon Bay.

Cornwall's major commuter route, the A390, holds direct links to St Austell and Truro, and is just a four minute drive away. The wonderful cathedral city of Truro is only 15 miles away. St Austell train station, the closest mainline train station, is just a six minute drive away, which provides mainline rail travel to Exeter, Bristol, London Paddington and the North.

For trips further afield, Kingswood is just 17 miles away from Cornwall Airport Newquay, which offers direct aviation links to London, Leeds, Manchester, Birmingham, Scotland and Europe.

\*Distances and times quoted are approximate guides.



LOCATIONS

- St Austell 1 miles
- Bodmin 14 miles
- Truro 15 miles
- Newquay Airport 17 miles

- Charlestown 2 miles
- Carlyon Bay 4 miles
- Mevagissey 5 miles





CONSTANTINE BAY

PADSTOW

WADEBRIDGE

BEDRUTHAN STEPS

MAWGAN PORTH

WATERGATE BAY

NEWQUAY AIRPORT

BODMIN

LISKEARD

NEWQUAY

ST. COLUMB MAJOR

VICTORIA

A30

LOSTWITHIEL

HOLYWELL

INDIAN QUEENS

EDEN PROJECT

A390

PERRANPORTH

ST AUSTELL

CARLYON BAY

FOWEY

LOOE

ST. AGNES

A3075

A30

CHARLESTOWN

POLKERRIS

LANTIC BAY

POLPERRO

KINGSWOOD

PORTHPEAN

PENTEWAN

MEVAGISSEY

PORTMELLON

PORTHTOWAN

TRURO

A390

GORRAN HAVEN

GODREVY

A30

REDRUTH

A393

PORTLOE

CAMBORNE

ST IVES

ST MAWES

FALMOUTH

PENZANCE

ST MICHAELS MOUNT

HELSTON

PORTHLEVEN

MOUSEHOLE

LIVE LIFE  
OUTDOORS

SITUATED IN THE HEART OF THE STUNNING CORNISH RIVERIA WITH ITS LUSH, VERDANT ENVIRONMENT AND FAMOUS COVES. COASTAL VILLAGES AND GOLDEN SANDY BEACHES, KINGSWOOD AND PENTEWAN VALLEY MAKE THE PERFECT HOME TO LIVE A LIFE OUTDOORS.



PENTEWAN VALLEY

HEMMICK  
BEACH

VAULT BEACH

GRIBBEN HEAD

PORTMELLON

MEVAGISSEY

POLKERRIS BEACH

PENTEWAN

BAY

PORTHPEAN

CHARLESTOWN

  
KINGSWOOD

013



A NEW COMMUNITY  
FOR COAST  
AND COUNTRYSIDE



Pentewan Valley

**Nestled** in the beautiful woodland valley of Pentewan, in the heart of idyllic South Cornwall, Kingswood is a stunning, exclusive community of 24 luxury family homes. With contemporary design, the use of natural materials and natural colours, Kingswood is inspired by its picturesque setting.

All homes are crafted with Legacy Properties' trademark design-led architecture, attention to detail and contemporary open living spaces, tailored to modern family life.

With its incredible valley views, it would be easy to forget



Pentewan Sands

Kingswood is also located conveniently for accessible commute times to Cornwall's main business hubs such as **St Austell**, **Truro** and **Bodmin**.

Located just a short distance along this stunning woodland valley is The Cornish Riviera, with its lush landscape, sheltered coves with crystal clear waters and bustling villages.

There are many wonderful golden beaches on your doorstep, including **Carlyon Bay**, **Porthpean** and **Pentewan Sands** and seemingly endless coves surrounding the working



Charlestown

harbour of **Mevagissey**. **Fowey** and its estuary provide scenic wooded creeks and scenic waterside walks. Whilst **Polkerris** and **Portloe** offer access to hidden sand and shingle beaches with wonderful pubs and cafes.

With miles of dramatic coastline, long sandy beaches and lush, verdant countryside to explore, there are endless opportunities to enjoy owning a newly built home in this stunning location. Kingswood is perfectly positioned for a life lived outdoors.

PENTEWAN VALLEY



Mevagissey



Pentewan Trail



Porthpean



Charlestown Beach

KINGSWOOD



Fowey



Carlyon Bay

THERE ARE MANY WONDERFUL GOLDEN  
BEACHES AND SEEMINGLY ENDLESS COVES  
ON YOUR DOORSTEP...



CONTEMPORARY  
LIVING  
LIFE OUTDOORS

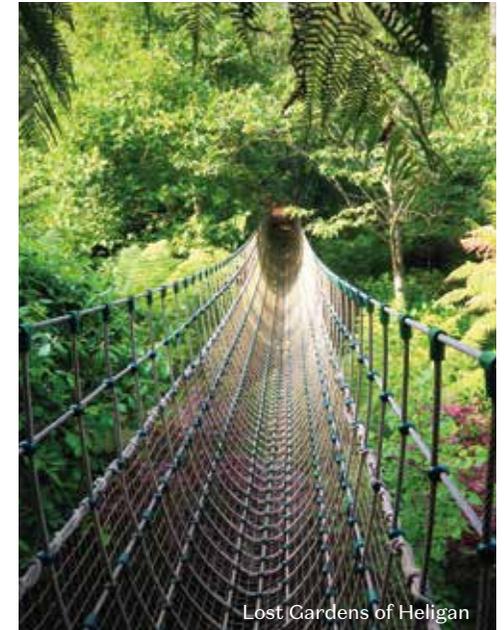


Gribben Head

**Sea swimming**, paddle boarding, kayaking, sailing and gig rowing. Living on Cornwall's lush South Coast with its crystal clear waters is a life worth living outdoors.

Enjoy watersports with gig rowing clubs at Charlestown and Fowey and the sailing club in the idyllic Porthpean cove. For adventures in the countryside, Kingswood is situated near to the Pentewan Cycle Trail which takes you along the flat former river valley and Kings Wood from St Austell to the harbour at Pentewan. Here you can enjoy a well-earned pub lunch or pint at The Ship, a traditional Cornish pub.

For those who enjoy challenging themselves on the golf course, there are a wealth of fine courses all within easy reach, including the parkland course at St Austell Golf Club, which can be seen from Kingswood. There are also stunning coastal courses of



Lost Gardens of Heligan

Carlyon Bay and Porthpean which hold breathtaking sea views over the cliff tops towards St Austell Bay.

Or explore the South West Coast path, England's longest waymarked long-distance footpath and a National Trail. The paths that follow the winding coast across the wider St Austell Bay area are a great opportunity to get outdoors and enjoy the beautiful surroundings of the place you'll call home. Some of our favourite stretches of the path include Gorran Haven to Mevagissey (3.5 miles) which passes through an Area of Outstanding Natural Beauty (AONB) with sites of archaeological, geological and historical interest. Or try the circular route from historic fishing village of Polruan to the white sandy beaches of Lantic Bay (4.2 miles), where you can take in the wildlife along the creeks and visit The Luggar Inn or The Russell Inn along the way.



Cig rowing



Polkerris



Trebah Garden



Kingswood and Pentewan Valley provide a wonderful base that enables easy access to the rest of what South Cornwall has to offer.

**Here are just a few of our favourites;**

Charlestown harbour, an amazingly pristine and unspoiled example of a late Georgian working port. The setting for many Hollywood movies and British historical drama, Poldark, Charlestown's principal industry is now as a film set and to welcome visitors who want to follow in the footsteps of sailors from the past. Beautifully preserved, the pretty pastel fishermen's cottages line the harbour, with a nice range of places to eat, drink and shop dotted around as well. Our favourite is The Longstore, serving steak and seafood with a sunset view – but be sure to make a reservation in advance!

Mevagissey, a maze of narrow streets and terraced houses that lead down to the centre and its old, distinctive twin harbour. It provides a safe haven for the many fishing boats that land their daily catch, and as a result, many seafood restaurants renowned for serving up delicious local scallops, crab and mackerel. Plenty of chances for a Cornish ice cream to finish whilst sat on the harbour wall.

The Eden Project, a world famous visitor attraction with its bubble-like biomes and outstanding range of plant from around the globe. It is a fantastic feat of biological engineering, with its two microbiomes emulating rainforest and Mediterranean climates respectively. Eden is a feast for the senses that can be experienced in so many different ways, whether you are looking for a calming immersion in nature or a fun packed day of excitement and adrenaline. From

live music events in the summer months at The Eden Sessions, iceskating in the Winter months, or flying on a zip wire, plummeting in a giant swing or trying an aerial assault course. There is something for everyone!

The Lost Gardens Of Heligan near Mevagissey provides another 'not to miss' experience. One of the most mysterious estates in England as it was lost to the brambles of time since WW1 and reawakened in 1990 to become Europe's largest garden restoration project. Heligan provides 200 acres of paradise for the explorer, wildlife and plant lover and garden romantics.

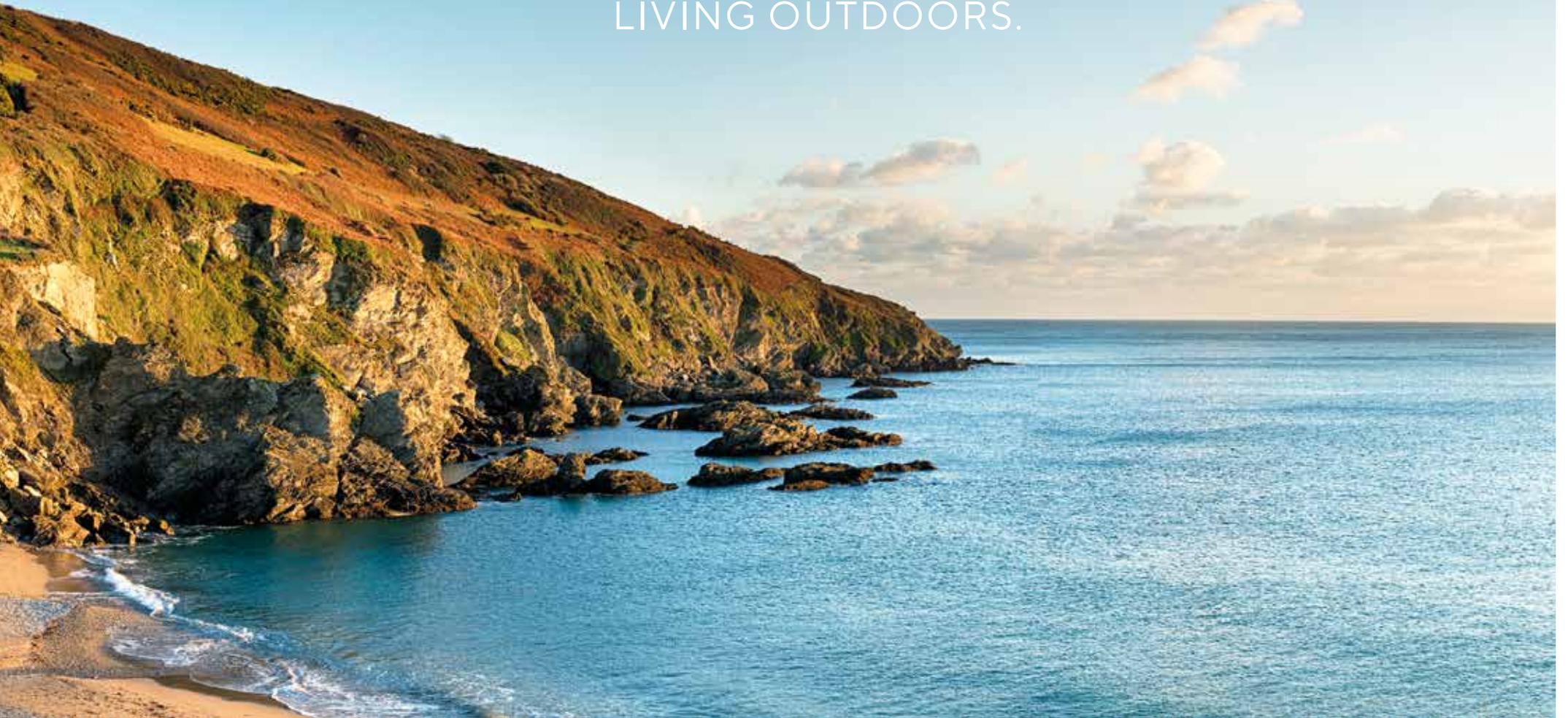
Trebah Garden is a subtropical paradise with a stunning coastal backdrop. Another of the Great Gardens of Cornwall, with over four miles of footpaths that meander under canopies of exotic blooms and vibrant tunnels of colour, cascading down to a secluded beach

on the Helford River. You can also walk along the coast to the hamlet of Durgan, with the distinct feeling of a Famous Five adventure around the corner. Or head towards Helford Passage and its shingle and sand beach situated in an unspoilt sheltered bay beside the popular 300-year-old Ferry Boat Inn.

Fowey, a pretty harbour town situated on the west side of a deep estuary, where the Fowey River reaches the sea. Yachts tack back and forth across the water while gulls cry overhead. This beautiful town is filled with small, independent cafes, restaurants and shops selling unusual gifts and art. At the height of summer, soak up the atmosphere of The Fowey Regatta, where you'll see flotillas of sailing ships and boats, and if lucky, an impressive Red Arrows display against the South Cornish backdrop.



SEA SWIMMING, PADDLE BOARDING, KAYAKING,  
SAILING AND GIG ROWING ALL MAKE LIVING ON  
CORNWALL'S LUSH SOUTH COAST, A LIFE WORTH  
LIVING OUTDOORS.



Hemmick Beach

## EXPERIENCE A LEGACY HOME

**Our passionate** and experienced team has been creating beautiful, luxurious modern living spaces in the UK's most sought-after locations for more than 15 years. Legacy Properties is a premium house builder with an impressive portfolio of award winning developments.

Channelling our passion, expertise and determination to deliver the highest standard new living spaces, we create design-led, contemporary, luxury family homes.

We manage every build from start to finish with meticulous attention to detail, from concept and planning through to completion and handover, ensuring our trademark build quality and attention to detail.

### DESIGN

We work tirelessly to ensure we achieve the highest quality architecture and craftsmanship for which Legacy is renowned. To ensure our rigorous design standards are maintained, our Design team work seamlessly with our award winning architects to maximise indoor and outdoor living space to create homes which are aesthetically beautiful and practical for everyday life.

### CONSTRUCTION

The Legacy Construction team ensures an unrivalled level of build quality. Applying our wealth of construction experience ensures we deliver homes to last a lifetime every time. From concept to completion, our expert site managers and their specially-selected construction teams take personal pride in delivering the highest quality homes at all our developments.





## CUSTOMER CARE

We understand that purchasing a new home can be stressful, which is why we try and make the process as smooth and enjoyable as possible.

Once you reserve a Legacy home, we work behind the scenes to ensure information is passed quickly to your solicitor to ensure a smooth exchange of contracts. When exchanged we regularly keep you updated on build progress through to handing you the keys to your new home.

Before completion our focus is to make sure everything is ready for you to move straight in, it is important to us that you are happy with your new home which is why we have a stringent quality checking process. You won't receive your keys until we are satisfied all of our quality standards have been met.

A full homeowner welcome pack will be provided when you move in along with an in-depth handover of your property so you have everything you need for a stress-free move. We also provide an after-care service and are on hand to answer any questions or queries you might have about your new home while you are settling in and enjoying your new home.

OUR PASSIONATE AND EXPERIENCED TEAM HAS BEEN CREATING BEAUTIFUL, LUXURIOUS MODERN LIVING SPACES IN THE UK'S MOST SOUGHT-AFTER LOCATIONS FOR MORE THAN 15 YEARS.

WHY BUY  
A NEW HOME  
AT KINGSWOOD

You'll enjoy all the benefits of owning a brand new Legacy Properties home, built by our award-winning team.

Legacy-built homes are meticulously planned with high-quality fixtures and fittings, clean lines and contemporary designs.

- Every Legacy home comes with our own 2 year warranty and a ten-year NHBC Buildmark warranty, removing the need for a structural survey and giving you complete peace of mind.
- Buying a new home gives you a blank canvas on which to stamp your personal style. We offer a range of finishes choices to help you to create your unique home
- New homes are low maintenance and designed for modern living.

- New properties enjoy lower running costs. With higher levels of thermal insulation and energy efficient heating systems, new homes are cosy and warm up more quickly.
- All appliances, fixtures and fittings are brand new. Appliances are highly energy-efficient and under warranty.
- Legacy homes benefit from increased security; all doors and windows incorporate state of the art locks and security, including security doorbells.
- Legacy offers a comprehensive customer care service.





KINGSWOOD



4 Bedroom, Intergrated Garage



KINGSWOOD  
SITE MAP





KEY

-  5 Bedroom Homes  
Plots 9, 11, 13, 14, 15, 22
-  4 Bedroom Detached Homes  
Plots 1, 2, 3, 4, 5, 6, 7, 8
-  4 Bedroom Detached Homes  
Plots 10, 12, 16, 17, 23, 24
-  4 Bedroom Detached Homes with Intergrated Garage  
Plots 18, 19, 20, 21

\*Please note, the development plan above is an illustration only and might not accurately depict final materials, landscaping or street lighting. Legacy Properties reserves the right to amend the layout and specification as necessary. Please speak to our Sales Advisor for more details.

## BEAUTIFUL INSIDE & OUT

Whether you need more space for your growing family, looking for your forever home or are simply drawn to Kingswood's stunning woodland valley setting, our four and five bedroom spacious detached homes offer luxurious contemporary living at its finest.

Careful thought and painstaking attention to detail has been given to the full specification and design of these aesthetically beautiful homes, from the fully-integrated open-plan kitchen and family spaces with luxury finishes. Some houses are designed with reverse living arrangements to maximise stunning valley views, and all feature stylish bathroom suites and generous gardens.

Every Legacy Properties home is created with exemplary craftsmanship and a high-end finish throughout. You'll be proud to call Kingswood and Pentewan Valley your home.





EVERY LEGACY PROPERTIES HOME IS CREATED WITH EXEMPLARY CRAFTSMANSHIP AND A HIGH-END FINISH THROUGHOUT. YOU'LL BE PROUD TO CALL KINGSWOOD AND PENTEWAN VALLEY YOUR HOME.





## SPECIFICATION FINISHING TOUCHES

### KITCHEN UTILITY

- British-built contemporary fitted kitchen
- Choice of quartz worktops & splashbacks\*
- Blanco stainless steel sink with chrome Abode mixer hot tap
- Integrated fridge/freezer and dishwasher
- Integrated extractor fan
- Miele appliances to include:
  - Two built in multi-function ovens
  - Four zone induction hob
- Integrated Wine cooler
- Bluetooth wireless ceiling speakers

### BATHROOMS ENSUITES

- A choice of quality contemporary wall tiles in bathrooms and en-suites\* (Includes full height tiling in shower and bath areas and half height tiling on walls with sanitaryware)
- Choice of quality contemporary porcelain floor tiles in all bathrooms and en-suites\*
- Quality contemporary Duravit basin and Amera sanitaryware
- Chrome Dombracht mixer taps and rainwater shower head and hand shower
- Roper Rhodes illuminated mirrors
- Heated chrome towel rails

\*Subject to build stage

### INTERIOR FINISHES

- Hand painted internal doors with brushed chrome fixtures and fittings
- Oversized skirting detail
- Walls decorated in contemporary Ash White
- A choice of Karndean flooring in the hallway, downstairs cloakroom and kitchen/dining areas\*
- Luxury carpets in all other rooms and stairs & landing\*

### HEATING ELECTRICAL SYSTEM

- Zoned under-floor heating on the ground floor (some 4 bed homes with reverse living UFH to first floor)
- Thermostatically controlled radiators in all other rooms
- LED downlights in the hallway, kitchen, bathrooms and utility
- Pendant lighting in all other rooms
- TV points to bedrooms and living room
- BT points in the under-stair cupboard and lounge or media room
- Pre-wired for fibre broadband

### ENERGY EFFICIENCY

- Highly efficient 'Air source heat pump' with stored water cylinder
- Integrated Solar PV panels to all homes
- Pre-wired to accommodate PV storage battery
- 32amp external electric socket (pre-wired) to accommodate EV charging unit
- Brick wildlife homes, made from recycled Cornish clay, included in every home

- All homes will be awarded an EPC A rating, the highest possible, for energy efficiency and low environmental impact

### EXTERNAL FINISHES

- Stylish Agate grey front door with brushed stainless fixtures and fittings
- Agate grey PVCu high-performance double-glazed windows
- Ring security door bell
- Lindab quality zinc coated gutters and downpipes
- Natural Cornish De Lank stone cladding (selected homes)
- Natural slate cladding (selected homes)
- Automated integrated garages with up-and-over door (selected homes only)
- Power socket and light in garages
- Landscape design by Sam Ovens
- External cold tap
- Nordlux external light
- Natural wood bollard light with slate house number
- Block paved driveways
- Natural slate roof to all homes
- Range of painted exterior render in beautiful natural tones

### CONSTRUCTION PEACE OF MIND

- Traditional masonry construction build
- 10 year NHBC Warranty
- 2 year Legacy warranty



## 4 BEDROOM DETACHED HOME PLOTS 1 - 8

This imposing four bedroom detached home includes an open plan kitchen and dining space, which opens out onto generous rear gardens. It has 4 generous double bedrooms, two with en-suite bathrooms, a separate living room, family bathroom and a useful utility space.

This unique, luxurious family home is the perfect choice for families who simply love to entertain. Gather with friends and family in the open-plan kitchen & dining space or enjoy movie nights with the family in the separate living room.

### DIMENSIONS

#### GROUND FLOOR

Kitchen / Dining	4.7 x 4.1m	15' - 5" x 13' - 6"
Living	5.3 x 3.7m	12' - 0" x 17' - 7"
Bedroom 4	3.6 x 3.0m	11' - 9" x 11' - 11"
En-Suite 1	3.0 x 1.6m	10' - 0" x 5' - 4"
WC	1.5 x 1.5m	11' - 4" x 9' - 4"

#### FIRST FLOOR

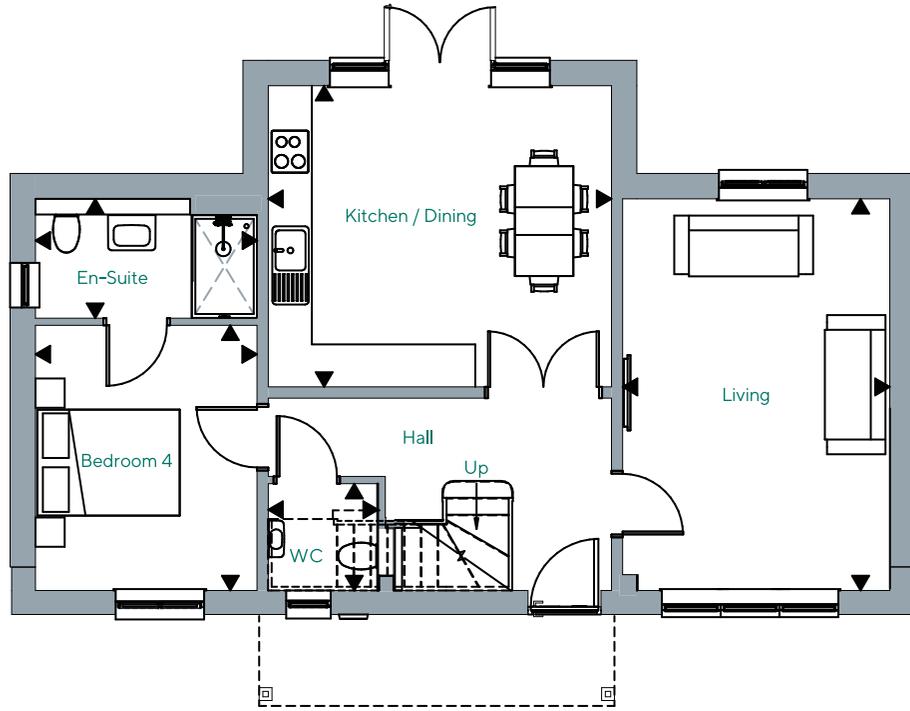
Bedroom 1 (Master)	3.6 x 3.1m	10' - 1" x 11' - 11"
Bedroom 2	5.3 x 2.7m	10' - 8" x 17' - 7"
Bedroom 3	3.4 x 2.7m	11' - 2" x 12' - 6"
Bathroom	2.4 x 2.0m	8' - 6" x 11' - 7"
En-Suite 2	3.0 x 1.6m	10' - 1" x 5' - 5"

All the stated dimensions are approximate and for indicative purposes only. Stated dimensions are subject to change without notice. Internal and external layouts, dimensions, furniture, wardrobes, appliance specification and location are for indicative purposes only and are subject to change. These plans are for indicative marketing purposes only and are not for construction purposes. External appearance, external finishes, landscaping and parking arrangements vary between plots.

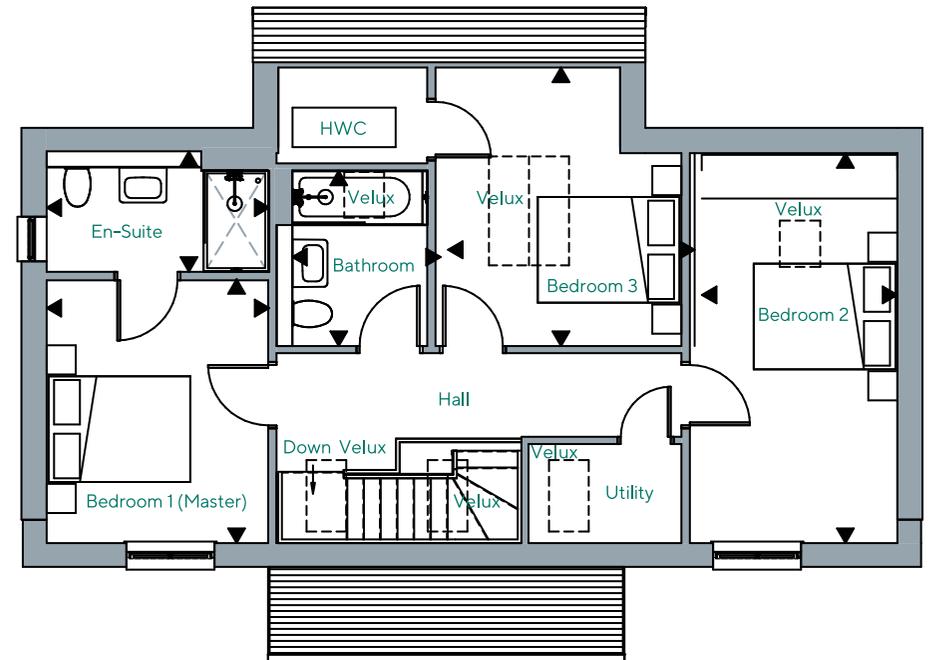


Plot 1. (Others have variations i.e. render etc.)

GROUND FLOOR



FIRST FLOOR



## 4 BEDROOM DETACHED HOME

PLOTS 10, 12, 16, 17, 23, 24

This attractively designed 4 bedroom detached home includes a large open plan kitchen, dining and family living space, which opens out onto patio and good sized gardens. You'll have a separate living room, which also opens out to the patio, 3 spacious double bedrooms, a master bedroom with en-suite bathroom, family bathroom and a useful utility room.

This contemporary home is perfectly suited for entertaining, both inside and out, the kitchen and living room wrap around and open onto generous terraces.

### DIMENSIONS

#### GROUND FLOOR

Kitchen/Dining/Living	8.2 x 5.2m	17' - 3" x 27' - 1"
Living Room	4.1 x 3.6m	11' - 8" x 13' - 6"
Utility	2.1 x 1.9m	7' - 2" x 6' - 4"
WC	1.9 x 1.3m	4' - 1" x 6' - 4"

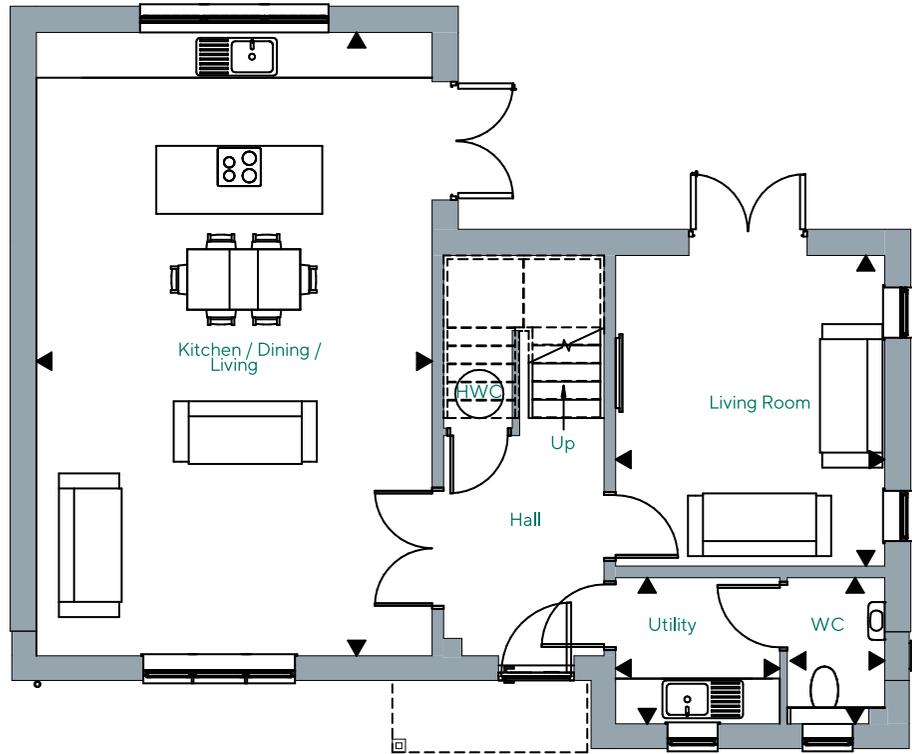
#### FIRST FLOOR

Bedroom 1 (Master)	5.3 x 3.6m	11' - 11" x 17' - 5"
Bedroom 2	3.7 x 3.3m	12' - 5" x 11' - 10"
Bedroom 3	4.8 x 2.6m	8' - 5" x 15' - 10"
Bedroom 4	3.6 x 2.6m	8' - 5" x 12' - 0"
Bathroom	2.4 x 2.0m	11' - 7" x 6' - 4"
En-Suite	2.2 x 2.0m	7' - 2" x 6' - 4"

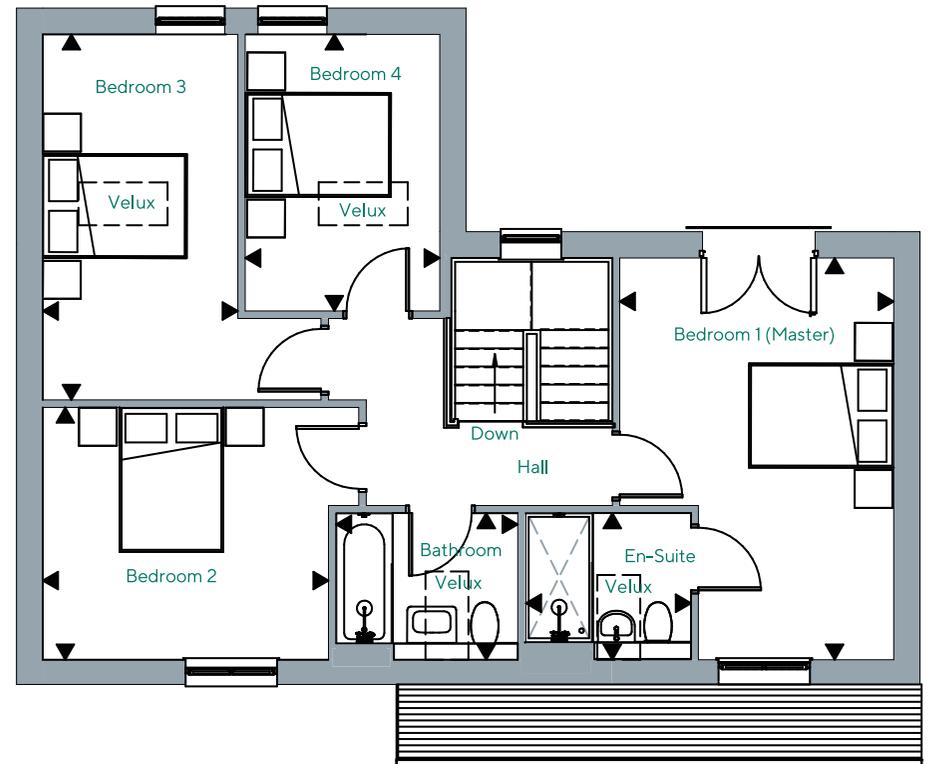
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GROUND FLOOR



FIRST FLOOR



## 4 BEDROOM DETACHED HOME WITH INTEGRATED GARAGE PLOTS 18, 19, 20, 21

This well-proportioned 4 bedroom detached home with integrated garage and reversed living space that maximises wonderful woodland valley views. These are impressive contemporary homes.

The first floor contains a large open plan kitchen, dining and family living space, with a Juliette balcony opening out to beautiful views, plus master bedroom suite. On the ground floor, there are 3 spacious bedrooms, a large family bathroom, plus a utility room and an integrated garage.

### DIMENSIONS

#### GROUND FLOOR

Bedroom 2	3.5 x 3.1m	11' - 7" x 10' - 1"
Bedroom 3	4.0 x 2.6m	8' - 6" x 13' - 2"
Bedroom 4	4.0 x 2.6m	8' - 7" x 13' - 2"
Garage	5.2 x 3.1m	10' - 1" x 17' - 3"
Bathroom	2.3 x 2.0m	6' - 5" x 7' - 6"
Utility	2.4 x 1.8m	9' - 7" x 11' - 5"

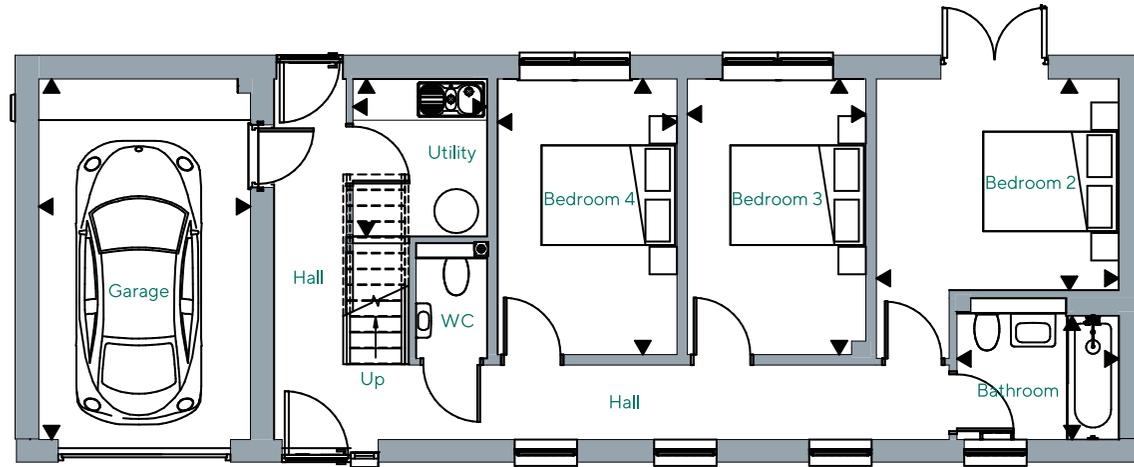
#### FIRST FLOOR

Bedroom 1 (Master)	3.2 x 5.2m	10' - 7" x 17' - 3"
Living	4.4 x 5.2m	14' - 5" x 17' - 3"
Kitchen Diner	4.8 x 5.2m	15' - 11" x 17' - 3"
En-Suite 1	1.7 x 3.2m	5' - 8" x 10' - 8"
Dressing Room	1.8 x 1.9m	5' - 11" x 6' - 2"

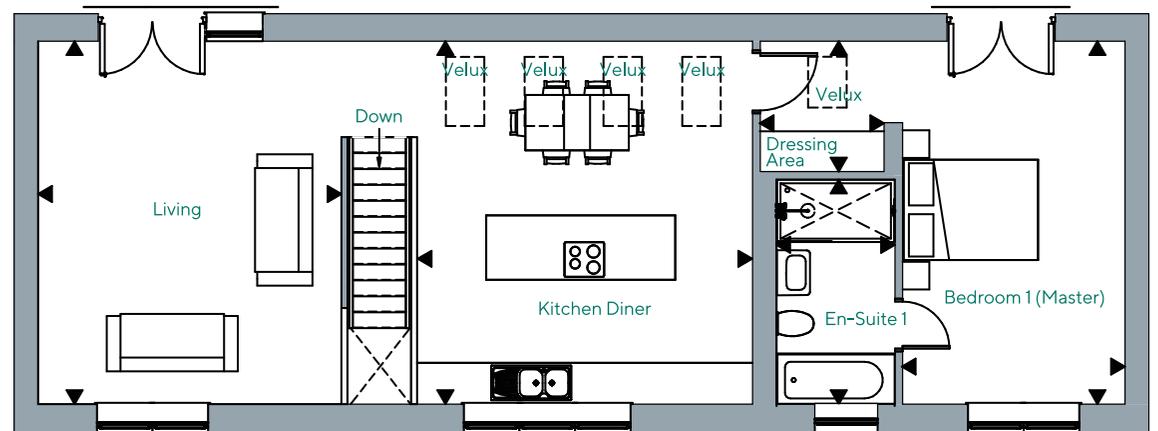
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GROUND FLOOR



FIRST FLOOR



## 5 BEDROOM DETACHED HOME WITH INTEGRATED GARAGE PLOTS 9, 11, 13, 14, 15, 22

The pinnacle of contemporary living, this stunning detached 5 bedroom home with integrated garage features thoughtfully designed, inspiring and luxurious living spaces for home owners who are seeking their dream home.

On the ground floor, the living room, media room, utility and garage all flow out from the enormous central kitchen and living space. The first floor features 5 spacious bedrooms, two with beautiful en-suites, and a contemporary family bathroom.

### DIMENSIONS

#### GROUND FLOOR

Living Room	5.2 x 3.6m	12' - 0" x 17' - 3"
Media Room / Office	4.0 x 3.2m	10' - 8" x 13' - 0"
WC	1.6 x 1.0m	5' - 3" x 5' - 3"
Kitchen / Dining	7.0 x 4.2m	13' - 8" x 22' - 11"
Utility	2.9 x 1.6m	5' - 2" x 9' - 7"
Garage	5.2 x 3.1m	10' - 0" x 17' - 3"

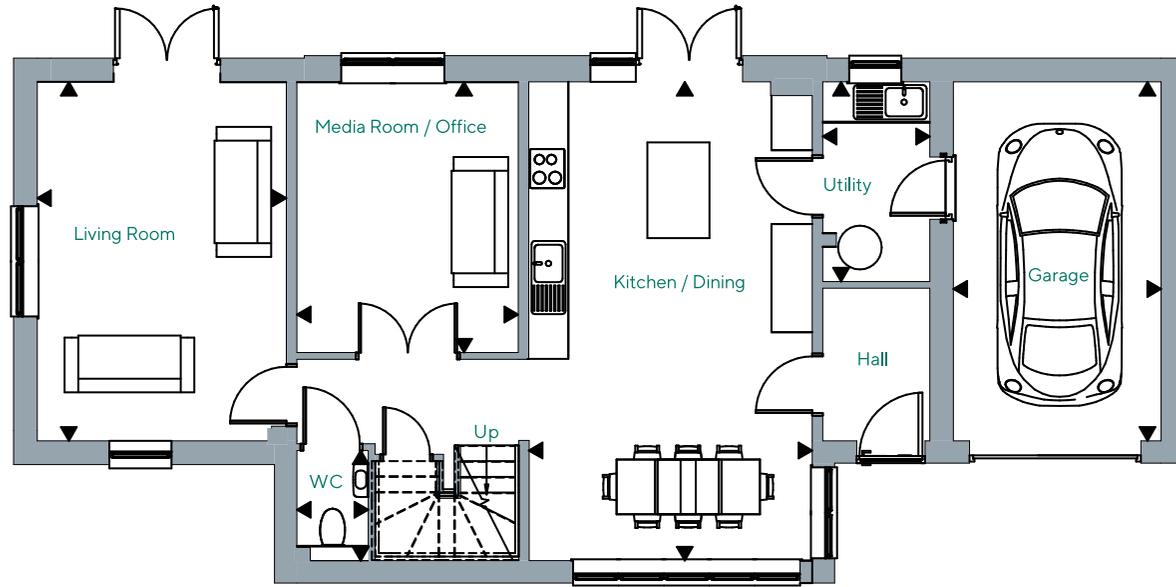
#### FIRST FLOOR

Bedroom 1 (Master)	3.8 x 3.7m	12' - 1" x 12' - 4"
Bedroom 2	4.9 x 2.6m	16' - 1" x 8' - 6"
Bedroom 3	4.0 x 2.8m	9' - 2" x 13' - 0"
Bedroom 4	4.0 x 2.8m	9' - 2" x 13' - 0"
Bedroom 5	3.5 x 2.5m	12' - 6" x 8' - 5"
En-Suite 1	1.9 x 1.4m	6' - 2" x 7' - 4"
En-Suite 2	2.2 x 1.5m	8' - 3" x 7' - 4"
Bathroom	9 x 2.3m	6' - 3" x 7' - 5"

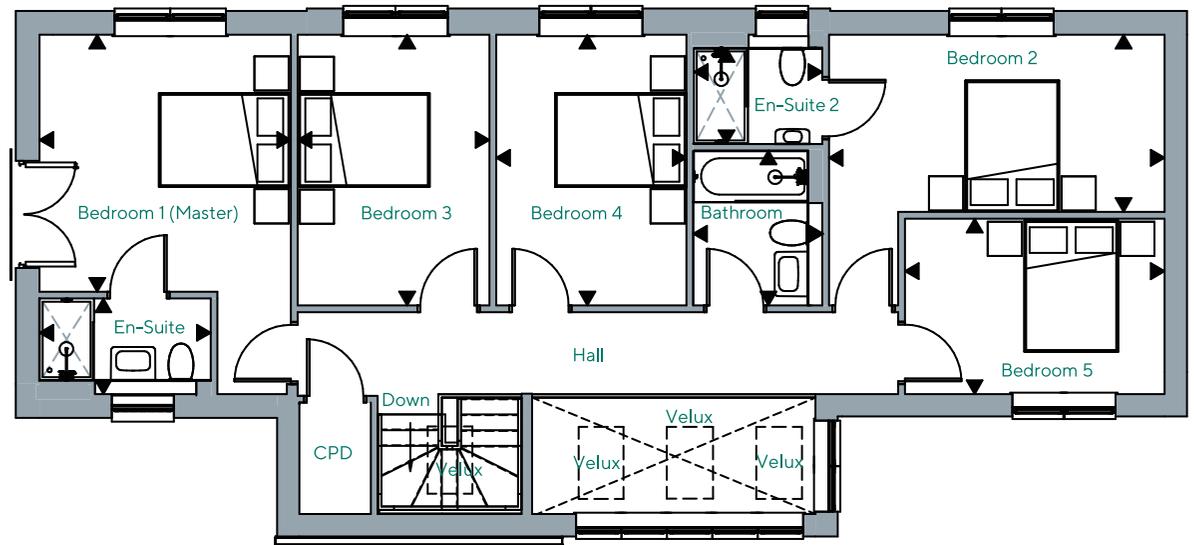
All the stated dimensions are approximate and for indicative purposes only. Stated dimensions are subject to change without notice. Internal and external layouts, dimensions, furniture, wardrobes, appliance specification and location are for indicative purposes only and are subject to change. These plans are for indicative marketing purposes only and are not for construction purposes. External appearance, external finishes, landscaping and parking arrangements vary between plots.



GROUND FLOOR



FIRST FLOOR







5 Bedroom Detached

## BUILDING SUSTAINABLE NEW COMMUNITIES



### SUSTAINABILITY & COMMUNITY

We embrace our responsibility as a builder of premium homes and new communities to behave responsibly when it comes to minimising the impact of our homes on the environment and contributing positively to our new communities.

All Legacy homes feature many energy saving features and we are committed to continually seeking better choices without compromising on the quality of your new home.

All homes at Kingswood are A rated, the highest possible, for energy efficiency and minimising environmental impact.

### RENEWABLE HEATING SOURCES IN ALL NEW HOMES

Every Legacy home is warmed sustainably by an air source heat pump, which efficiently absorbs ambient heat from the outside air. The heat pump then warms the heating systems and hot water for your home. Air source heat pumps are over 3 times more efficient than a traditional gas boiler according to the Energy Saving Trust.

All our homes come with underfloor heating to the ground floor which distributes warm air faster than traditional radiators. Underfloor heating can reduce energy consumption and your bills by 30%, according to a number of studies.

### ENERGY EFFICIENCY BUILT IN

Every Legacy home is thoughtfully designed and built to use energy as efficiently as

possible, so as much of your energy and heat stay where it should be... inside your home.

We use the latest sustainable technology and materials to achieve the best performance possible. All homes at Kingswood include integrated, discrete powerful photovoltaic roof panels powering each home with renewable energy.

We are combining these energy efficient PV panels with optional\* home PV battery storage systems that will dramatically reduce home owners dependence on traditional energy consumption and deliver significant long-term cost-of- living savings.

Every window in a Legacy home is made incorporating recycled PVC, ensuring no compromise on aesthetics or environmental performance. The advanced multi-chambered design of our windows work together to lock in heat. This means our 'A+'-rated windows offer market leading performance.

All homes include maximum possible insulated walls and roofing to maximise energy efficiency.

Every Legacy kitchen and bathroom includes aerated taps, showers and dual flush cisterns, which help reduce water usage by up to 50%.

### EV CHARGING READY

Your home's sustainability is important to you and so too will be the sustainability performance of the car you drive. So, every new Legacy home is pre-wired to accommodate an EV charging point.



ALL NEW LEGACY HOMES FEATURE MANY ENERGY SAVING FEATURES AND WE ARE COMMITTED TO CONTINUALLY SEEKING BETTER ENERGY AND SUSTAINABLE CHOICES WITHOUT COMPROMISING ON THE QUALITY OF YOUR NEW HOME.

#### SOURCING SUSTAINABLE MATERIALS

Legacy Properties has a long partnership with ground-breaking Cornish business Green & Blue who produce innovative, aesthetically beautiful products that help us all make the changes necessary to protect our environment for future generations. Their products include Bee Bricks, Bat and Swift Boxes and Modern Bird Bathes, all of which are made from recycled Cornish clay and delivered to site in recycled packaging.

We share Green & Blue's vision that every new house built needs to provide a home for wildlife as well as for us. With so many species in decline we have to rethink the way we plan, build and manage both housing and within our own gardens.

Every new Legacy Home includes at least one Green & Blue home for wildlife and many of our developments include wildlife hotels and bird baths.

All our homes are covered using Forest Stewardship Council (FSC) timber roof trusses and partition walls ensuring the main natural material used in your home comes from sustainable sources. This brochure is made using FSC recycled paper.







THE CORNISH RIVERIA.  
A COASTAL LIFESTYLE  
THAT IS TRULY WORTH LIVING.

## OUR CUSTOMER CHARTER

Legacy Properties are committed to delivering a quality service, throughout the whole home buying process and beyond. Our Customer Charter sets out our commitments to provide you with service, procedures, and information at appropriate stages during your purchase and beyond

- We will always confirm to the Consumer Code for Home Builders (“Consumer Code”)
- We will give you a copy of our customer charter if you ask for one. We will automatically give you a copy if you reserve a property.
- We will work to set procedures to meet the commitments we have stated in our customer charter.
- We will train our staff to understand their responsibilities in our dealings with you and what the customer charter means for you.
- We will give you the detailed pre-contract information you need to make an informed decision about buying the property.
- We will let you know who to contact at every stage of your purchase; how we will deal with your questions; and any relevant choices and options you can consider.
- We will give you health and safety advice to reduce, as far as possible, the risk of danger on the development site during construction and in the use of your home.
- Our marketing and advertising will be clear and truthful. Our contract of sale terms and conditions will be clear and fair, and we will make clear to you your cancellation rights.
- We will give you reliable information about the Warranty provider’s cover and any other guarantees and warranties from which you may benefit.
- We will give you reliable information about the timing of construction, legal completion, and handover of the property.
- We will ensure that the functions and facilities of your new home are demonstrated to you prior to moving in
- Our commitment to you does not end when you move in. We will inform you about the after sales service we provide and emergency services throughout the warranty period. We will explain these to you clearly and make sure you know who to contact.
- We will tell you about our procedures for dealing with customer complaints, including the availability of any services that can help resolve complaints about warranties.
- We will co-operate with appropriately qualified professional advisors you have appointed to help resolve disputes.

## CONTACT DETAILS

**LEGACY**  
PROPERTIES

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**david ball**  
New Homes

Our exclusive selling agent is David Ball Agencies based in Newquay. For more information and to arrange a viewing, please contact:

**T:** 01637 850850

**E:** [sales@dba.estate](mailto:sales@dba.estate)

**W:** [www.davidballagencies.co.uk](http://www.davidballagencies.co.uk)

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dimensions shown are approximate and are scaled from plans prior to construction. No allowance has been made for the thickness of plaster boarding or skirtings. Dimensions may vary during the course of construction. They should not be relied upon to determine space for furniture, appliances or fitting carpets. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our sales office and we will check information for you, particularly if contemplating travelling some distance to view the property. No responsibility can be accepted for any expenses incurred by an intending purchasers in inspecting properties that have been sold or withdrawn.

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