

# VALLEY PARK VIEW



FORM HOMES



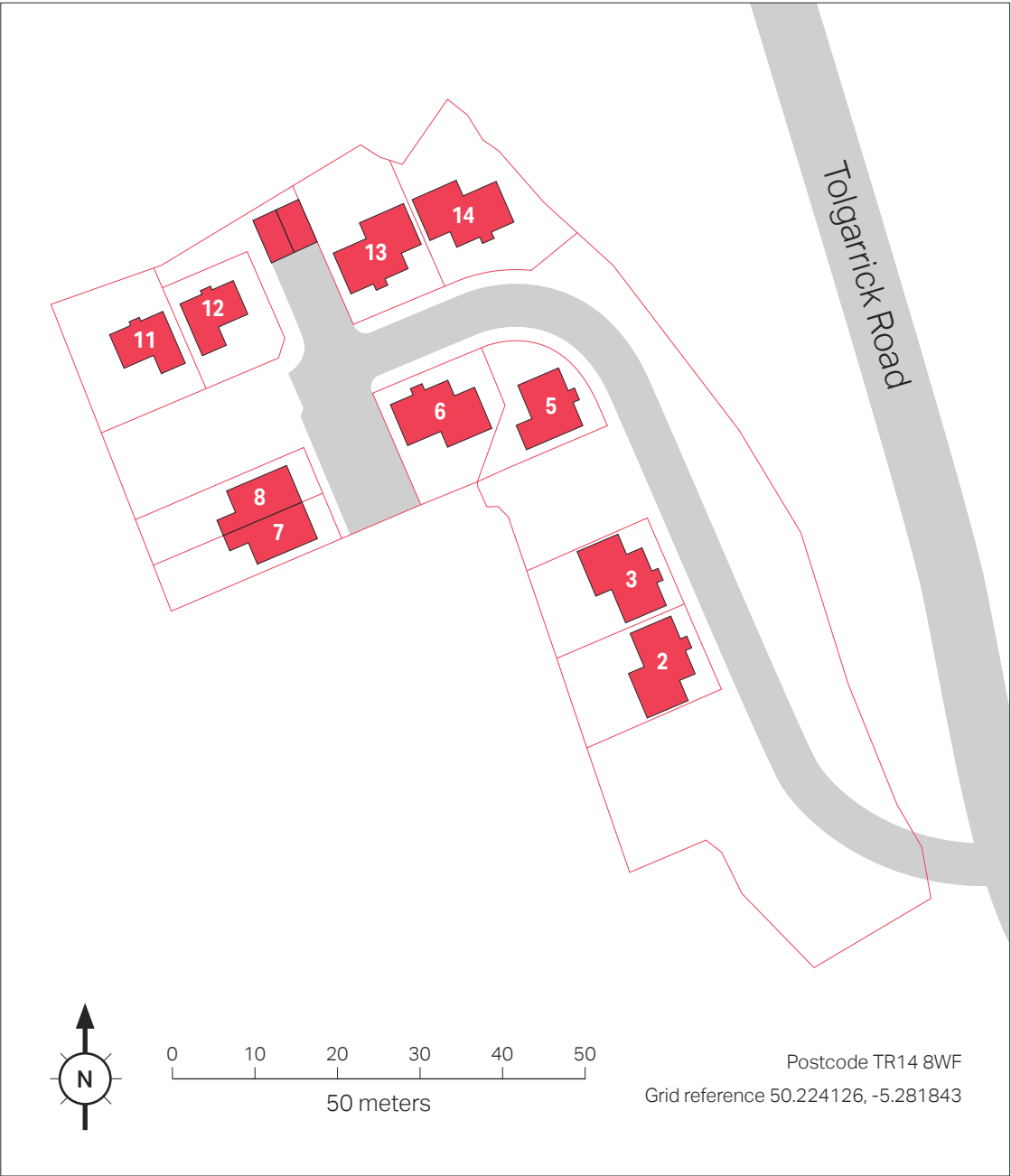
A DEVELOPMENT DESIGNED FOR LIVING

Valley Park View is a truly distinctive collection of homes, carefully crafted to combine timeless design with modern innovation. Every property has been considered in detail — not only to look beautiful, but to integrate the latest technology that helps ‘future-proof’ your home. At Form Homes, we don’t create standard builds; we create places to live. Each home is a reflection of our ethos: building not just houses, but spaces where life can unfold.

Set along a tree-lined cul-de-sac, the development comprises eight detached and two semi-detached three-bedroom homes — a rare opportunity in today’s new-build market. Every property has been designed with energy efficiency in mind, featuring air source heat pumps, a combination of underfloor and radiator heating, EV charging points, and full-fibre broadband.

Perfectly suited for modern family living, Valley Park View incorporates spacious bedrooms, contemporary kitchens with integrated appliances, and private gardens with lawns and patios — ideal for relaxing or entertaining. Several homes benefit from garages and driveway parking, while others offer two dedicated parking spaces, with additional visitor parking available.

| Plot | Model   | Garage/Parking    | Guide Price | Availability |
|------|---------|-------------------|-------------|--------------|
| 02   | Carnon  | Integrated garage | 380k        | Phase 2      |
| 03   | Carnon  | Integrated garage | 380k        | Phase 2      |
| 05   | Carnon  | Designated bays   | 360k        | Available    |
| 06   | Carnon  | Integrated garage | 375k        | Available    |
| 07   | Godrevy | Designated bays   | 325k        | Available    |
| 08   | Godrevy | Designated bays   | 325k        | Available    |
| 11   | Penpol  | Detached garage   | 355k        | Available    |
| 12   | Penpol  | Detached garage   | 355k        | Available    |
| 13   | Carnon  | Integrated garage | 395k        | Available    |
| 14   | Carnon  | Integrated garage | n/a         | SOLD         |





# WELCOME TO VALLEY PARK VIEW

N.B. This render is intended as a guide - local terrain and some details may differ.

\* Since this render was produced plots 5 and 6 have been upgraded from Penpol to Carnon. Please refer to previous page for details.

# **THE CARNON**

## 3 bedroom detached with integrated garage

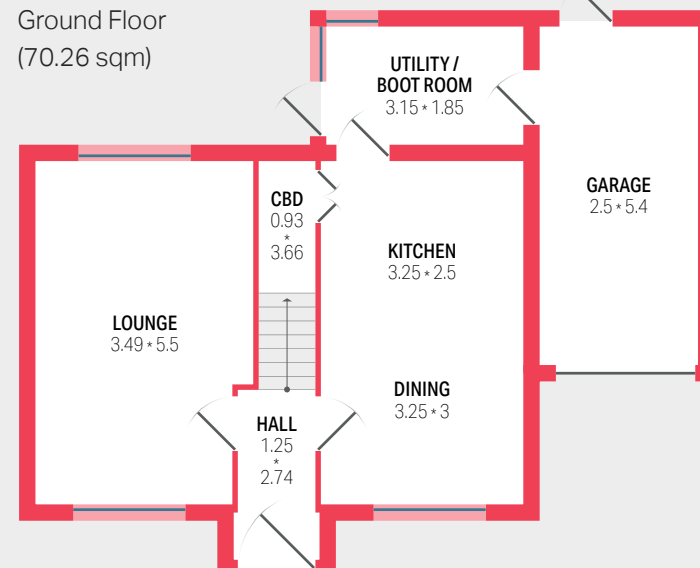
The Carnon is Valley Park View's premier detached home, offering integrated garage access, generous open-plan living, and a utility/boot room for functional family life. With a total internal area of 127.25 sqm including garage, it's the ideal blend of style and space.

### Key Features:

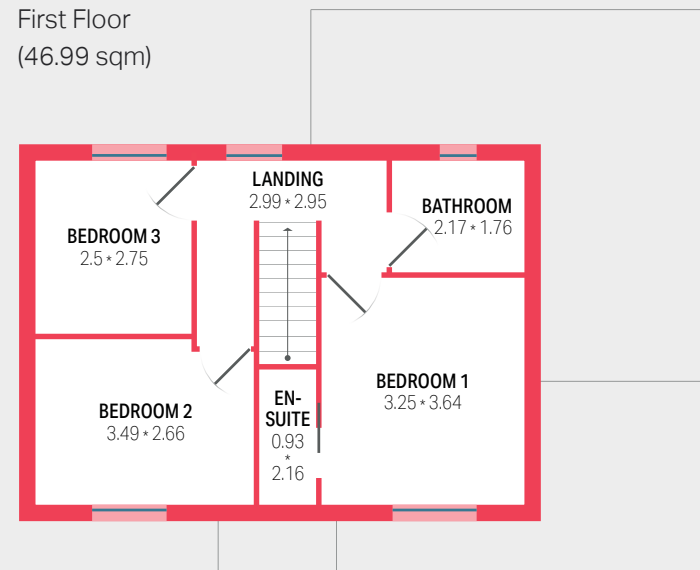
- › Integrated garage
- › Utility/boot room
- › Ensuite
- › Large dual-aspect lounge
- › Private garden



Ground Floor  
(70.26 sqm)



First Floor  
(46.99 sqm)



Contact Jason at *Homes of Cornwall West* for more information  
07968 641892 / [jason@homesofcornwallwest.com](mailto:jason@homesofcornwallwest.com)

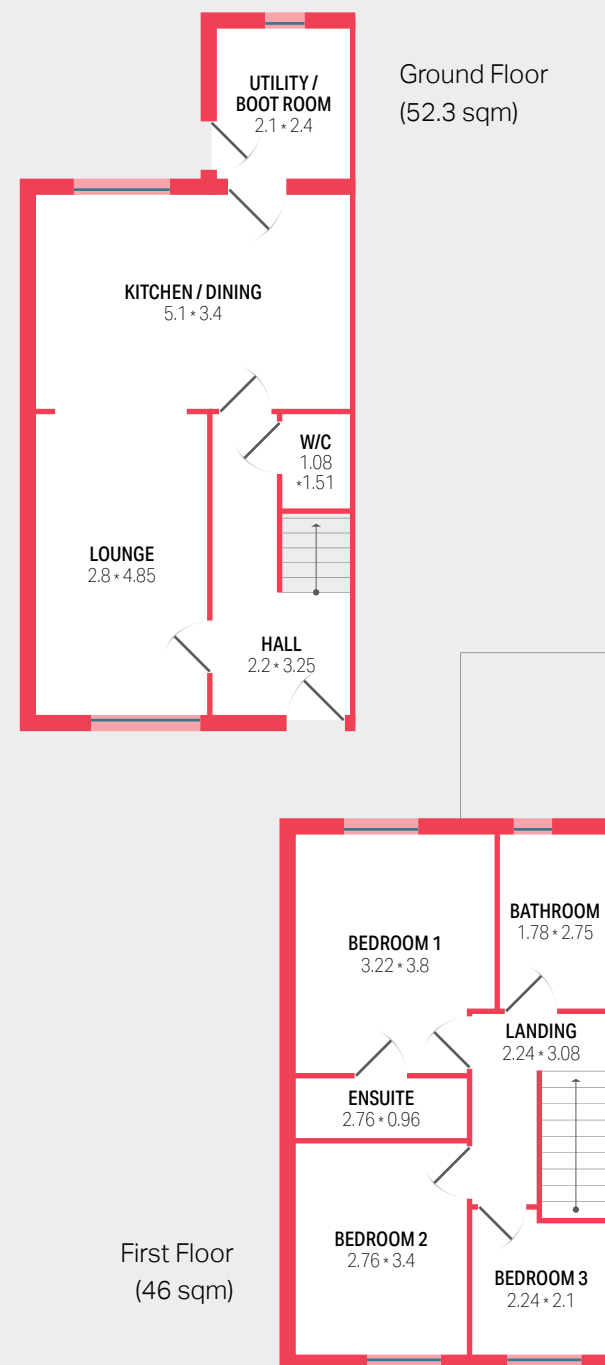
# THE GODREY

## 3 bedroom semi-detached

The Godrevy, a 3 bedroom semi-detached offering master bedroom ensuite, well proportioned, open-plan living and a utility/boot room is an ideal family home. Each Godrevy offers 2 designated parking bays.

### Key Features:

- › Open plan living
- › Spacious bedrooms
- › Only two available
- › Private garden



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**07968 641892 / [jason@homesofcornwallwest.com](mailto:jason@homesofcornwallwest.com)**

# THE PENPOL

## 3 bedroom detached with detached garage

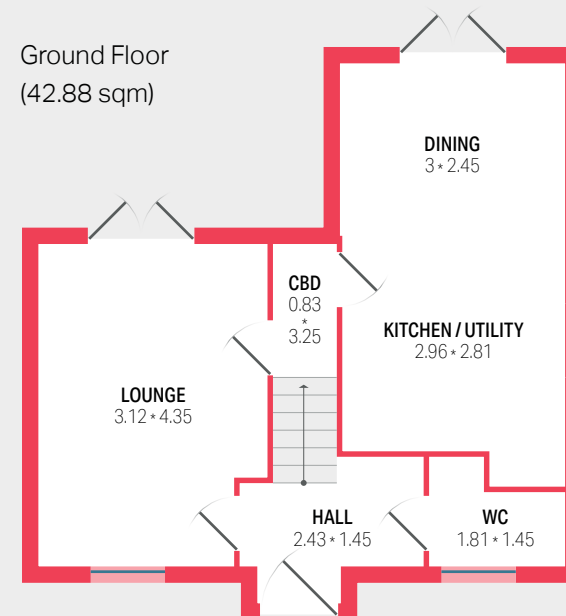
A refined and flexible home, The Penpol includes a detached garage (not shown on plans) and a light-filled interior. Designed for comfort and practicality, this home is ideal for families who value space inside and out.

### Key Features:

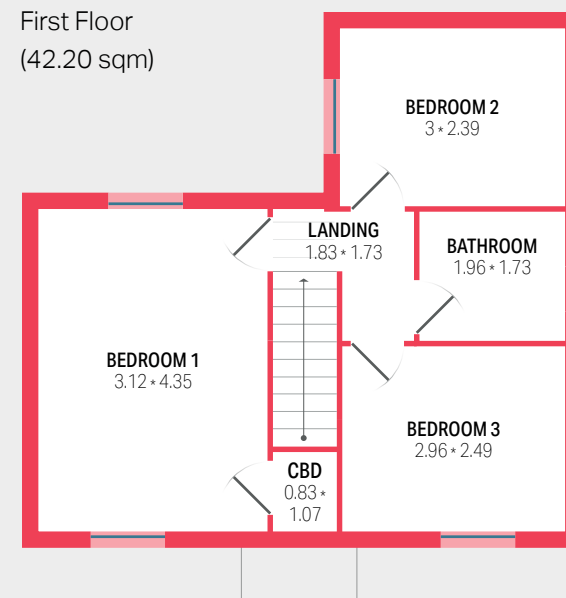
- › Detached garage
- › Dual garden access
- › Family bathroom
- › Three bedrooms



Ground Floor  
(42.88 sqm)



First Floor  
(42.20 sqm)



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## **GENERAL SPECS.**

*Rustic oak floors*

*Handleless kitchens with Mistral acrylic worktops*

*NEF, AEG and Smeg appliances*

*Top-end door furnishings*

*Coir mat entrances*

*EV points*

*Underfloor and radiator heating*

*Functional loft spaces with laddered access*

*Dimmers if required*

*Bathrooms and en-suites tiled floor to ceiling*



# THE LOCAL AREA

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## **Tuckingmill Valley - striking natural beauty on your doorstep**

Valley Park View is nestled just a stones throw from Tuckingmill Valley, a hidden gem that represents over two decades of thoughtful rejuvenation of both derelict and greenfield sites.

Tuckingmill Valley is steeped in industrial heritage. Once a major cog in Cornwall's mining industry, the area retains many remnants of its historic past, from old engine houses to informative plaques recounting the story of tin and copper mining.

Rich in wildlife and biodiversity, the valley is traversed by Red River, a literal and metaphorical thread through the region, so named because it was once stained red by mining run-off containing iron oxide.

## **The varied amenities of Pool - just a short walk away**

The neighbouring area of Pool brings modern convenience right to your fingertips, offering a range of amenities including supermarkets, independent shops, cafés, and leisure facilities such as Cornwall College and Carn Brea Leisure Centre.

Whether you need to pop out for your weekly shop, fancy a coffee with friends, or are looking for fitness opportunities, Pool has everything you might require within a short drive or pleasant walk.



# WITHIN STRIKING DISTANCE

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## **Tehidy Country Park**

Nestled just 2km from Valley Park View, Tehidy Country Park offers enchanting woodland, tranquil lakes, and abundant wildlife, making it a fantastic spot for family adventures or peaceful walks.



## **Camborne-Redruth Conurbation**

Camborne and Redruth is Cornwall's largest urban area, boasting a range of highly regarded schools, diverse shopping and leisure facilities, thriving industrial areas and convenient transport links.



## **Portreath**

Home to a beautiful sandy beach and quaint harbour, Portreath is an unspoilt haven for watersports enthusiasts and a gateway to breathtaking cliff-top walks along the North Cliffs. Portreath is located 5km from Valley Park View.



## **Truro**

Around 25 minutes from Valley Park View by car, Truro is Cornwall's capital and also its cultural heart, home to the impressive Truro Cathedral, lively arts venues, and a bustling calendar of festivals and markets.



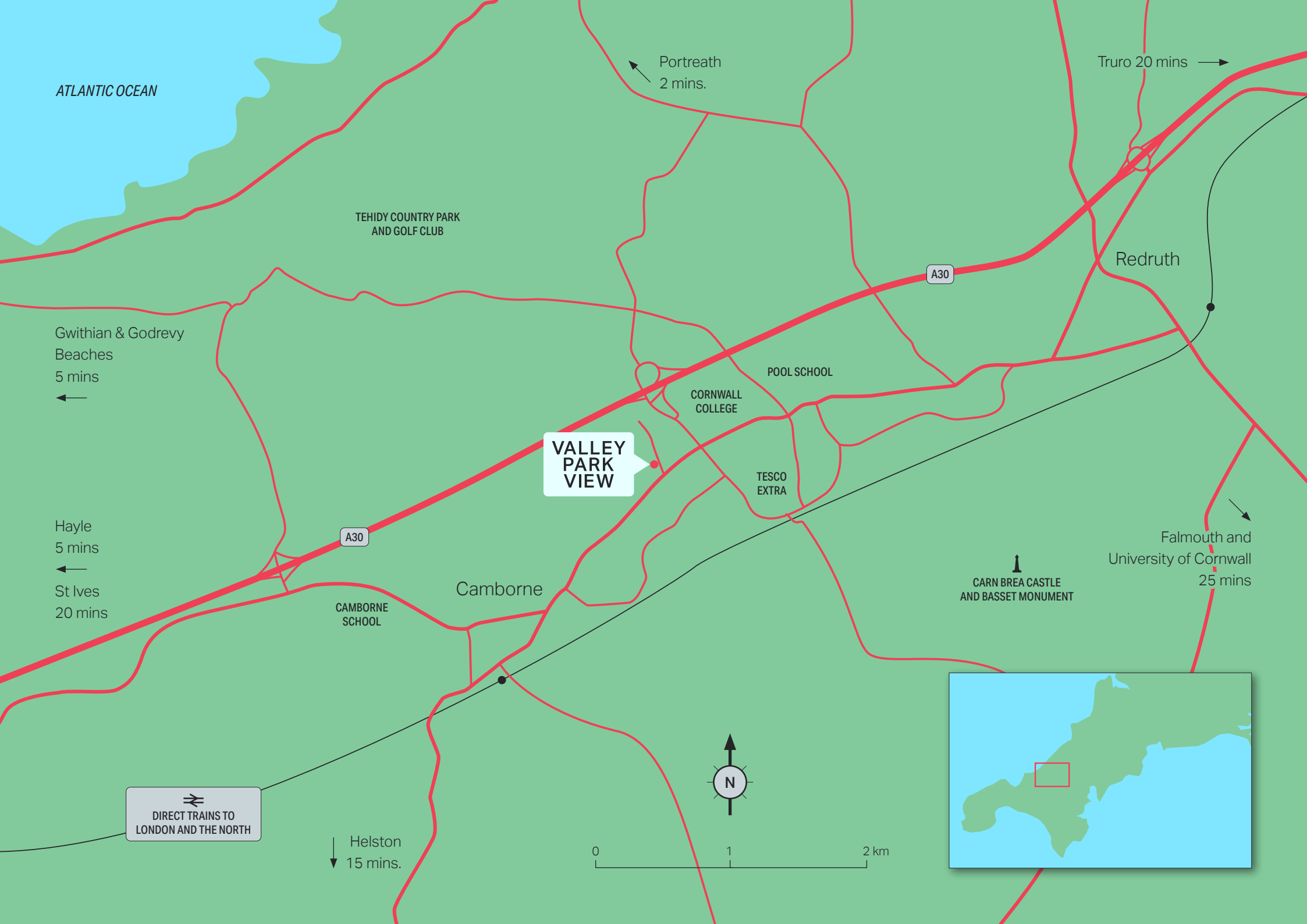
## **St Ives Bay**

Follow Red River from Tuckingmill for a few miles and you'll reach St Ives Bay. With its variety of vistas and vibes, from cool beachfront bars to dog-friendly dunes, calmer coves to celebrated surf spots, St Ives Bay has something for every beach lover.



## **Cornwall College**

Situated just a short walk from Valley Park View, Cornwall College has been recognised as one of the best post-16 education providers in the country with an 'Outstanding' rating from Ofsted.





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FORM HOMES is a new generation of house builder, combining innovative ideas with traditional values. Local to the South West and proud of our heritage, our process is different from others – offering homes built using high quality modular components, finished with a traditional craftsman's attention to detail.

A beautifully crafted contemporary home with considered spaces, traditional forms, and well located around the South West of England, we're creating a place to live rather than another poorly built residential property. We are proud of what we can offer and feel it's 'more for less' compared to other property developers.

Keeping our business simple and our builds thoughtful, FORM HOMES is building well-crafted homes that are affordable, open to everybody and built to a standard that we and future buyers can be proud of – ultimately, standing the test of time.

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