



# THE BOUNDARY

GLOWETH BARTON





MAKE TRURO  
YOUR NEW HOME

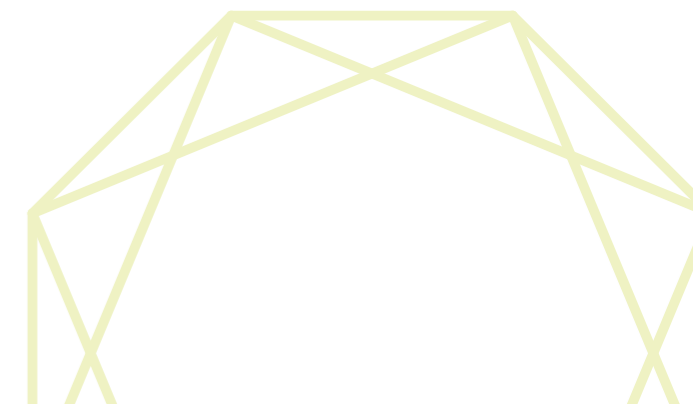




# EXCLUSIVE LIVING ON THE EDGE OF TRURO

## **Welcome to The Boundary.**

The Boundary is an exclusive development of 32 homes surrounded by mature trees on a sunny south westerly aspect. Just opposite Treliske hospital, with rolling country-side views and its own private tree lined driveway, it includes 2, 3 and 4 bedroom homes all built to exacting standards using only the highest quality fittings, including beautifully interior designed Porcelanosa kitchens, bathrooms and tiling, as well as fitted appliances.





# ON THE EDGE OF IT ALL

## Welcome to Truro.

Much as Cornwall might look and sometimes feel like another world, it's just an hour's flight from Heathrow to Newquay Airport which, in turn, is about 40 minutes from Truro. Every train from Paddington stops here too: it's Cornwall's commercial and administrative centre, and very centrally placed, so nowhere in this narrow but very long county feels too far away.

And by the time you find yourself as far into Cornwall as Truro, you'll notice how close together England's north and south coasts are (no more than roughly 12 miles).

This is no mere geographical quirk, it means that by being based in Truro you can get the best out of everything the sea has to offer. The south coast (tree-lined creeks, inlets, sheltered coves, the English channel) is a haven for boating; the north (vast beaches, towering cliffs, surf, drama, the Atlantic) is more of an adrenalin-and-wetsuits destination.

Not that Truro's attractions start and end with nearby coasts. It's home to excellent state and private primary and secondary schools, as well as the very large and thriving Truro and Penwith College, which offers a huge range of courses to thousands of students from around the region.

Much as the city's well placed to take advantage of what Cornwall offers, it's not short of its own attractions and distractions, whether cultural (theatre and cinema), gastronomic (restaurants, pubs and bars) and architectural (fantastic cathedral, and old streets lined with distinctively coloured Georgian houses, not dissimilar to Bath).





# MEET THE TEAM

**Familiarity and collaboration result in brilliant buildings with beautiful interiors.**

## STEPHENS + STEPHENS

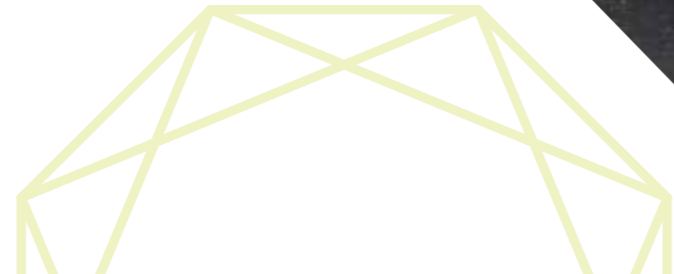
New builds and refurbishments, both one-offs and estates: Stephens + Stephens' Paul Stephens has been successfully delivering a wide range of commercial and residential projects for over 30 years. The latest in a long list of accomplishments are exclusive residential projects, Saltwater on Pentire, The Strand in Porth and The Hideaway in Truro.

Commercial clients include, amongst others the likes of ASDA, Bristol Airport and JD Wetherspoon.

Ian Tubb, our Sales Executive with over 26 years' experience selling Cornish property, is on hand to help with any queries and negotiations and can be contacted on: 01872 264788 or [ian@stephnsandstephensdevelopers.com](mailto:ian@stephnsandstephensdevelopers.com)

## ABSOLUTE

Over 28 years of experience has seen Absolute grow steadily to become the south west's most effective, creative and in-demand agency, setting new standards and winning awards, both for dazzling one-off private work as well as for national hospitality and retail businesses.







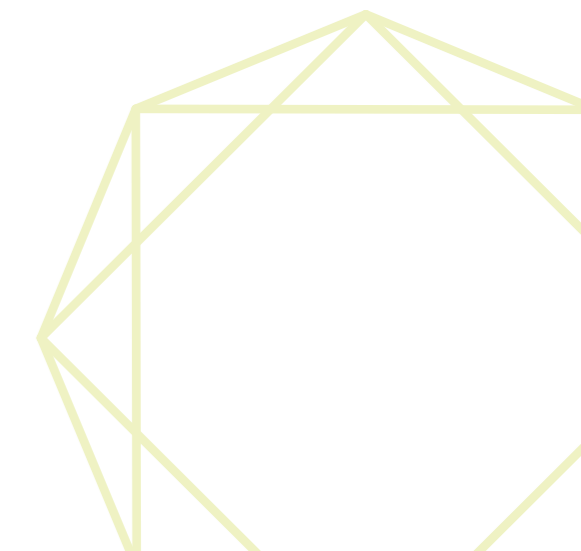
# RESIDENTIAL REDEFINED

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**Award-winning design that truly breaks the mould.**

Contemporary living designed by our award-winning team. There is a choice of internal fittings from our beautiful designed Porcelanosa kitchens and bathrooms, and a choice of tiles from our hand-picked range to complement your home\*. There's also gas central heating throughout, complemented by double glazing. All properties have larger gardens than you might expect from a modern home; the low-density build focuses on space and adds to the development's sense of exclusivity. External facades will either be painted render, natural stone or composite panelling, with some front garden boundaries using stone reclaimed from the former farmhouse buildings.

\*Depending on time of purchase and project programme





# THE HOUSES

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**Seclusion and luxury, twinned with amenities and access:  
The Boundary offers all this as well as a brilliant build,  
beautiful interiors, mature trees and all the sunshine of  
a south-westerly aspect.**

The teams turning this 2D dream into an exciting, 3D reality are uniquely well placed to do so. Between them they have the years of expertise, the awards and the previous successful collaborations to ensure The Boundary features the homes you and Truro deserve.





# AN EXCLUSIVE DEVELOPMENT OF 32 HOMES

## Key

### 2 BEDROOMS

- PLOT 2** - 2 bed, mid-terrace
- PLOT 3** - 2 bed, end of terrace

### 3 BEDROOMS

- PLOT 1** - 3 bed, end of terrace
- PLOT 16** - 3 bed, semi-detached
- PLOT 17** - 3 bed, semi-detached
- PLOT 21** - 3 bed, semi-detached
- PLOT 22** - 3 bed, semi-detached
- PLOT 29** - 3 bed, semi-detached
- PLOT 30** - 3 bed, semi-detached
- PLOT 31** - 3 bed, semi-detached
- PLOT 32** - 3 bed, semi-detached

### 4 BEDROOMS

- Plot 18** - 4 bed, detached
- PLOT 19** - 4 bed, detached
- PLOT 20** - 4 bed, detached
- PLOT 23** - 4 bed, detached
- PLOT 24** - 4 bed, detached
- PLOT 25** - 4 bed, detached
- PLOT 26** - 4 bed, detached
- PLOT 27** - 4 bed, detached
- PLOT 28** - 4 bed, detached





# 2 BED

## Floorplan

The choice of two two-bedroom homes breaks the traditional mould by offering much more usable family space. Downstairs, the entrance hall has a large storage cupboard and a cloakroom with low-level WC and wash-hand basin. There's a door to the open-plan living room with French doors to the rear garden and stairs up to the first floor. Upstairs, the landing has doors to a storage cupboard, two double bedrooms and a bathroom with shower over bath. Outside is an enclosed, landscaped rear garden and parking space.

UTILITY/CUPBOARD  
2 x 0.7m (1.55m<sup>2</sup>)

CLOAKROOM TOILET  
2.1 x 1.4m (3.3m<sup>2</sup>)

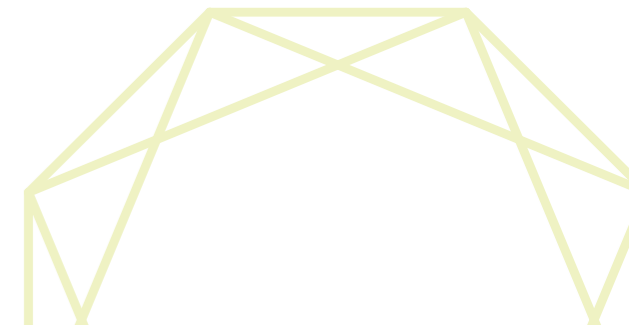
KITCHEN/LIVING/  
DINING ROOM  
L-Shaped 4.8 x 6.9m (28m<sup>2</sup>)

BEDROOM 1  
4.8 x 2.9m (13m<sup>2</sup>)

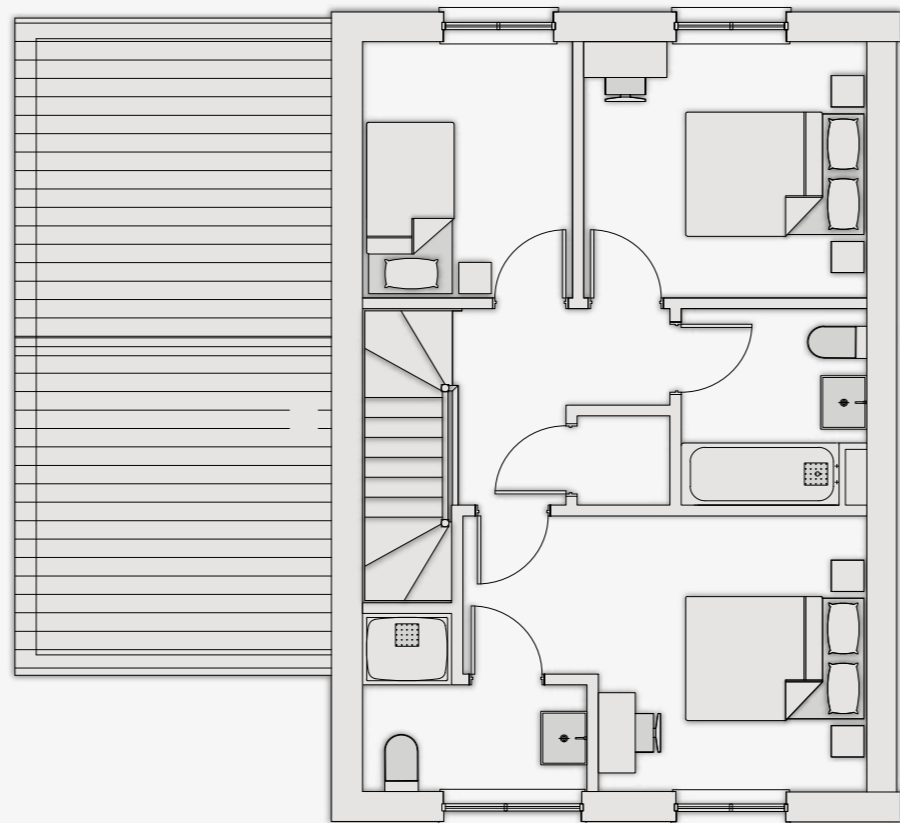
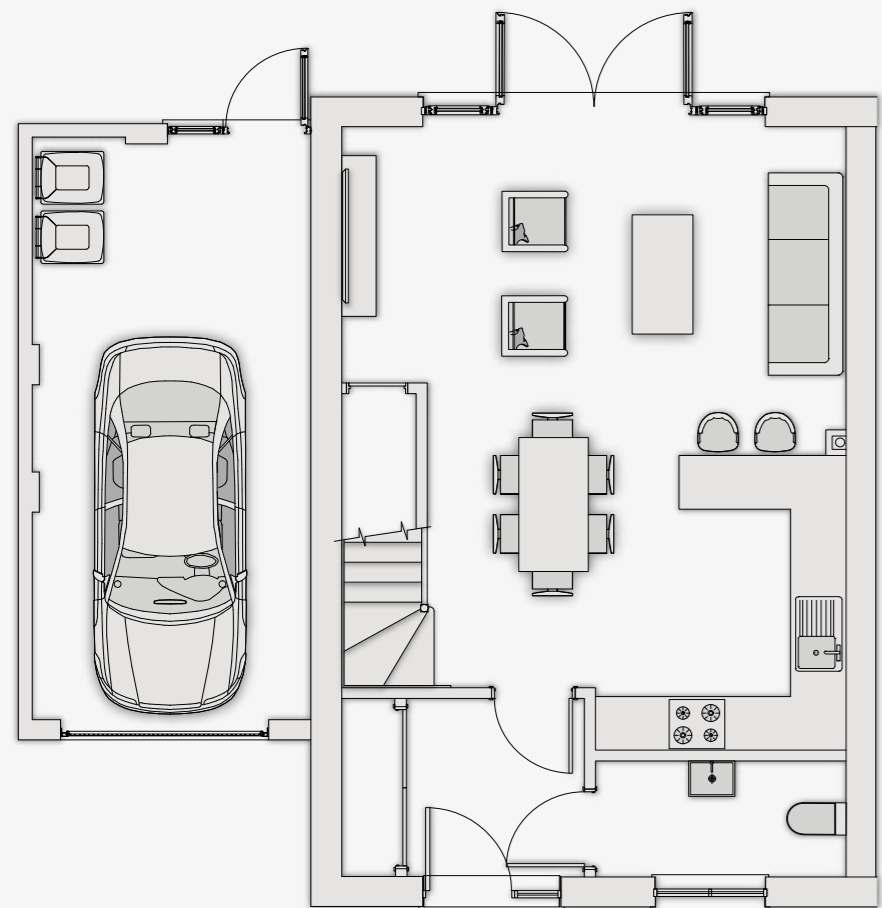
BEDROOM 2  
4.8 x 2.7m (13.3m<sup>2</sup>)

FAMILY BATHROOM  
2.4 x 2.5m (5.4m<sup>2</sup>)

Floor plans shown are indicative and may change from plot to plot







# 3 BED

## Floorplan

There are nine generously-proportioned three-bedroom homes, carefully designed by our award-winning designers to maximise use of space. They comprise: entrance hall with large storage cupboard and cloakroom with low-level WC and wash-hand basin. There's a door to the open-plan living room with French doors to the rear garden and stairs to the first floor. On the landing are doors to a storage cupboard, three bedrooms and a family bathroom with shower over bath. There will be either a parking space or attached garage.

UTILITY/CUPBOARD  
0.6 x 2m (1.2m<sup>2</sup>)

CLOAKROOM TOILET  
1.3 x 2.7m (3.5m<sup>2</sup>)

KITCHEN/LIVING  
DINING ROOM  
L-Shaped 5.4 x 7m (32.5m<sup>2</sup>)

BEDROOM 1  
L-Shaped 4.3 x 3.1m (11.5m<sup>2</sup>)

ENSUITE  
1.9 x 2.4m (3.65m<sup>2</sup>)

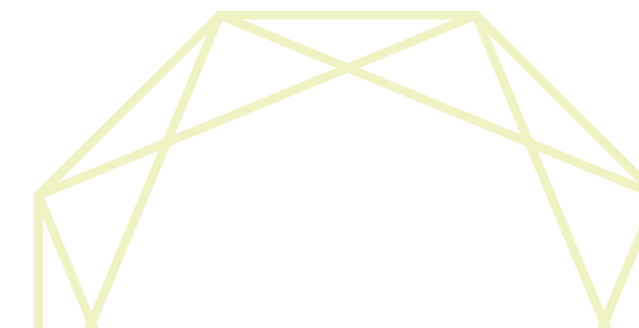
BEDROOM 2  
3 x 2.9m (8.7m<sup>2</sup>)

BEDROOM 3  
2.3 x 2.9m (6.67m<sup>2</sup>)

FAMILY BATHROOM  
2 x 2.2m (4.4m<sup>2</sup>)

GARAGE  
3 x 6.5m (19.5m<sup>2</sup>)

Floor plans shown are indicative and may change from plot to plot

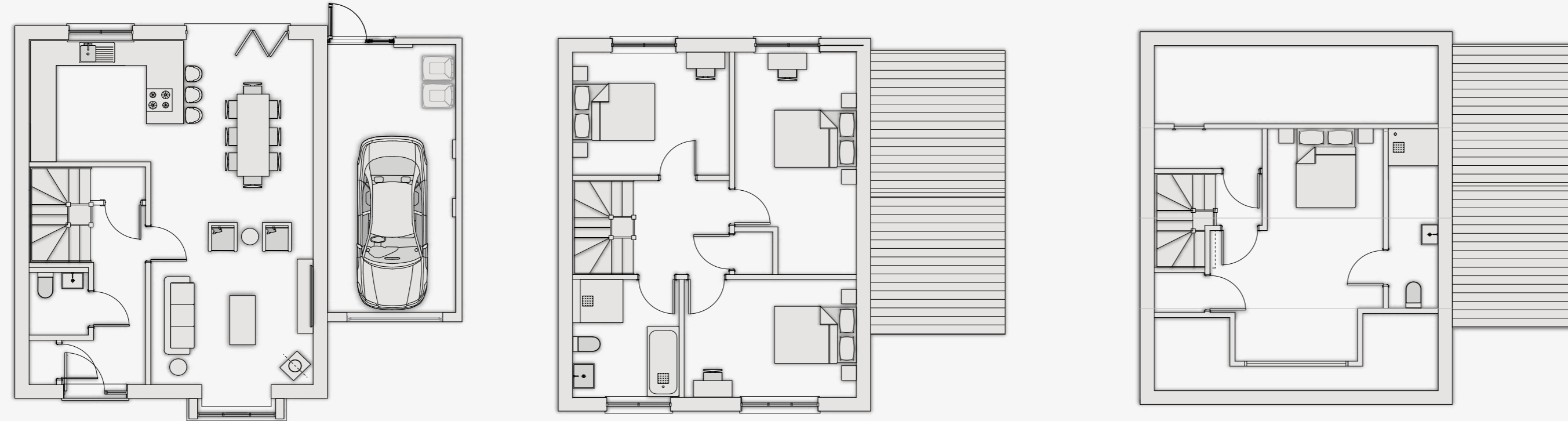




# 4 BED

## Floorplan

There's a choice of nine four-bedroom homes designed for modern family living. Each enjoys the free-flowing, open-plan, dual-aspect space one would expect from an executive home, arranged over three floors. In the entrance hall there's a utility cupboard, cloakroom with W.C, stairs to the first floor and door to an L-shaped, open-plan, dual aspect living space with access to the rear gardens. On the first floor are three bedrooms with family bathroom, including separate shower cubicle, and another staircase up to the master bedroom suite with multiple storage cupboards/wardrobes and ensuite shower room. All our four-bedroom homes come with attached garages and parking.



UTILITY/CUPBOARD  
1 x 0.6m (0.65m<sup>2</sup>)

CLOAKROOM TOILET  
1.4 x 1.6m (2.2m<sup>2</sup>)

KITCHEN/LIVING  
DINING ROOM  
L-Shaped 6.6 x 8.4m (41.2m<sup>2</sup>)

BEDROOM 1  
5.6 x 32.7m (18m<sup>2</sup>)

ENSUITE  
1.1 x 4.3m (5.1m<sup>2</sup>)

BEDROOM 2  
L-Shaped 2.8 x 5.4m (14.2m<sup>2</sup>)

BEDROOM 3  
3.6 x 3m (10.8m<sup>2</sup>)

BEDROOM 4  
4 x 2.9m (11.6m<sup>2</sup>)

FAMILY BATHROOM  
2.5 x 2.8m (7.1m<sup>2</sup>)

GARAGE  
3 x 6.5m (19m<sup>2</sup>)

Floor plans shown are indicative and may change from plot to plot



# SPECIFICATION

The houses structure and surrounds will feature the following specification, regardless of any style, floor plan or other customising you choose in collaboration with us, and Absolute.

## ENTRANCE

- Aluminium door
- Glazed sidelight
- LCD spy hole
- Stainless steel door furniture

## ENTRANCE HALL

- Painted plaster walls and ceiling
- Painted skirting
- LED downlights

## UTILITY

- Utility cupboards
- Sink
- Plumbing/electrics for washing machine + tumble dryer

## STAIRCASE

- Feature staircase

## LIVING ROOM

- Painted plaster walls and ceiling
- Painted door lining
- LED downlights
- 13 amp power sockets

## KITCHEN

- Contemporary kitchens
- Integrated appliances
- Hob
- Full height fridge freezer
- Electric oven
- Worktops with 1 1/2 sink units
- Extractor
- Dishwasher

## BEDROOMS

- Painted door linings, architraves and skirting in neutral Dulux colours
- Pendant or recessed spotlight fitting
- Painted plaster walls and ceiling

## BATHROOMS

- Electric towel radiator
- Ceramic tiled floor and walls
- Contemporary sanitaryware
- Mirror and shaver point
- Contemporary taps and showerheads

## HEATING

- Gas central heating with designer radiators

## HOT WATER

- Hot water cylinder with mains gas system boiler

## CAR PARKING

- Internal garage and or driveway/off road parking

## EXTERNAL

- Private turfed garden
- Rear patio
- Outdoor lights

## FENESTRATION

- Double glazed PVCu

## SUPERSTRUCTURE

- Mix of traditional build and timber frame and cavity block walls

## EXTERNAL WALLS

- Walls fully insulated
- Clad with a mix of natural stone, sand and cement render with a painted finish and Cedral click self-coloured cladding, which requires no painting

## ROOF

- Natural slate tiled roof with vapour control underlay

## TENURE

- Freehold

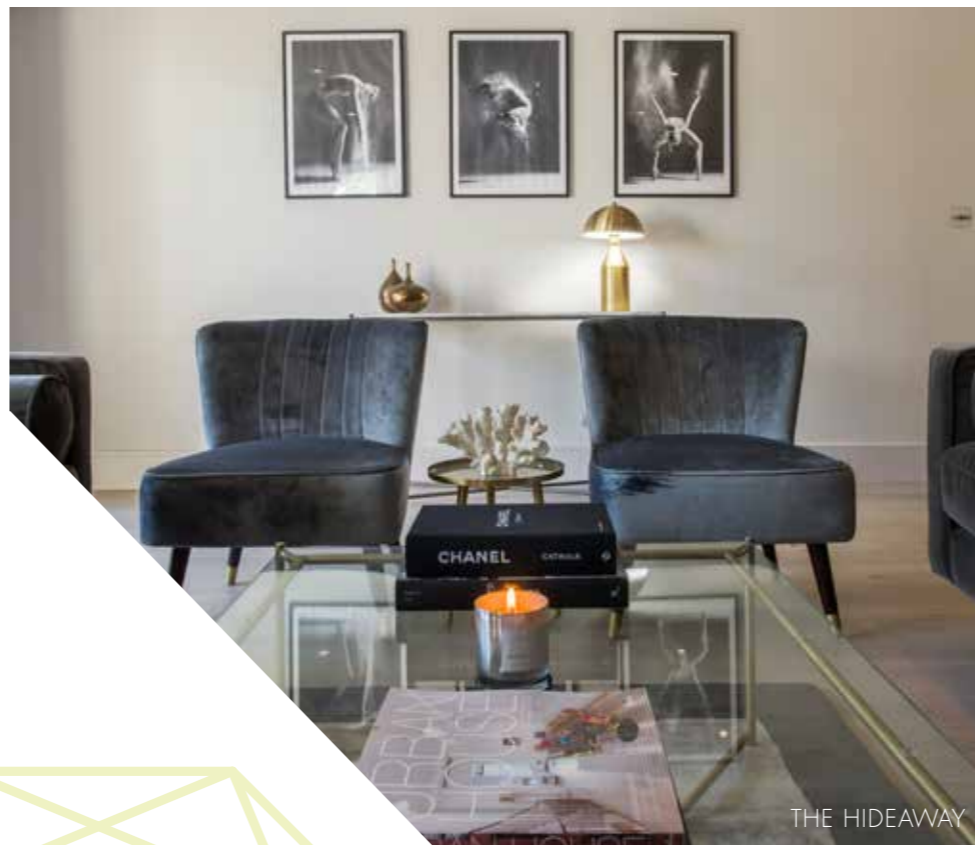
## BUILDING WARRANTY

- 10 year guarantee with insurance

## ESTATE MAINTENANCE CHARGES

- 2 bed houses £250 per annum
- 3 bed house £250 per annum
- 4 bed houses £250 per annum
- All charges to be paid annually by Direct Debit

Landscaping carried out once a month throughout the summer [01 April–30 October]. This will include full upkeep of all low bedded areas to keep clear of all weeds and waste.



\* Please note specification is indicative and may vary. \* Choices are dependent on build programme and individual plot set allowances.





# THE BOUNDARY

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ANOTHER STUNNING PROJECT BY

**STEPHENS+STEPHENS.**  
DEVELOPING PLACES IN CORNWALL

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