



GWEL  
TREBARWITH  
NEWQUAY





# THE BEACH HOUSE







meet your neighbour



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TREBARWITH  
NEWQUAY

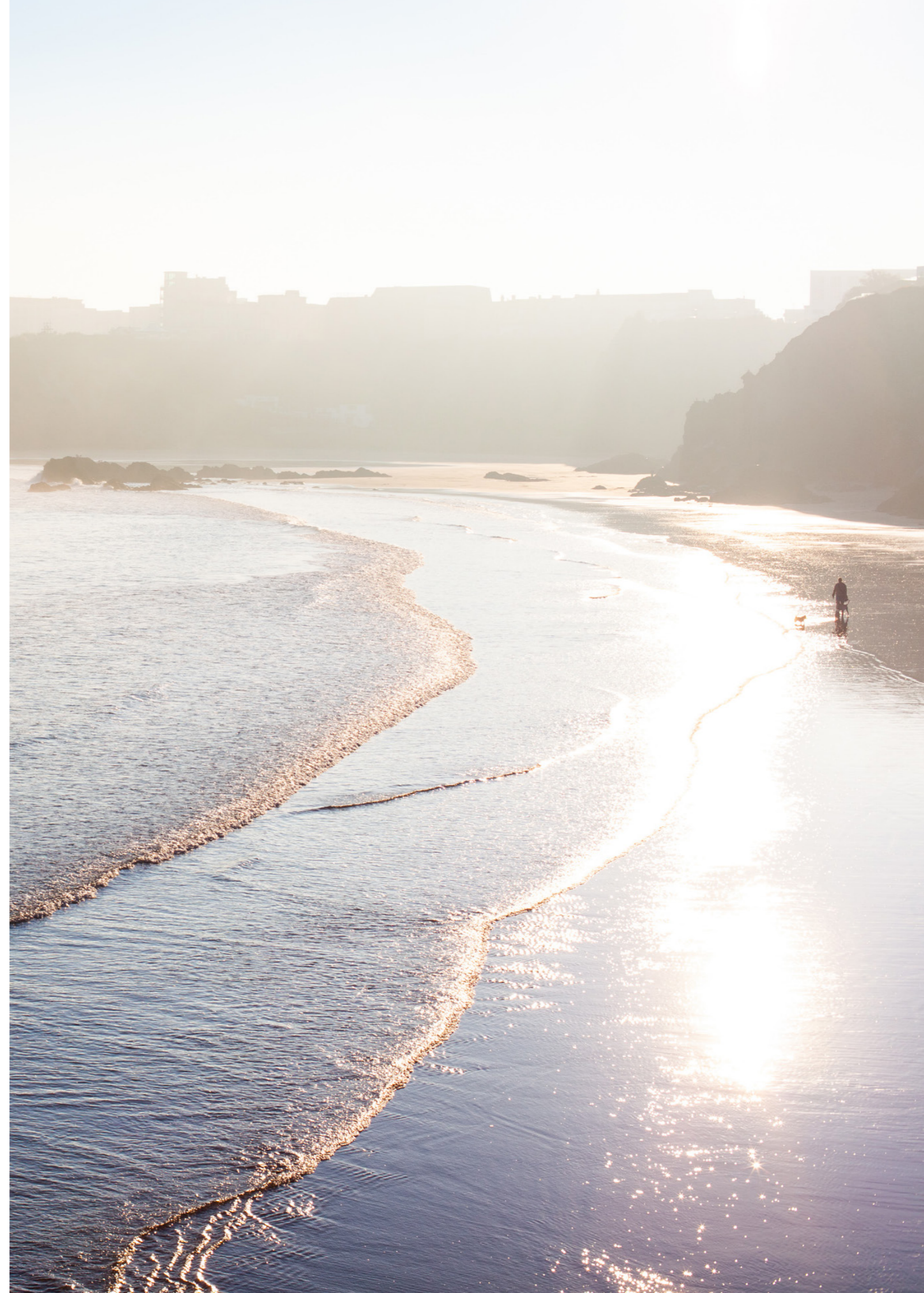
## BORN IN CORNWALL

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In the heart of Cornwall's most popular seaside town, we have created a new kind of peace. An unforgettable location with staggering views. A curated sensory experience of everything we love most about Newquay.

A slice of heaven awaits the intrepid. With its own beach access incorporating private steps to the sand, carved into the granite bedrock, this is your chance to own a piece of a landmark Cornish view.

A commanding location above Great Western beach sit 19 luxurious clifftop properties boasting sensational views across the inspirational coastline. Rugged landscapes are enjoyed effortlessly while listening to the rustle of the palms and breaking waves beneath, all from within the refined comfort of your home.





it's all yours

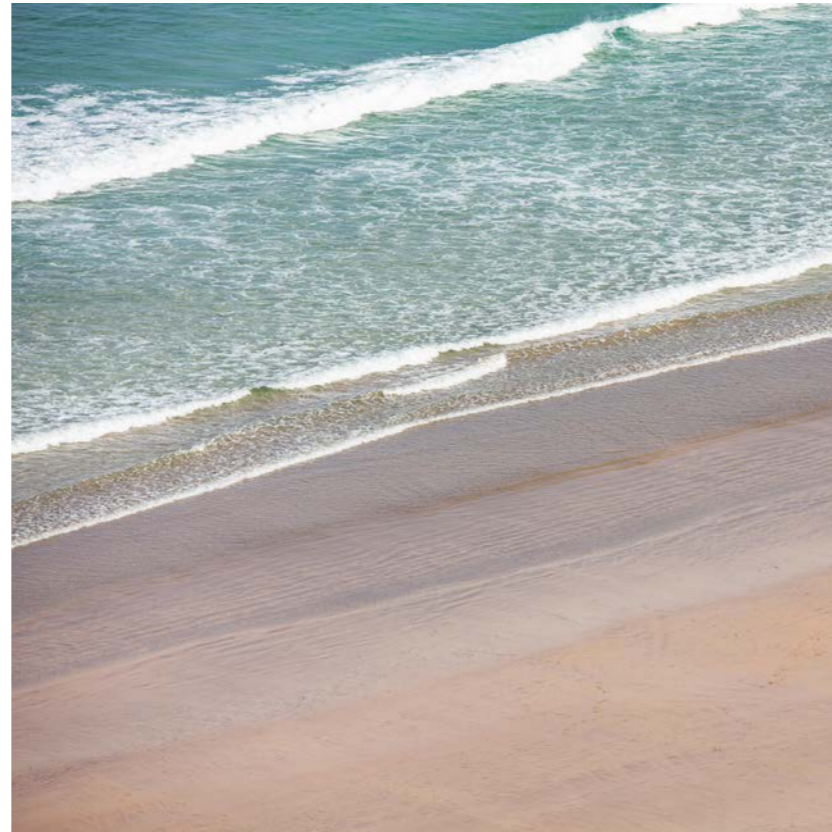






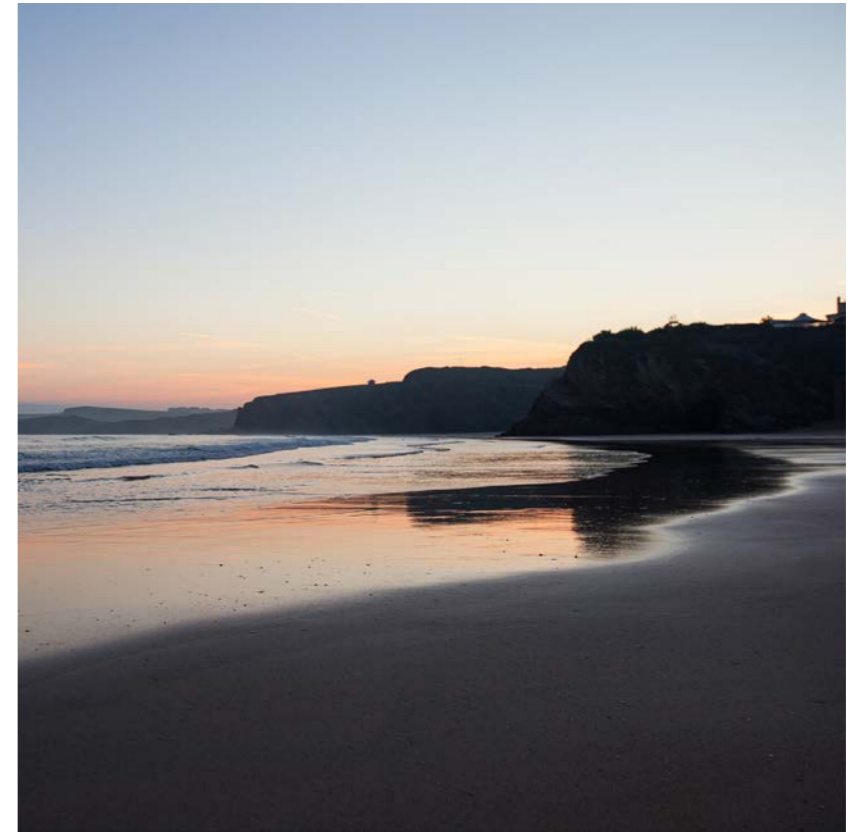
# WELCOME

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Reimagined from its previous life as the site of the Trebarwith Hotel, Gwel Trebarwith renews this forgotten corner of Neqquay in tremendous fashion. A diverse offering of 16 new build properties along with three renovated dwellings all set within their own grounds, high above the golden sands of Great Western. Accessible via your own private steps, the miles of Newquay's beaches are all at your fingertips whenever you choose to enjoy them, whether its the serenity of a sunrise shared only with the waves, or a sunset from the water as you await your next wave.

Just as Gwel Trebarwith sits within the boarder between ocean and land, our buildings embrace the gap between modern construction and renewable energy. Formed from a robust architectural design, including locally sourced Cornish stone exteriors and with a strong focus on thermally efficient design, our homes are built for 21st century living.



As the world becomes more environmentally aware and energy costs rise, the value of a modern construction centred on energy conservation and efficiency becomes all the more valuable. From inception, all of our new homes have been designed to offer a comfortable, manageable habitat for all of our occupants, catering for all of your needs from the moment you arrive.

Featuring a host of renewable components designed to work in harmony with the buildings aid in reducing your impact on the wider world whilst maintaining all the creature comforts you would expect.





sit back and relax



# IT IS IN OUR FABRIC

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## THE AIR YOU BREATHE

Utilising the air tight construction of the buildings, fresh, pre heated air circulates around habitable room, delivering fantastic air quality for you and your guests, 24 hours a day, automatically by way of individual Mechanical Ventilation Heat Recovery systems. Filtering the incoming air and passing it through a heat exchanger (warmed by the outgoing air), the system harvests over 95% of the energy in the extracted air, offering inhabitants a cleaner, more environmentally friendly approach to air handling.

## AIR TO HEAT

Air Source Heat Pumps service all of our new build homes at Gwel Trebarwith, these incredibly efficient units provide year round heating and hot water without any combustion or emissions. Harnessing ambient energy in the air and turning it into heat is at the forefront of the global movement away from fossil fuels and carbon emissions, we embrace that movement. In harmony with nature, coupled with a highly insulated construction, these units provide the most environmentally sympathetic way to heat your home. Each area of the home benefits from a hardwired thermostat with individual controls to enable maximum comfort without wasting heat where it is not required.

## MORE THAN LIGHT

Drenched with light in every room, full height triple glazed, argon filled windows offer yet another nod to sustainability with very efficient units offering the best in modern design whilst ensuring the precious heat you produce is not lost. Additionally, low energy LED lighting fixtures throughout offer a low impact, maximum output return on every kilowatt consumed. Coupled with a smart home system that delivers flexibility and control in every room. With smart lighting controls and presence sensors in communal areas, your house knows where to save energy and how to keep you comfortable.

## ARRIVE AND THRIVE

Our homes are designed to be enjoyed by one and all, with adaptable designs suitable for varying arrangements and alternate living spaces. Furthermore, they are inclusive of all the modern conveniences you would expect from a premium development. With fully fitted kitchens and appliance packs, including boiling hot water taps and quartz stone worktops, durable oak flooring and large format tiling surrounding the en suites and bathrooms. Bring your belongings and you'll be ready to move in on day one.

## SECURE FOR SURE

Whether you're arriving for the first time or returning to your home, ease of access whilst maintaining high standards of security is part and parcel of our development. With remote controlled security gates to the parking area at the rear of the development as well as video intercom systems ensure your home is safe and secure. Pedestrian access gates are also security enabled for peace of mind, however you arrive.







# DELIGHT IN DETAIL

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## THE HEART OF THE HOME

Far more than cooking, we know how important the kitchen is to life in a happy home. That's why we have gone the extra mile in terms of quality, and fixtures. We have partnered with leading manufacturer, Mayflower Kitchens to bring you a fully specified facility to enjoy and create. Complete with appliance packs, Calacatta quartz worktops accompanied by Qooker boiling water taps await.

## WASH AND SHINE

Complimenting each property are the en suite shower rooms and bathrooms which are adorned in large format porcelain tiles, recessed cabinetry and under-basin storage units. High quality Duravit and Cross-water items fulfil all of the sanitary and brass wares. Furthermore all properties enjoy an external shower for washing out your wetsuit or cleaning off the dog.

## CALM UNDER FOOT

Enjoy luxurious floor coverings. Hard wearing, responsibly sourced engineered oak flooring, porcelain floor tiles, high quality underlay and carpets all come as standard throughout all of our homes. All floor treatments are tested for suitability to our underfloor heating system, so you can sit back and enjoy.

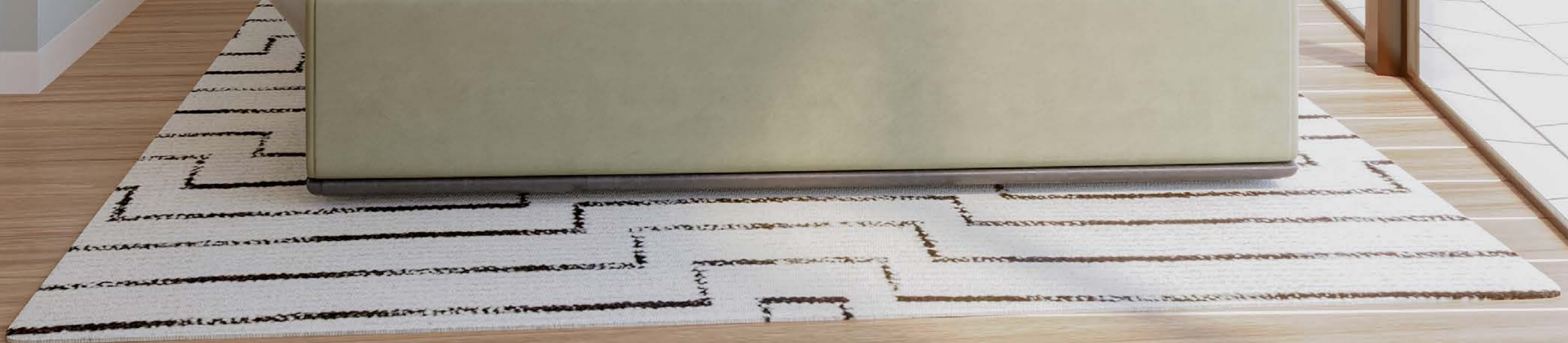
## THE GREAT OUTDOORS

We know it's not all about our beautiful homes and incredible views. Landscaped gardens surround Gwel Trebarwith, with meandering paths and various tiers of communal garden space to enjoy. Every property has a minimum of one balcony or outside space for the ground floor properties.

## PEACE OF MIND

Our homes are all warranted by an insurance backed policy for 10 years to cover any structural defects in that period. Furthermore, the initial two year period of that warranty covers snagging defects across the property. Our specification carries proprietary equipment throughout meaning that the items are from know brands which also hold their own independent warranties for you as a homeowner.







# SPECIFICATION



## KITCHEN

Mayflower handleless matt white kitchen cabinetry  
20mm Calacatta quartz stone worktop with full height splashback  
Qooker Flex brushed stainless steel boiling water tap  
Undermount Franke stainless steel single bowl sink  
Fully integrated Appliance Pack including;

- Induction hob and extractor
- Oven/Microwave
- Oven/Steam
- Dishwasher
- Full height larder fridge
- Full height larder freezer

## UTILITY

Mayflower handleless matt white cabinetry  
Franke brushed stainless steel single bowl sink  
Freestanding appliances;

- Washing machine
- Tumble drier

## FLOORING

18mm engineered oak flooring  
Large format porcelain tiling  
Heavy duty domestic carpeting and underlay

## WATER, AIR & HEAT

Vaillant Air Source Heat Pump (ASHP)  
Thru-Floor zonal underfloor heating supplied by ASHP  
Vent-Axia Mechanical Ventilation with Heat Recovery (MVHR) system

## BATHROOMS AND EN SUITES

Duravit wall hung D-Code WC with soft close lid  
Duravit D-Code wall hung basin with vanity unit  
Recessed, heated and lit wall cabinetry  
Matt black Crosswater handheld and rain showers  
Fully tiled in large format porcelain

## IRONMONGERY

Eclipse ball bearing hinges (fire rated where required)  
Brushed stainless steel handles and locks  
Multipoint security dead locks

## FENESTRATION

Aluminium clad timber Nordan triple glazed windows and sliders

## EXTERIOR

LED low energy lighting to all external areas  
Brick paving to parking bays  
Resin bound aggregate to pedestrian pathways  
Tarmacadam central service road  
Stainless steel safety fencing  
Private beach access to Great Western Beach  
Landscaped communal gardens with Cornish hedging  
Communal refuse and recycling store

## ACCESS

Remote access vehicle gate with contact safety sensors  
Coded pedestrian gates to multiple entrances and beach steps  
Video/audio intercom access

## ELECTRICAL

Smart Home system for remote home control and monitoring  
Communal CCTV system with video intercom access  
Mood lighting to living areas, bathrooms and bedrooms  
Motion sensors to communal areas  
Individual digital thermostats and heating controls  
Low energy LED recessed downlighters with accent pendants  
Interlinked smoke and/or heat detectors to all rooms  
Hard wired data network to all bedrooms and living spaces

## JOINERY

Laddered FD30 fire doors throughout  
Drop shadow skirting boards and architraves  
Oiled oak handrails to all staircases  
Solid oak window cills  
Solid oak door thresholds

## WARRANTY

10 year insurance backed structural warranty  
2 year defects warranty  
Branded, warranted components throughout



# OUR HOMES

## THE BEACH HOUSE



1844 ft<sup>2</sup>  
171 m<sup>2</sup>



Freehold



3



4



2 + 7 Visitors

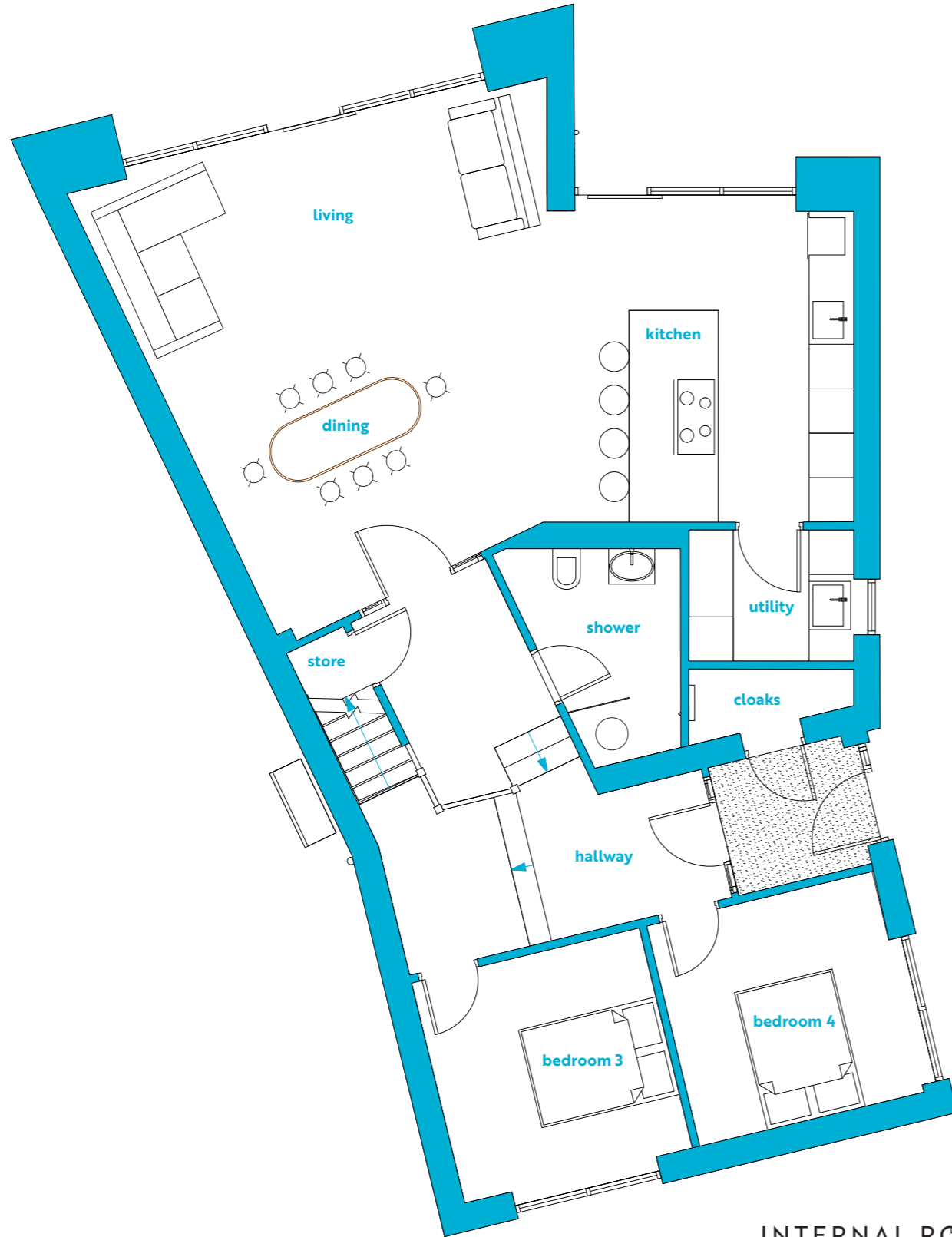
A two storey detached villa comprises a vast, open plan living/dining area which opens up into a high-specification custom kitchen. The family bathroom and utility room are down the hallway, with four spacious bedrooms with two en-suites upstairs.

- Individual gated entrance with two parking bays
- Dual balcony with extensive ground floor terrace
- Vaillant Air Source Heat Pump for heating and hot water
- Vent-Axia Mechanical Ventilation with Heat Recovery system
- Mayflower handleless kitchen with Siemens appliance pack
- Duravit and Crosswater sanitary and brassware
- Calacatta quartz waterfall island, worktop and splashback
- Large format Porcelain tiles and engineered oak flooring
- Access to Great Western Beach via secure cliff steps
- Communal development CCTV system



# OUR HOMES

## THE BEACH HOUSE



### INTERNAL ROOM AREAS m<sup>2</sup>/ft<sup>2</sup>

HALLWAY	11.7	126
UTILITY	3.4	37
SHOWER	2.7	29
CLOAKS	3.2	34

MASTER BEDROOM	18.3	196
MASTER EN SUITE	2.4	26
BEDROOM 2	13	140
BEDROOM 2 EN SUITE	2.0	22

BATHROOM	3.5	38
LIVING/BED	19.3	208
BEDROOM 3	13	140
KITCHEN DINER	37.6	404

