

HARVENNA VIEW

Higher Fraddon







HARVENNA VIEW, HIGHER FRADDON, TR9 6NQ

A choice of just 7 exceptional, brand new, highly specified detached bungalows with mesmerising far reaching views over miles of rolling countryside and to the sea in the distance. Situated in a select enclave within easy reach of north Cornwall's beautiful coastline and several stunning beaches whilst also having a vast array of village amenities close by. A choice of two designs both of which offer open-plan living accommodation, en-suite principal bedrooms, driveway parking and enclosed, level, lawned gardens with sandstone patios.

SUMMARY OF ACCOMMODATION

The View, 1, 2 and 3 Harvenna View, Higher Fraddon – In all, about 1,507sq.ft.

Covered entrance, entrance hallway, open-plan kitchen/dining/living room, principal bedroom with dressing room and en-suite shower room, 2 double bedrooms, family room/bedroom 4, family bathroom, cloaks cupboard, linen cupboard.

Outside Level lawned west facing rear gardens with sandstone patio, driveway parking.

The Cove, 4 and 5 Harvenna View and The Porth, 6 and 7 Harvenna View, Higher Fraddon – In all, about 990sq.ft.

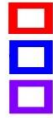
Covered entrance, entrance hallway, open-plan kitchen/dining/living room, principal bedroom with en-suite shower room, 2 double bedrooms, family bathroom, cloaks cupboard, linen cupboard.

Outside Level lawned east facing rear gardens with sandstone patio, driveway parking.

Viewing strictly by appointment through the vendor's Sole Agent:

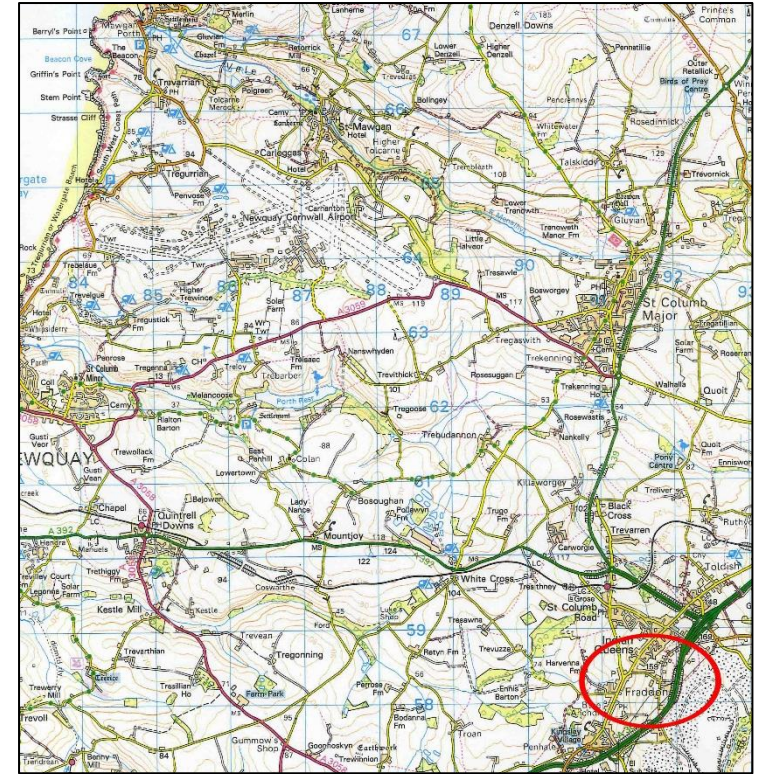
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Tel 01872 273473 **Fax** 01872 273474
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THE VIEW - 1, 2 & 3 HARVENNA VIEW
 THE COVE - 4 & 5 HARVENNA VIEW
 THE PORTH - 6 & 7 HARVENNA VIEW



LOCATION

Nos. 1-7 Harvenna View occupy a glorious and blissful position, surrounded by open countryside and enjoying, due to its elevated situation, stunning far reaching views out to the sea in the distance. Higher Fraddon is situated on the outskirts of the village of Fraddon which is well served with a local inn, a convenience store and a post office whilst the neighbouring village of Indian Queens also has an extensive array of amenities including a primary school and nursery. A short distance away is the city of Truro, the county's capital, with commercial and retail facilities. Fraddon is also home to the Kingsley Village retail park where there is a flagship Marks & Spencer store amongst other major UK retailers.



There are mainline railway stations in both Truro and Bodmin which provide direct links to London Paddington.

Fraddon is within very easy reach of the north Cornish coast where some of the UK's most popular and stunning beaches lie in the likes of Newquay, Mawgan Porth, Watergate Bay and Padstow to name but a few.

Fraddon is very conveniently situated for the A30, which provides easy access up and down the county, and is only a 10-15 minute drive away from Cornwall Airport Newquay.



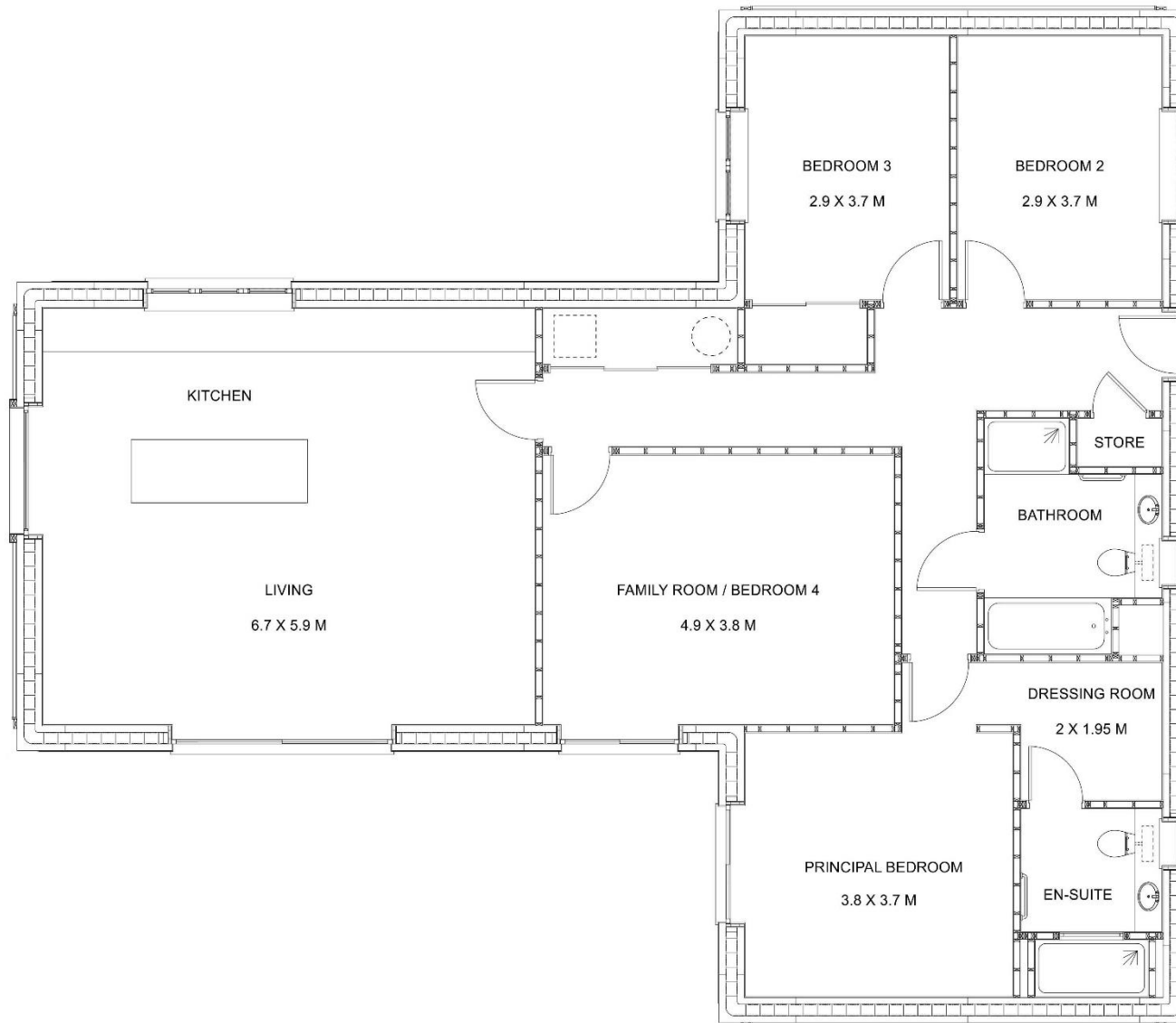




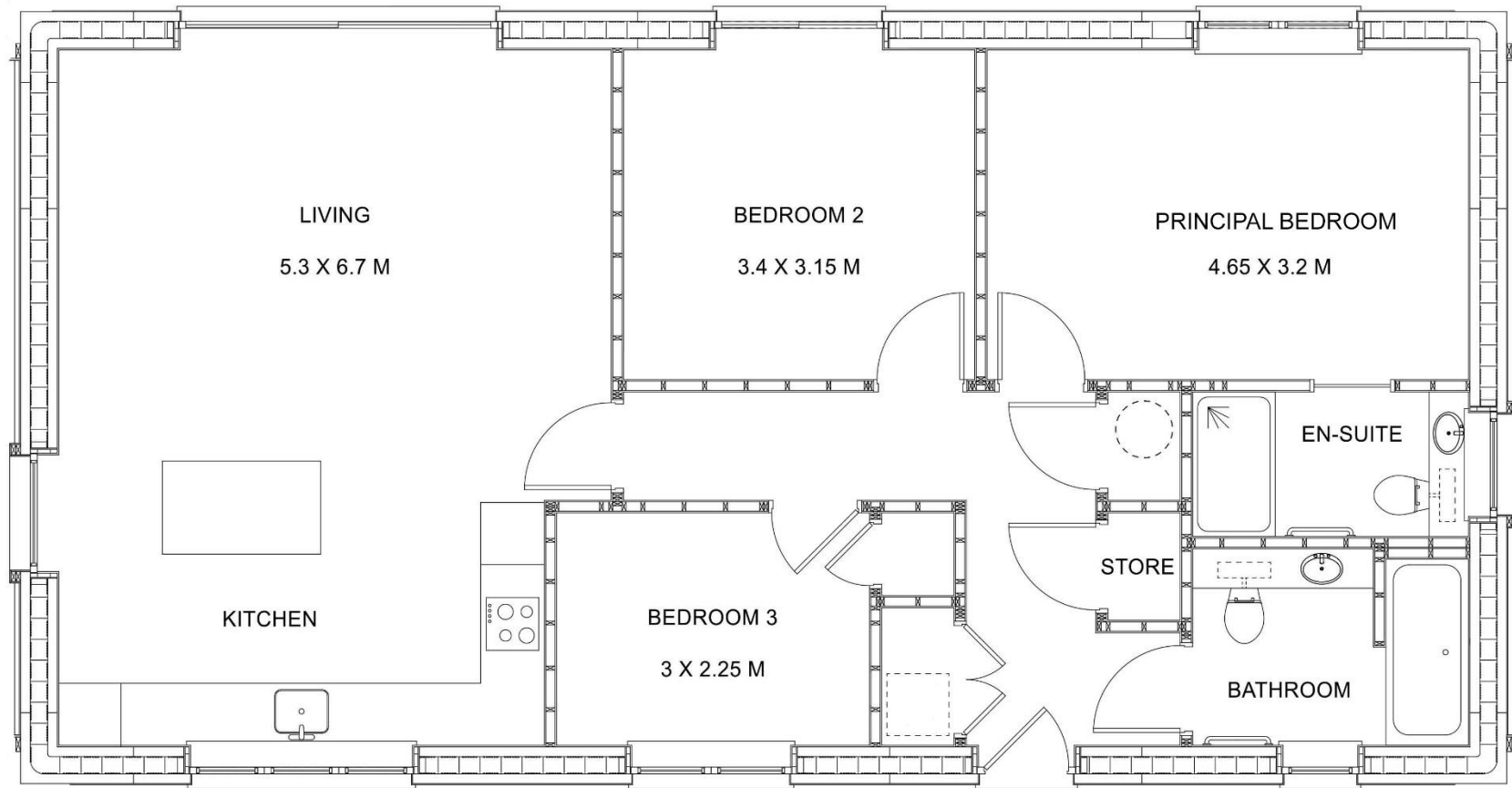


The View

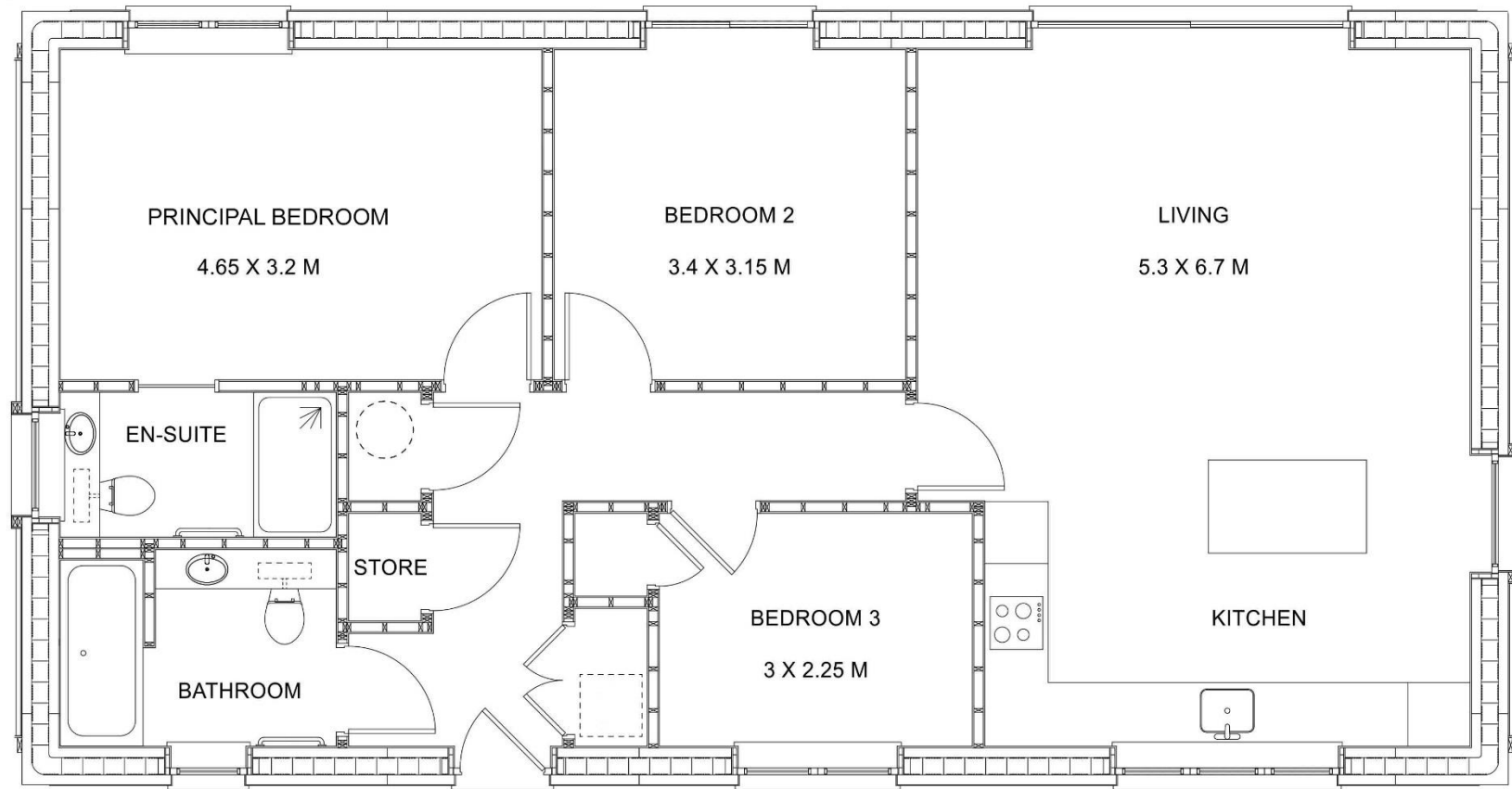
1, 2 & 3 Harvenna View - Approximately 1,507sq.ft.



The Cove
4 & 5 Harvenna View - Approximately 990sq.ft.



The Porth
6 & 7 Harvenna View - Approximately 990sq.ft.



THE SPECIFICATION

EXTERNAL

- EV charging point
- Landscaped west and east facing lawned gardens
- Sandstone patio to the rear
- Closed board fencing to shared boundaries
- Two access gates to rear garden
- Tarmac driveways
- Outside tap
- Security lighting

KITCHEN

- High end fitted kitchens with handleless base units and stylish worktops (option to upgrade to a quartz worktop)
- A range of integrated appliances Top of the range Lamona cooker hood. (Option to upgrade to Neff appliances for the oven, hob, microwave oven, integral fridge/freezer and a dishwasher)
- Kitchen island
- Stainless steel 1½ bowl sink unit with mixer tap
- Space and plumbing for white goods
- Vaulted ceiling to kitchen/dining/living room with floor to ceiling window

BATHROOMS

- Contemporary bathroom suites with some built-in cabinets
- Heated towel rail
- Thermostatic showers
- Countertop basin
- Black fixtures and fittings

GENERAL FINISHES, DETAILING & MECHANICAL / ELECTRICAL

- Covered entrance porch
- Luxury laminate vinyl tiles and carpet flooring
- Utility cupboard with plumbing for white appliances
- Hidden gutter system
- Solar panels
- Underfloor heating
- Mechanical Ventilation Heat Recovery System to the whole house (redistributing heat and filtering the air, therefore allowing window trickle vents to be omitted)
- Composite entrance door
- Anthracite uPVC double glazing
- Electric car charging point
- White emulsion to walls and smooth white ceilings
- White matt woodwork
- BT Fibre Broadband
- LED downlights in kitchen, hall and bathrooms
- USB ports in selected sockets
- Luxury laminate vinyl tiles in hallway with inset entrance matting

Peace of Mind

- Each house will come with a 10 year Warranty.
- The snagging period will last for 3 months post completion.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR9 6NQ.

SERVICES Mains water, electricity and drainage. Electric boiler and solar panels provide domestic hot water and fuel the central heating system which is distributed via underfloor heating.

TENURE Freehold.

MANAGEMENT COSTS There will be a service charge/management cost for the upkeep of the communal areas, road surfacing, road lighting etc. Buyers will have a shared ownership of the site with the other occupants at Harvenna View and the cost will be determined upon completion of the final property.

COUNCIL TAX BAND TBC (see www.mycounciltax.org.uk).

DIRECTIONS Heading from Truro/Carland Cross on the A30, take the exit signposted to Fraddon, Grampound Road and Ladock. When you get to the next junction turn left passing Kingsley Village on your left hand side and going over the mini roundabout until you get to another roundabout. Take the third exit signposted to Fraddon, Indian Queens and St Columb Road. Proceed through the village until you reach a mini roundabout. Take the second exit (not the exit signed To the Airport) and proceed up Fraddon Hill, taking the first turning on your right hand side signposted to Higher Fraddon. Continue all the way up this hill where the sign and the entrance to Harvenna View will be found on your right hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

What Sets This Home Apart from the Rest?



Welcome to Harvenna View, an exclusive development that seamlessly combines luxury with contemporary living in a serene setting. This remarkable property offers high-quality finishes and an array of exceptional features, making it the perfect choice for those seeking elegance and functionality in their dream home.



Key Features

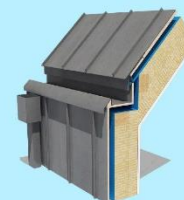
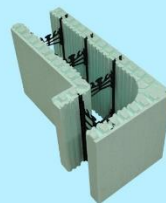
- Nudura Construction**

Nudura Insulated Concrete Forms (ICFs) offer an exceptional investment in quality and efficiency, providing up to 58% savings on heating and cooling costs while maintaining a comfortable indoor climate. These homes are built to withstand extreme weather, with a fire resistance rating four times higher than traditional wood-frame structures, which enhances their durability and reduces long-term maintenance costs.

Additionally, Nudura's ICFs are eco-friendly, made with recycled materials, and feature sound-dampening properties for a quieter interior. With their combination of robust protection, energy savings, and comfort, Nudura ICF homes are ideal for buyers seeking a high-performance, sustainable living space.
- Zinc Roofing & Hidden Gutter System**

Zinc roofing offers a stunning, modern look while providing exceptional durability and eco-friendliness. With an estimated lifespan of over 80 years and low maintenance needs, it protects your investment and reduces energy costs by keeping homes cooler. Additionally, zinc is fully recyclable, making it an excellent choice for sustainability. Choosing a home with a zinc roof means investing in quality and longevity, all while enhancing your home's value. This roof also features a hidden gutter system. Hidden gutters minimize maintenance by reducing debris buildup, resulting in fewer cleanings and lower clogging risks. It efficiently channels rainwater away from the structure, preserving its appearance and durability. This system not only enhances aesthetics but also offers a practical solution for modern homes looking to balance style and functionality.
- MVHR & Underfloor Heating System**

This property features a Mechanical Ventilation with Heat Recovery (MVHR) system that significantly boosts energy efficiency and indoor comfort. By reclaiming up to 95% of heat from outgoing air, it lowers energy costs while providing a warm environment. The system circulates fresh, filtered air, removes stale air, and enhances indoor air quality.







THE CORNWALL ESTATE AGENT

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