

THE
GRANGE
GOONHAVERN

LEGACY
HOMES





01
 Welcome to
 The Grange

The Grange is a superb collection of three, four and five bedroom luxurious contemporary homes, located in the heart of the much sought after village of Goonhavern with outstanding, far reaching countryside views.

Welcome

Perfectly located in North Cornwall, the village of Goonhavern offers a wonderful blend of vibrant village life and community with its busy village hall, popular pub and sought after school, plus, many of North Cornwall’s finest beaches, including St Agnes, Perranporth and Crantock only minutes away, it is the perfect location for modern active families.

Located conveniently for accessible commute times to Cornwall’s main business hubs such as Truro, St Austell, Bodmin and Camborne via Cornwall’s main arterial route the A30.

Inspired by coast and countryside, homes at The Grange are being created with Legacy Home’s trademark design led architecture, attention to detail and contemporary living spaces, perfect for modern family life.

As with all of our award-winning, luxury developments, The Grange will also feature a variety of design finishes, providing character, beautiful aesthetics and thoughtfully designed landscaping.

Inspired by coast and countryside...created with Legacy Home’s trademark design led architecture, attention to detail and contemporary living spaces, perfect for modern family life.



02 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 running costs.

We are committed to constantly evolving our homes to be the most energy efficient they can be through sourcing the most sustainable and efficient energy sources. Our current homes are our most sustainable and energy efficient yet due to our passion for seeking out energy and sustainability innovation without compromising on the quality of your new home.

We believe our responsibility building fine quality new homes includes thinking about the finer details in all aspects of your home. This includes; discrete integrated PV panels, air source heat pumps delivering sustainable underfloor heating to ground floor, optional home battery solar systems to power near off-grid energy consumption and external EV ready power sockets.

03 Goonhavern A village connected

The village enjoys excellent transport links and is situated close to popular North Coast destinations such as St Agnes, Perranporth and Holywell Bay.

Cornwall's main arterial route, the A30, is just a two mile drive from Goonhavern, and the cathedral city of Truro is only 9 miles away. Newquay has its own railway station and links to Bodmin Parkway station, which provides mainline rail travel to Exeter, Bristol and London Paddington.

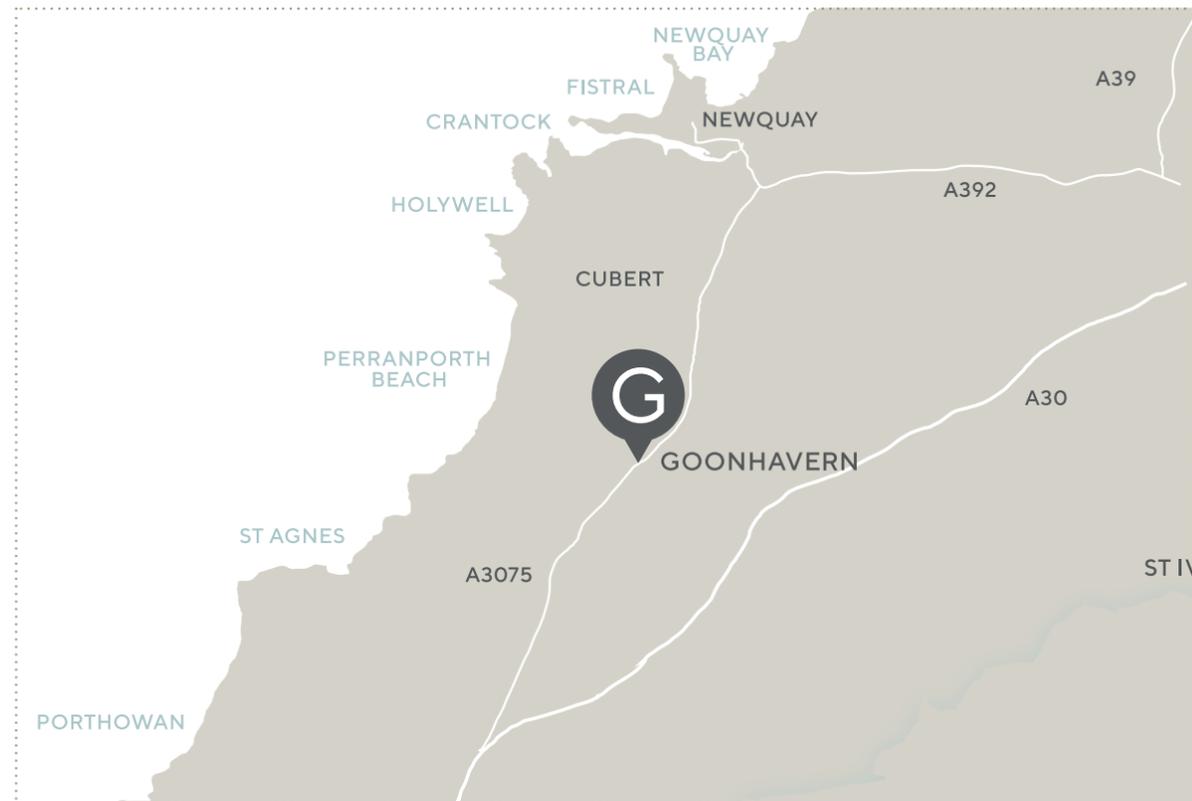
For trips further afield, Goonhavern is just 13 miles away from Cornwall Airport Newquay, which offers direct links to London, Leeds, Manchester, Birmingham, Scotland and the continent.

Locations

Newquay	6 miles
Perranporth	3 miles
St Agnes	6 miles
Crantock	5 miles
St Ives	26 miles
Bodmin	24 miles
Truro	9 miles
St Austell	18 miles

*Distances and times quoted are approximate guides.

08





St Agnes

Perranporth

Holywell Bay

Crantock

THE
GRANGE
GOONHAVERN

04 Goonhavern A village for coast & countryside



| Polly Joke Beach



| Wheal Coates



The idyllic North Cornwall village of Goonhavern has a thriving community, traditional Cornish pub, independent food stores, shop, carnival and popular primary school.

Join activities at the village hall to meet other residents, community groups at the heart of village life.

With miles of dramatic coastline, long sandy beaches and captivating countryside to explore, there are endless opportunities to enjoy the great outdoors by foot, bike or car in the UK's favourite destination: Cornwall.



| Perranporth



| Holywell Bay, Golf Course



| St Agnes



| The Watering Hole, Perranporth



| Wheal Coates, St Agnes



| Holywell Bay



05 Contemporary Living



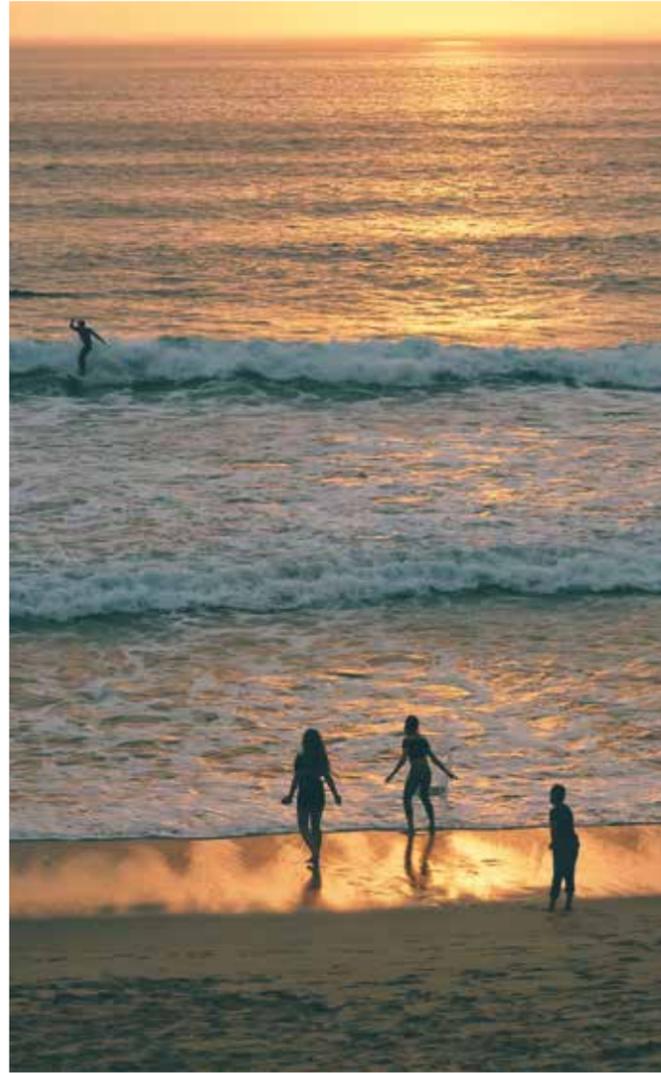
Swimming, surfing or paddle boarding, make the most of having some of the finest beaches in the UK right on your doorstep, including **Perranporth**, **Holywell Bay** and **St Agnes**.

Join the **Perranporth Surf Life Saving Club**, or one of the many others along the North coast, and know children will grow up safely on the water and will have some amazing stories to tell of growing up on the North Cornwall coast.

Head to the huge, golden sand beach of **Holywell Bay** backed by wonderful grassy dunes, perfect for picnics or watching impressive sunsets. At low tide, it's possible to explore the fascinating **Holywell Cave** with its rainbow coloured walls.

Alternatively, walk through the magical **Polly Joke** poppy fields and on to the hidden gem of **Polly Joke** beach.

There is plenty to explore just outside your door and down the beautiful North coast of Cornwall. The great Atlantic Ocean and the North Coast of Cornwall. A coast that is truly worth living.



| St. Ives

| Perran Sands



| The Crib Shack, St. Agnes

06 A Cornwall Lifestyle

The Grange, and Goonhavern, also provides a wonderful base that enables easy access to the rest of what Cornwall has to offer. Here are just a few of our favourites; Just a few miles along the coast is **Perranporth beach** with its endless golden sands and the famous **Watering Hole beach bar**, the UK's only bar on a beach, to enjoy great food, drinks and sunsets with friends and family.

- Explore the beautiful village of **St Agnes**, and its wealth of quality pubs, cafes, delis and foodie pop-ups, including the renowned **Driftwood Spars**, **The Crib Shack** and **Breakers Beach Café** with stunning views over **Trevaunance Cove**.
- Take a day trip to **Padstow**, enjoying a cycle ride on **The Camel Trail** followed by **Rick Stein's Fish & Chips**.
- Take a short trip to **Trelissick House & Gardens**, on Cornwall's tropical South coast surrounded by the river Fal, to experience the stunning woodland and formal gardens and breath-taking far reaching views.
- Why not venture along the North coast to the beautiful seaside town of **St Ives** to witness the artistic light in the sky and the works of art at **The Tate Gallery** and then explore the quaint cobbled streets
- Alternatively, head up to **Crantock Beach** where you can, at low tide, walk across the footbridge and visit the **Fern Pit Café**, one of Cornwall's best kept secrets, where you can order a fresh crab or lobster for dinner.



| Padstow



| Detached 5 Bed Home – kitchen and living space (plot 24)

07 Experience Buying 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 Homes is a premium house builder with an impressive portfolio of award winning developments.

Channelling our passion, expertise and determination to deliver the highest standards, we create design-led, contemporary family homes.

We deliver every build 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 Homes is renowned. To ensure our rigorous design standards are

maintained, our Technical & 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 new developments.



Customer Care

We understand that purchasing a new home can be stressful, which is why we try and make the process as smooth 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. When exchanged we work with you through the next stage of purchasing and on to your legal completion.

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 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.

Before completion our focus is to make sure everything is ready for you to move straight in.



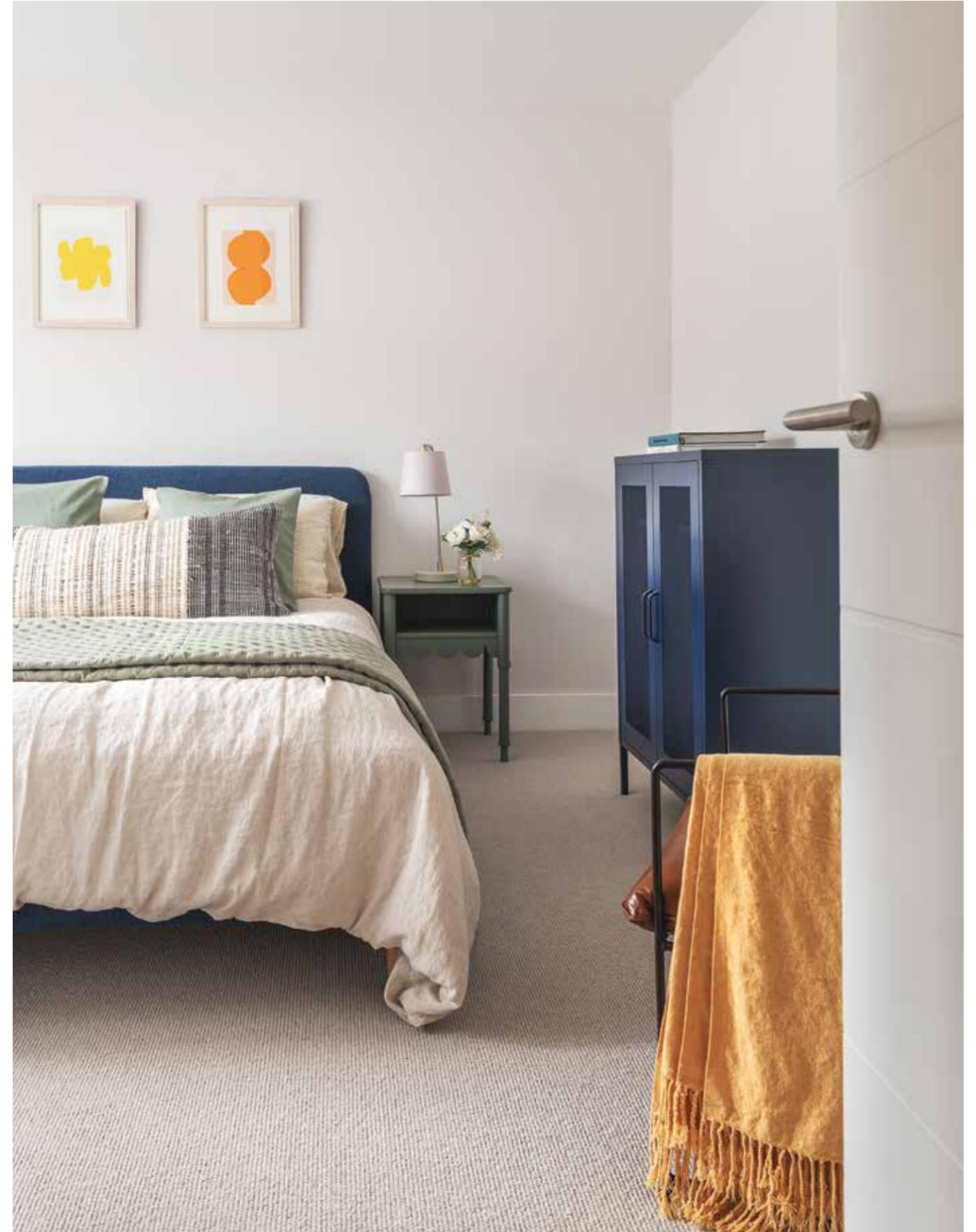
08 Why Buy A Legacy Home

You'll enjoy all the benefits of owning a brand new Legacy 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 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. Subject to build stage.
- 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 additional locks and security devices.
- Legacy offers a comprehensive customer care service.
- You'll become part of a village community.

Meticulously planned
with high-quality fixtures
and fittings, clean lines and
contemporary designs.



09 Sitemap



Key

- 5 Bedroom Homes
• Plots 6, 7, 8, 24, 25, 28, 29
- 4 Bedroom Homes
• Plots 12, 13, 14, 15, 18, 23, 30
- 3 Bedroom Homes
• Plots 9, 10, 11, 19, 20, 26, 27
- Affordable Housing
• 1, 2, 3, 4, 5, 16, 17, 21, 22

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

10 Beautiful Inside and Out

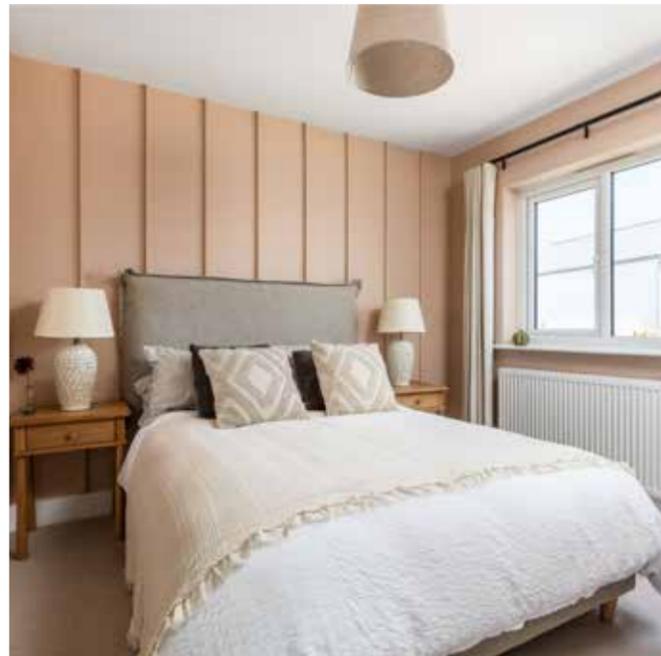
Whether you're looking to buy your first home, need more space for your growing family, or are simply drawn to Goonhavern with its location offering the best of all worlds with coast, countryside and easy commuting and our 3, 4 and 5 bedroom homes providing contemporary living at its best.

Careful thought and painstaking attention to detail has been given to the full specification and design of these homes, from the fully-integrated kitchens to the stylish bathroom suites. Legacy delivers exemplary craftsmanship and a high-end finish throughout. You'll be proud to call The Grange and Goonhavern your home.

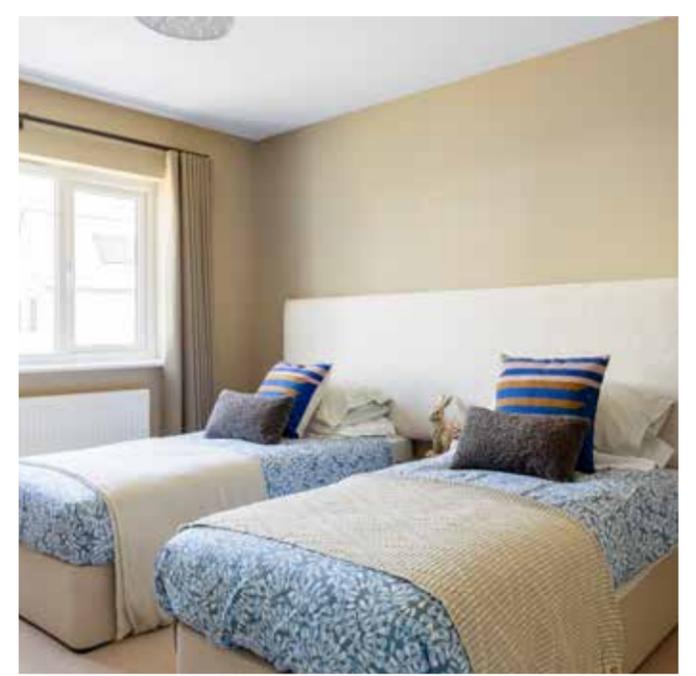
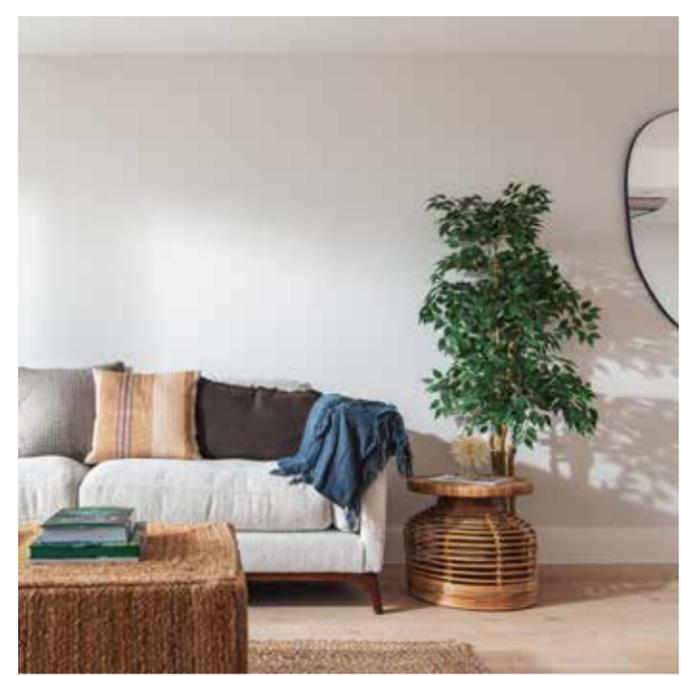


026

Legacy delivers exemplary
craftsmanship and a
high-end finish throughout.



027



11 Finishing Touches

Kitchen & Utility

- British-built contemporary fitted kitchen
- Choice of quartz worktops & splashbacks *
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer and dishwasher
- Integrated extractor fan
- Miele appliances to include:
 - Built in multi-function oven
 - Four zone induction hob
 - Microwave oven (4 & 5 bedroom homes only)
- Integrated washing machine (3 bedroom homes only)
- Abode hot tap (4 & 5 bedroom homes only)
- Wine cooler (4 & 5 bedroom homes only)
- Bluetooth wireless ceiling speakers

Bathrooms & Ensuites

- A choice of quality contemporary ceramic 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 *
- Contemporary Duravit basins
- Quality chrome Armera shower heads
- Large fitted mirrors
- Heated towel rails
- Low-level automatic courtesy lighting

Interior Finishes

- Stylish anthracite front door with chrome fixtures and fittings
- 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*
- Choice of luxury carpets in all other rooms and stairs & landing*

Heating & Electrical System

- Highly efficient 'Air source heat pump' with stored water cylinder
- Under-floor heating on the ground floor
- Thermostatically controlled radiators in all other rooms
- LED downlights in the hallway, kitchen, bathrooms and utility (utility 4 and 5 bed only)
- Pendant lighting in all other rooms
- High level TV points to bedrooms and kitchen/dining area (kitchen/dining 4 and 5 bed only) and low level in living room
- BT points in the under-stair cupboard and lounge (lounge 4 and 5 bed only)
- Pre-ducted for fibre broadband

External Finishes

- Integrated PV panels
- Anthracite PVCu high-performance double-glazed windows
- French doors leading on to the patio and garden
- Single or double garages with up-and-over door (selected homes)
- Power socket and light in garages
- Paved patio to the garden
- Turfed garden with 1.8m high dividing fences
- External cold tap
- 32amp external electric socket (pre-wired) to accommodate EV charging unit
- Landscaped front garden
- External light at the front and rear of homes (rear light 4 and 5 bed only)
- Block paved driveways

Construction & Peace of Mind

- Traditional masonry build
- Slate roof to all homes
- Painted exterior render
- Lindab quality galvanised steel, zinc coated gutters and downpipes
- Natural Shearstone stone cladding (selected homes)
- Vertical slate cladding (selected homes)
- 10 year NHBC Warranty
- 2 year Legacy warranty
- Home demonstration

*Subject to build stage



Far reaching
countryside views...



12 3 Bedroom Detached & Semi-Detached Homes

PLOTS 9, 10, 11, 19, 20, 26, 27

Our 3 bedroom homes include open plan kitchen and living space and three generous double bedrooms creating the ideal choice both for families and those 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 reception room.

Dimensions

Ground Floor

Dining / Kitchen	3.1 x 5.4m	17' - 11" x 10' - 4"
Living Room	3.2 x 4.9m	10' - 6" x 16' - 4"
WC	1.1 x 1.9m	3' - 7" x 6' - 1"

First Floor

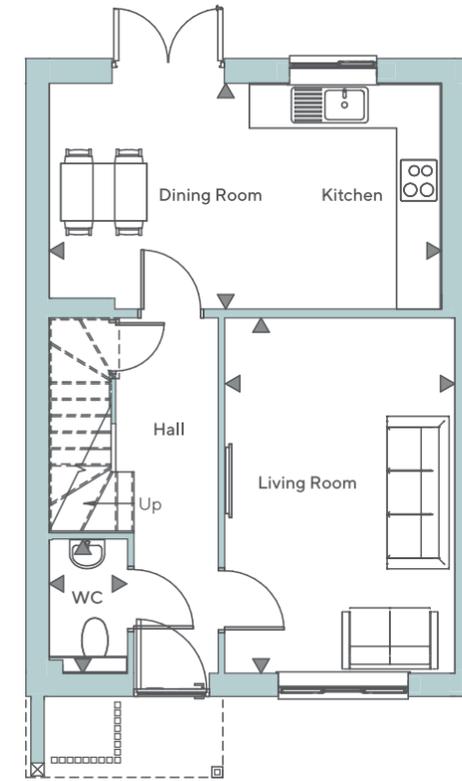
Bedroom 3	2.8 x 2.7m	9' - 4" x 8' - 10"
Bedroom 2	2.7 x 3.8m	8' - 10" x 12' - 5"
En-Suite	2.6 x 1.2m	8' - 5" x 4' - 0"
Store	0.8 x 1.2m	2' - 7" x 4' - 0"
Bedroom 1	3.4 x 3.0m	11' - 3" x 10' - 0"
Bathroom	2.1 x 1.9m	6' - 11" x 6' - 1"

| Plot 11

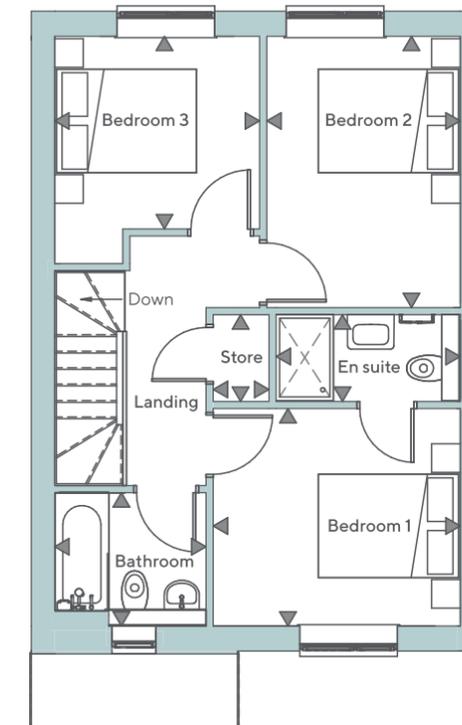


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Ground Floor



First Floor



13 4 Bedroom Detached Homes

PLOTS 12, 13, 14, 15, 18, 23, 30

Our generously proportioned 4 bed houses are homes to be proud of and include large open plan living spaces, four double bedrooms, useful separate study and utility room and garage. Perfect for modern family living and entertaining.

Dimensions

Ground Floor

Family	4.3 x 3.4m	14' - 1" x 11' - 1"
Dining / Kitchen	4.9 x 3.8m	16' - 2" x 12' - 4"
Utility	1.8 x 2.0m	5' - 10" x 6' - 9"
WC	1.4 x 2.0m	4' - 8" x 6' - 9"
Living Room	3.6 x 4.4m	11' - 10" x 14' - 6"
Office	3.0 x 1.8m	9' - 11" x 6' - 1"

First Floor

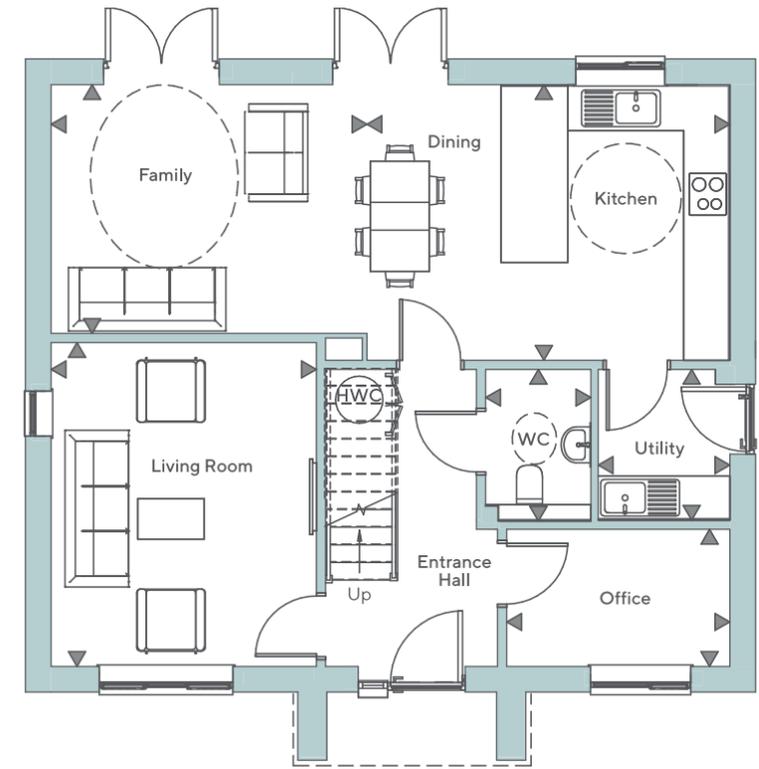
Bedroom 2	3.4 x 2.8m	11' - 4" x 9' - 2"
Bedroom 1	5.6 x 2.8m	18' - 5" x 9' - 2"
En-Suite	2.3 x 1.6m	7' - 8" x 5' - 4"
Store	0.7 x 1.6m	2' - 3" x 5' - 4"
Bedroom 3	3.6 x 3.9m	11' - 10" x 12' - 8"
Bathroom	2.4 x 2.0m	7' - 10" x 6' - 7"
Bedroom 4	3.0 x 3.3m	9' - 11" x 10' - 9"

| Plot 15

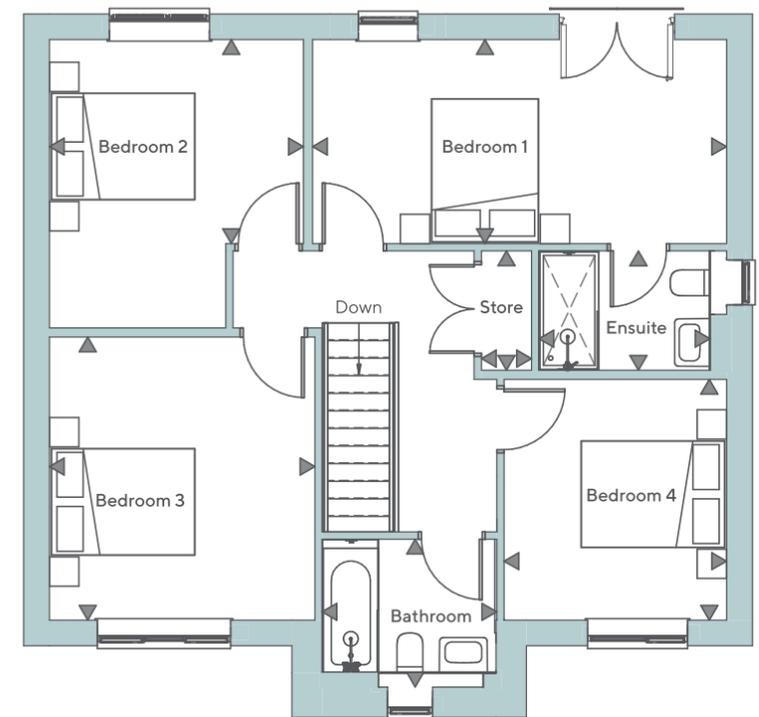


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Ground Floor



First Floor



14 5 Bedroom Detached Homes

PLOTS 6, 7, 8, 24, 25, 28, 29

The Pinnacle of luxury contemporary living, our impressive detached 5 bedroom homes offer the very finest finishes, specification and features creating inspiring and luxurious living spaces for home owners who are seeking their dream home.

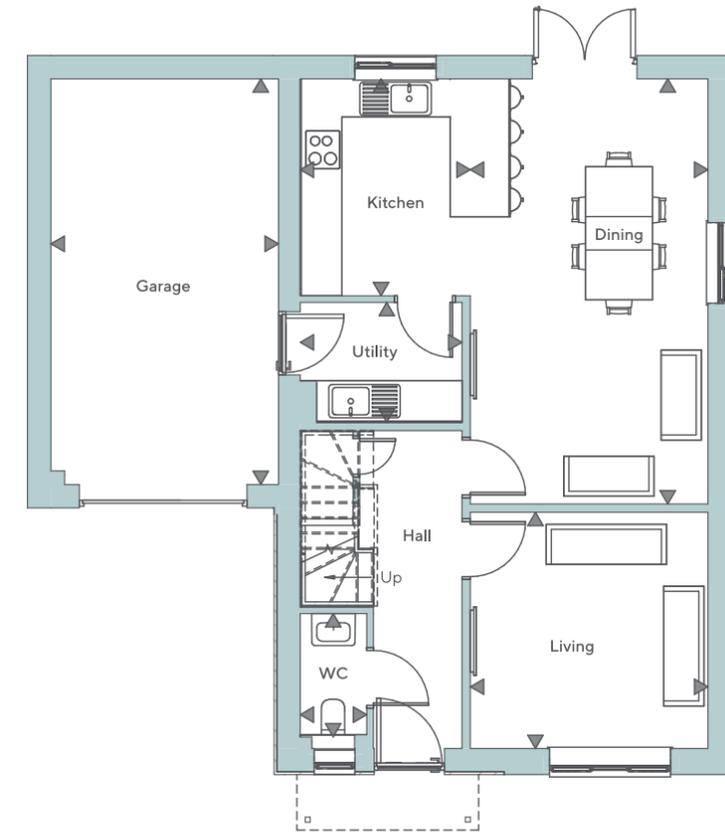
Dimensions		
Ground Floor		
Dining	3.5 x 6.4m	11' - 8" x 21' - 0"
Kitchen	3.2 x 2.6m	8' - 4" x 10' - 8"
Utility	2.4 x 1.8m	7' - 11" x 5' - 11"
Garage	6.1 x 3.4m	20' - 0" x 11' - 2"
Living	3.5 x 3.5m	11' - 8" x 11' - 8"
WC	1.8 x 1.0m	3' - 3" x 6' - 1"
First Floor		
Bedroom 1 (Master)	4.3 x 3.3m	14' - 1" x 10' - 9"
Bedroom 2	3.3 x 3.1m	10' - 11" x 10' - 2"
Bedroom 3	3.6 x 3.0m	11' - 8" x 9' - 10"
Bedroom 4	3.8 x 2.6m	12' - 7" x 8' - 5"
En-Suite	3.6 x 1.7m	11' - 11" x 5' - 7"
Bathroom	2.6 x 2.0m	8' - 5" x 6' - 8"
Bedroom 5	3.4 x 3.1m	11' - 2" x 10' - 2"

| Plot 25

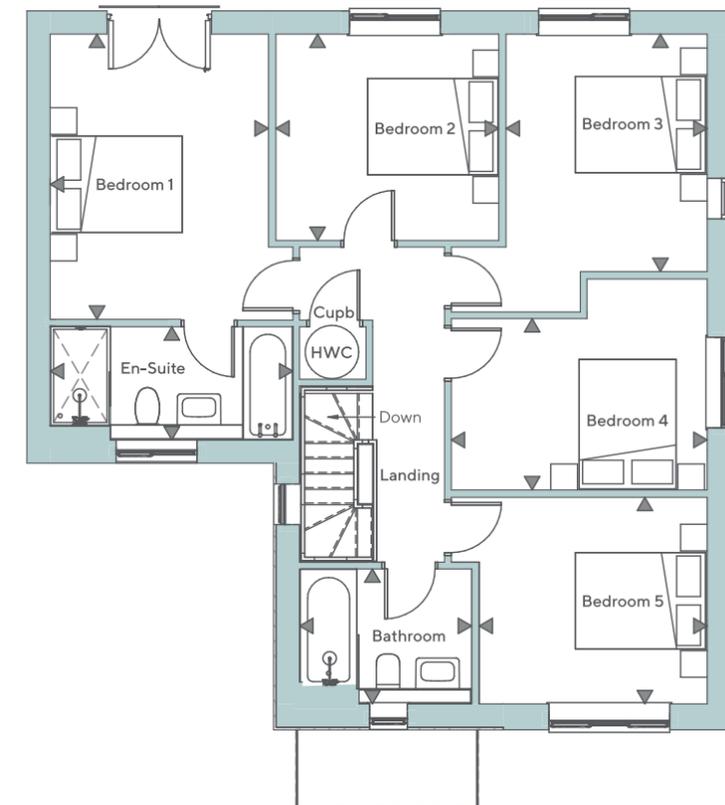


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Ground Floor



First Floor



15 Sustainability & Community

We recognise 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.

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 The Grange include integrated, discrete powerful photovoltaic roof panels powering each home with renewable energy.

We are combining these energy efficient PV panels with optional* home 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.

Sourcing sustainable materials

Legacy Homes has a long partnership with ground-breaking Cornish business Green & Blue who produce innovative, aesthetically beautiful products that help us all to 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 FSC (Forest Stewardship Council) timber frames and partition wall timber ensuring the main natural material used in your home comes from sustainable sources. This brochure is made using FSC recycled paper.

Caring for our new communities

Our passion for creating new communities includes being a good neighbour. Our recent development Halwyn Meadows in Crantock included ten new allotment plots handed over to the parish council exclusively for the village community.

We are also helping the village build a new extension to the village hall to help expand its usage by the village and wider community. Here in Goonhaven we are investing in education, health and public open spaces infrastructure.

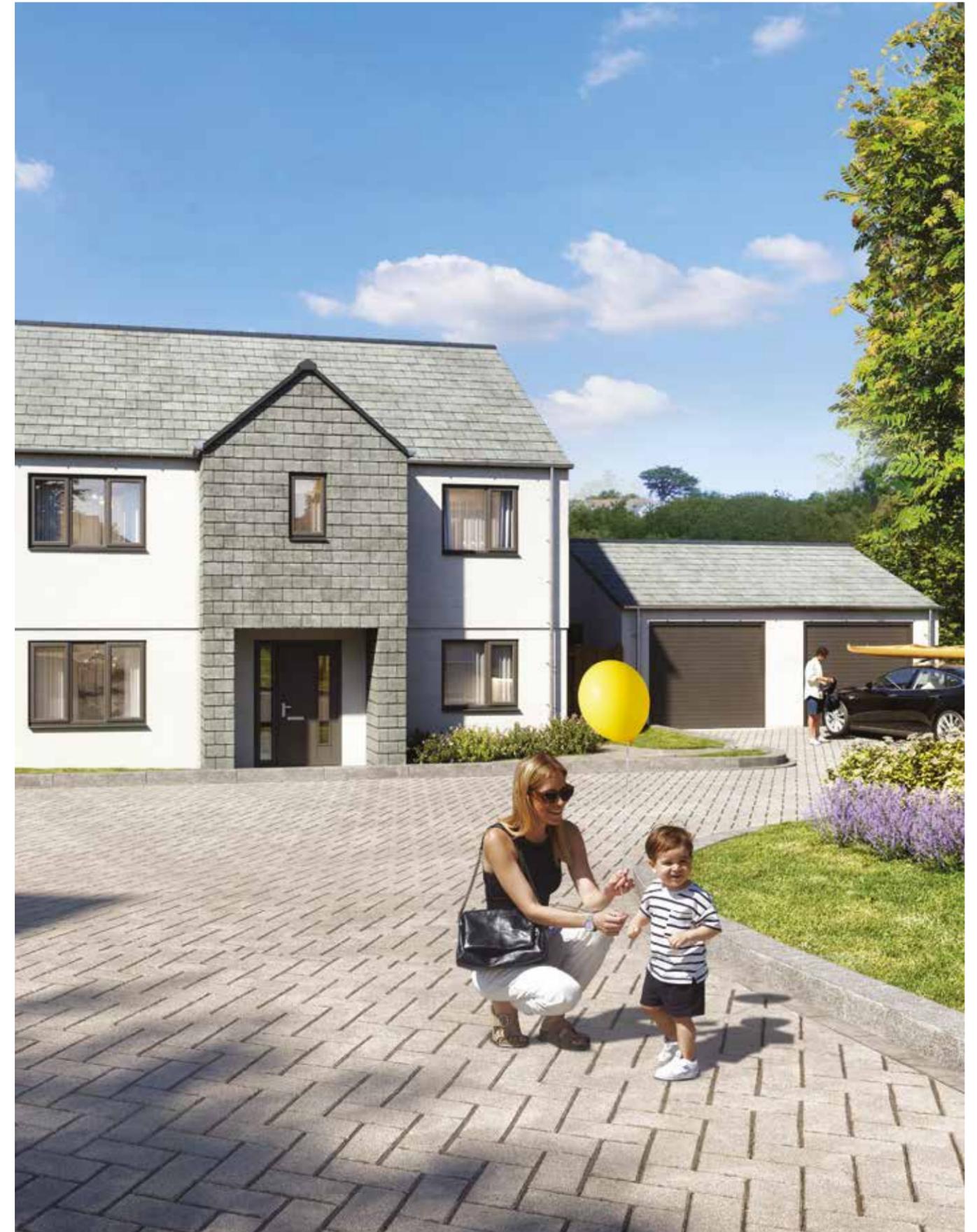
| Green & Blue Bee Brick



16 Our Customer Charter

At Legacy Homes we are committed to delivering a quality service, throughout the whole home buying process and beyond. The 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.
- Our customer charter commitments do not affect your statutory rights.



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