

# Hornblower Heights

Mabe





DEVON  
SHIRE  
HOMES



# Hornblower Heights

Mabe

Beautiful new homes  
in the Cornish village  
of Mabe, only a short  
distance from the  
coastline at Falmouth.

hornblowerheights@  
devonshirehomes.co.uk

01326 332691







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Design & direction — Believe in®  
Landscape photography — Adam Burton  
Show home photography — Ryan Watts (Panoptic Motion)





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Mabe

## THE DEVELOPMENT

Hornblower Heights is a collection of 30 new homes ranging from one to five bedrooms. Situated in an elevated position on the edge of Mabe in Cornwall, homes will benefit from views across the hillside overlooking Penryn. Just four miles away is the stunning seaside town of Falmouth.

Hornblower Heights comprises a range of house styles, with carefully designed exteriors that blend with their surrounding environment. Each offers practical and modern interior living spaces, resulting in stylish homes that remain sympathetic to the local landscape.

The nearby nature reserves of Argal Lake and College Lake reservoirs lie below the development, offering routes for walking or running through beautiful woodland, wetland and meadow, with scenic views across to St Laudus Church. The trails also link to Penryn and wider walks in the area.







LEFT

Oak house type

ABOVE

Sycamore house type

**Hornblower Heights** is named after Jonathan Hornblower — an engineer and pioneer of steam power. He lived and worked in Cornwall in the late 1700s and early 1800s, after starting as an apprentice in nearby Penryn.







ABOVE & RIGHT  
Typical Devonshire Homes interiors — not site specific





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Mabe

## THE LOCATION

A village location in a beautiful area of Cornwall, where Penryn River opens out to the sea at Falmouth. Easy access to the A39 and A394 means connections to the rest of Cornwall and to Devon are a breeze.

Local amenities in Mabe include a Post Office, pub, community hall, primary school and nursery, and the nearest superstore is less than a mile away.

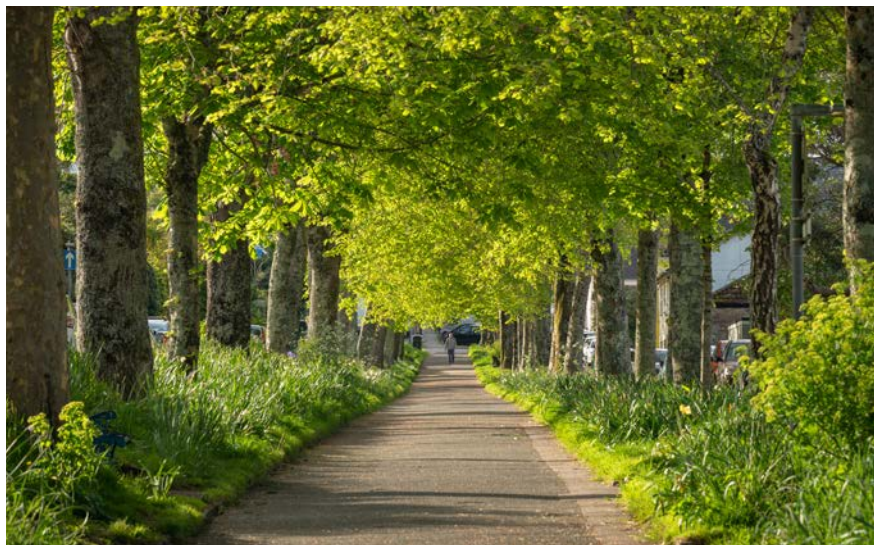
Neighbouring Penryn is one of Cornwall's oldest market towns, and retains a number of historic buildings. This larger town offers places to eat out, sports clubs and schooling for all ages, and is home to the shared campus of the University of Exeter and Falmouth University. Penryn is the closest train station to the development, on the Maritime branch line between Truro and Falmouth.

RIGHT

View from Falmouth across the water to Flushing







ABOVE & RIGHT  
Tree-lined Arwenack Avenue & Gyllyngvase Beach, Falmouth

The Cornish coastline isn't far away — with a rich maritime history, Falmouth remains a premier sailing spot and boasts multiple beaches across the bay which stretches out from Pendennis Point.

A short distance from Hornblower Heights, Falmouth is a thriving town packed with independent shops, art galleries and cinemas, restaurants, cafés, and plenty of bars and pubs.

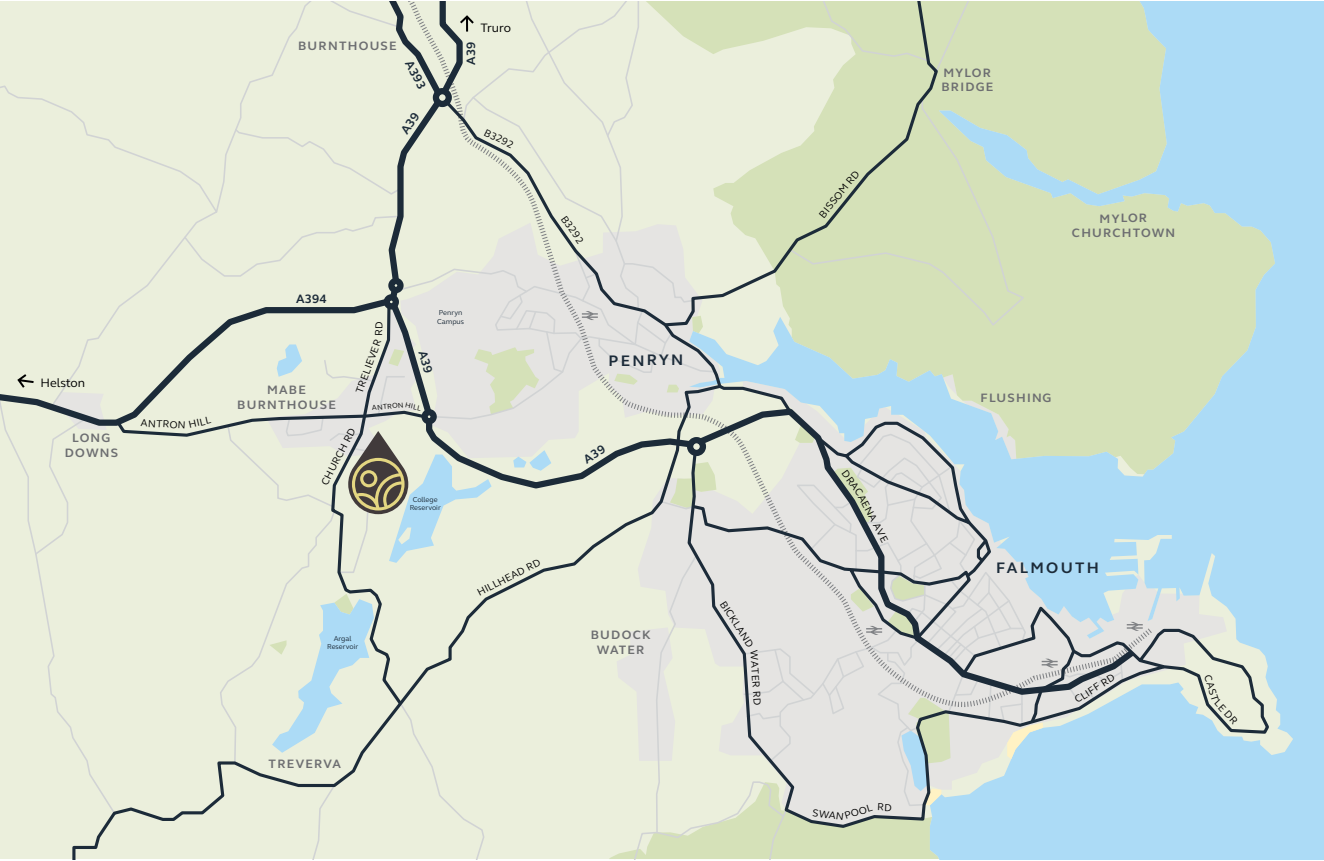
The town holds events throughout the year, from music and film festivals to regattas, sailing races, and the International Sea Shanty Festival.

The small and charming city of Truro, Cornwall's capital, is 9 miles away. It has a fantastic cultural scene with theatre and arts venues, including the impressive Gothic-style cathedral which hosts a programme of concerts.

The development is conveniently located close to major roads for travel further afield in all directions.







FINDING US

HORNBLOWER HEIGHTS  
COLLEGE REACH  
(OFF ANTRON HILL)  
MABE  
PENRYN

SAT NAV: **TR10 9HD**  
(NEAREST POSTCODE)

TEL: 01326 332691

DIRECTIONS

From the A30, join the A39 for 15 miles, passing through Truro and following signs towards Falmouth. At Treliever Roundabout, take the second and then first exit to stay on the A39 for Falmouth and Penryn. Then at Kernick Roundabout, take the third exit, signposted Mabe Burnthouse, onto Antron Hill. After a short distance, the entrance to Hornblower Heights is on your left.

LOCATION

Penryn	2
Falmouth	4
Truro	9
Helston	9
Penzance	23
St Ives	27
Plymouth	64

RIGHT  
Chestnut house type





ABOUT US

We are an independent, award-winning house builder. Over 30 years of building with pride here in the West Country.

We create neighbourhoods that enhance and strengthen our local communities. Every development is sensitively designed to reflect the local character, combining contemporary design and traditional building techniques.

We are committed not only to building distinctive and desirable homes, but also to ensuring a first class level of customer service. By following the New Homes Quality Code, we make sure our customers are well-informed and fairly treated throughout the process of searching for and securing their new home.



Hornblower Heights  
Mabe



SPECIFICATION

Kitchen

- Fitted kitchen with comprehensive choice of ranges†
- Choice of post formed 40mm worktops with matching 150mm upstands†
- Stainless steel inset one & half bowl sink with mixer taps\*
- Stainless steel inset single bowl sink with mixer taps\*
- Tiled splashback to cooker hood†
- Single electric oven, ceramic hob and hood\*
- Double electric oven, ceramic hob and hood\*
- Fully integrated 70/30 fridge freezer\*
- Plumbing and electrics for washing machine/washer dryer\*
- Integrated dishwasher\*

Utility

- Choice of post formed 40mm worktops with matching 150mm upstands†
- Space for washing machine\*
- Space for tumble dryer\*

Cloakroom

- White Duravit sanitaryware with chrome fittings
- Choice of feature wall tile over basin†

Family Bathroom

- White Duravit sanitaryware with chrome fittings
- Choice of wall tiling over basin† (refer to specialist supplier)
- Thermostatic bath/shower mixer valve over bath with screen
- Choice of full height tiling around bath†
- Shaver socket

En-suite

- White Duravit sanitaryware with chrome fittings
- Shower cubicle with 2 way shower, low profile tray
- Full height tiles within shower cubicle†
- Choice of wall tiling over basin† (refer to specialist supplier)
- Shaver socket

Electrical

- Media point to living room
- Internet outlet point to master bedroom
- Socket with USB-C charging point to kitchen
- LED downlighters to kitchen, bathroom and en-suite areas
- External lighting to front door
- Mains operated smoke detectors with battery back up
- Carbon monoxide alarm
- Wireless door bell push & chime

Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with long life acrylic white gloss
- Stairs: 32mm square balustrades painted white with oak handrail

Heating

- Ideal combi boiler
- Underfloor heating to ground floor with thermostatic controls\*
- Smart control unit

Doors

- Internal: white painted doors with chrome fittings\*
- Internal: oak effect doors with chrome fittings\*
- Front: Insulated fibre glass door, 3 point locking, chrome ironmongery
- Rear: Insulated fibre glass part glazed effect with 3 point locking, chrome finish\*
- Patio: Pair of UPVc double glazed French doors with Pilkington K glass\*

Windows

- UPVc double glazed windows with Pilkington K glass

Fascia

- UPVc Square fascia & barge

Skirting

- Pencil round contemporary skirting & architrave

External

- Turf to front where applicable\*
- Turf to rear where applicable\*
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)\*
- Textured slabs to patio, entrance & paths
- External tap\*

\* Specification will vary between house types. Please ask your Sales Executive for details.

† Choices are subject to build stage.

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## SITE PLAN

### HOUSE TYPES

<div></div> ALDER	3	≡
25 26 28 29		
<div></div> ASH	3	≡
2		
<div></div> WILLOW	3	≡
12 13 18 19		
<div></div> HAWTHORN	4	≡
1		
<div></div> HAZEL	4	≡
22		
<div></div> LARCH	4	≡
21		
<div></div> SYCAMORE	4	≡
24 27 30		
<div></div> CHESTNUT	5	≡
20 23		
<div></div> OAK	5	≡
14 15 16 17		
<div></div> SHARED OWNERSHIP		
9 10 11		
<div></div> HOUSING ASSOCIATION		
3 4 5 6 7 8		

STREET LIGHTING



**SHOW HOME AND MARKETING SUITE**  
Our Show Home is the Hawthorn at Plot 1.  
The Marketing Suite is adjacent to this plot.

### PLEASE NOTE

This is a diagrammatic representation of the planned layout. Boundary treatments, rear garden specification, retaining walls, steps and topography vary between plots. Purchasers should satisfy themselves of the exact detail by consulting the Sales Executive on site and referring to detailed plans.



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SINCE 1992