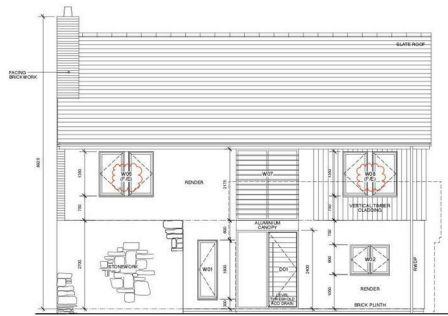




Stewarts Road
Week St Mary | Cornwall



Town • Country • Coast



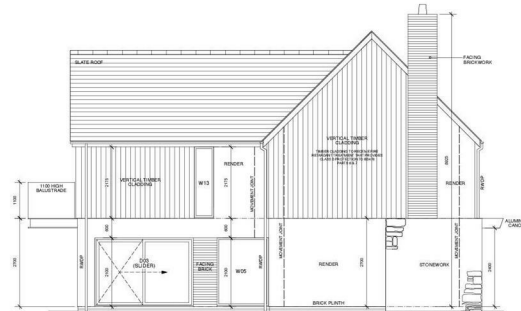
PROPOSED SOUTH-EAST ELEVATION



PROPOSED NORTH-EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH-WEST ELEVATION

REV A (05.08.2019):
FIRE ESCAPE REFERENCES ADDED

NOTE TO CONTRACTOR:
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEER'S DRAWINGS/ SPECIFICATION AND DETAILS.

LEVELS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT.
ENSURE COMPLIANCE WITH ANY PLANNING CONDITIONS PRIOR TO COMMENCEMENT AND DURING THE WORKS.

REFER TO SITE LAYOUT DRAWING FOR FOLL AND SURFACE WATER DRAINAGE PROPOSALS

PLEASE NOTE THAT THIS PLAN IS SUBJECT TO BUILDING REGULATION APPROVAL.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT AND DURING THE WORKS.	
CLIENT Mr & Mrs. MOHE	A1
PROJECT PROPOSED NEW DWELLING Stewarts Road West St. Mary Cornwall PL22 6XA	
DESCRIPTION NEW DWELLING AND DETACHED GARAGE Proposed Elevations	
DATE 15.08.2019	DATE JULY 2019
BY GW ARCHITECTS LTD	FOR Building Regs
DATE 01/08/19	REVISION A
GW ARCHITECTS LTD LADPORE HILL, CORNWALL, DEVON PL20 1JY www.gw-architects.co.uk 01409 281362	

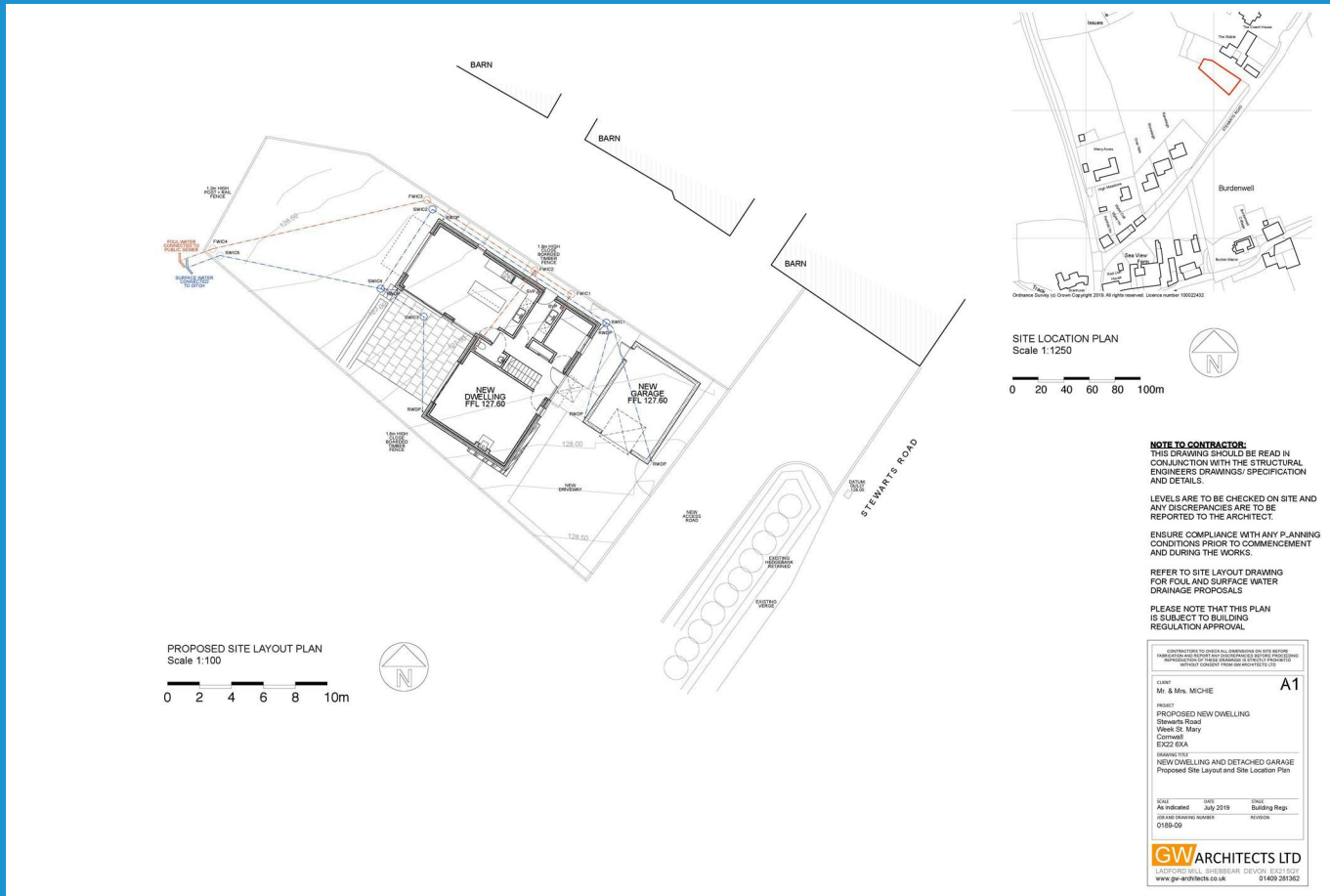


Situated on the edge of this popular village location, yet with in a short drive of the North Cornish coast is this detached building plot. Detailed plans have been passed for a substantial 4/5 bedroom 2 storey dwelling with fantastic views. The plans can be seen on the planning portal for Cornwall Council under reference PA19/03905.

The accommodation essentially comprise's of a welcoming entrance hall with cloakroom, useful home office or bed 5, generous sitting room, rear aspect kitchen/dining room and separate utility space. On the first floor is a large master bedroom with a fantastic view plus an en suite and dressing room, 3 further bedrooms and a family bathroom. Outside is driveway parking, detached garage and a rear aspect garden adjoining open countryside.

Our vendors have laid the foundations and they have been signed off by the local authority. This now enables a purchaser to proceed with the build, creating a wonderful forever home. The plot also benefits from connections to mains gas, electricity, water and drainage. There is also connection to BT. Our vendor currently has a static home on site which can be purchased and utilised as a temporary home or indeed a site hut. Alternatively our vendor can remove this from the site.

The plot is approached off a quiet parish road onto a tarmacked shared driveway leading to 3 neighbouring properties which have been recently completed. Off this shared driveway is access to the building plot. Rural views are enjoyed to both the front and rear of the property yet you are within a short walk or drive from the village itself.



Situation

Week St. Mary is a popular village with a strong sense of community and has a Village Inn and local community run village store. Week St. Mary offers good access to the nearby market towns including Launceston and Holsworthy both offering a range of supermarkets, schools and shops in the town centre. Furthermore Nearby Bude has good access to the lush sandy beaches on the North Coast and the picturesque villages of Boscastle, Tintagel and Crackington Haven.

Directions

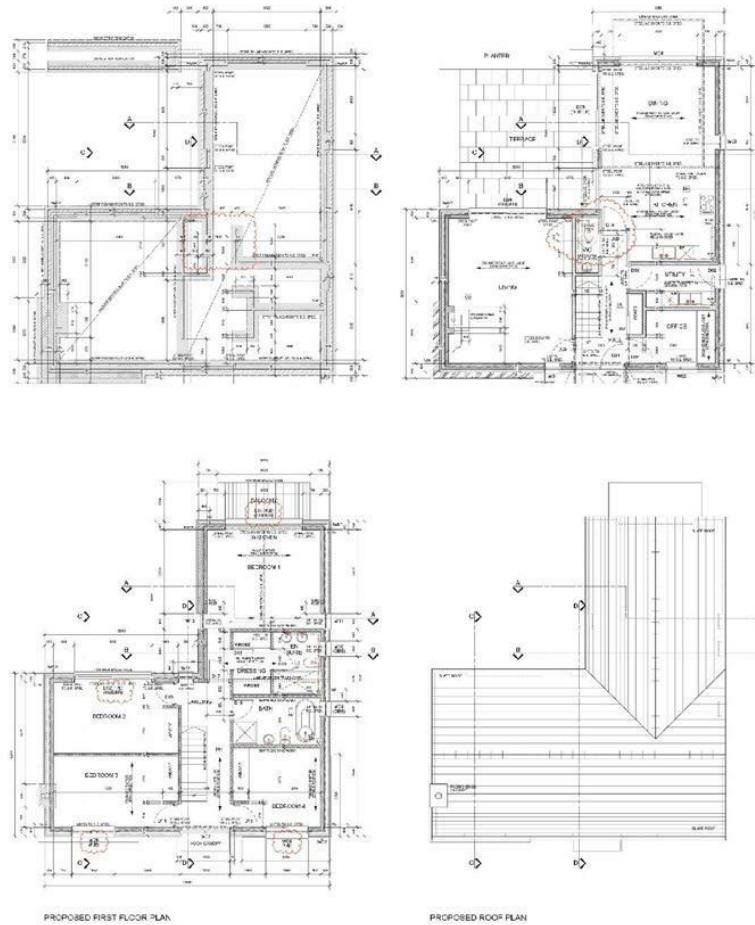
From Launceston exit the town up St. Stephens Hill using the B3254. Follow this road for 6 miles and turn left sign posted Week St. Mary. After a short distance at T the junction proceed ahead. At the next junction turn right and after 2 miles you will enter Week St. Mary. Proceed through the square and the road will bear into Stuarts road. The building plot will be seen on your left hand side.

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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