



SEA GRASS

CONTEMPORARY LIVING IN MAWGAN PORTH

INTERIOR DESIGN BROCHURE



INTERIOR DESIGN

SEAGRASS

BROMLEY ESTATES LTD



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INTERIOR DESIGN

Nicola O'Mara Interior Design, along with her talented team, offers bespoke services to reimagine your second home or holiday retreat, creating beautifully curated interiors that reflect the charm and character of Cornwall's stunning coastline. With over 25 years of experience and a deep connection to the area, Nicola and her team bring creativity, expertise, and meticulous attention to detail to every project. Together, they craft interiors that are both timeless and unique, celebrating individuality while enhancing the beauty and value of your property. Whether for holiday lets or personal enjoyment, let Nicola and her team bring style and elegance to your Cornish escape.

www.nicolaomara.com

SITE OVERVIEW

Mawgan Porth

Set in the highly desirable village of Mawgan Porth, just a short stroll from the beach, these exceptional new builds embody contemporary yet timeless design. Featuring an elegant blend of luxurious textures, from natural stone and warm timber to beautifully crafted, bespoke details, the properties have been thoughtfully designed to create a sense of understated sophistication. The interiors are both stylish and inviting, offering the perfect balance of modern living with enduring charm. Whether as a second home or a personal retreat, these properties present a rare opportunity to own something truly special in one of Cornwall's most sought-after coastal locations.

SITE PLAN



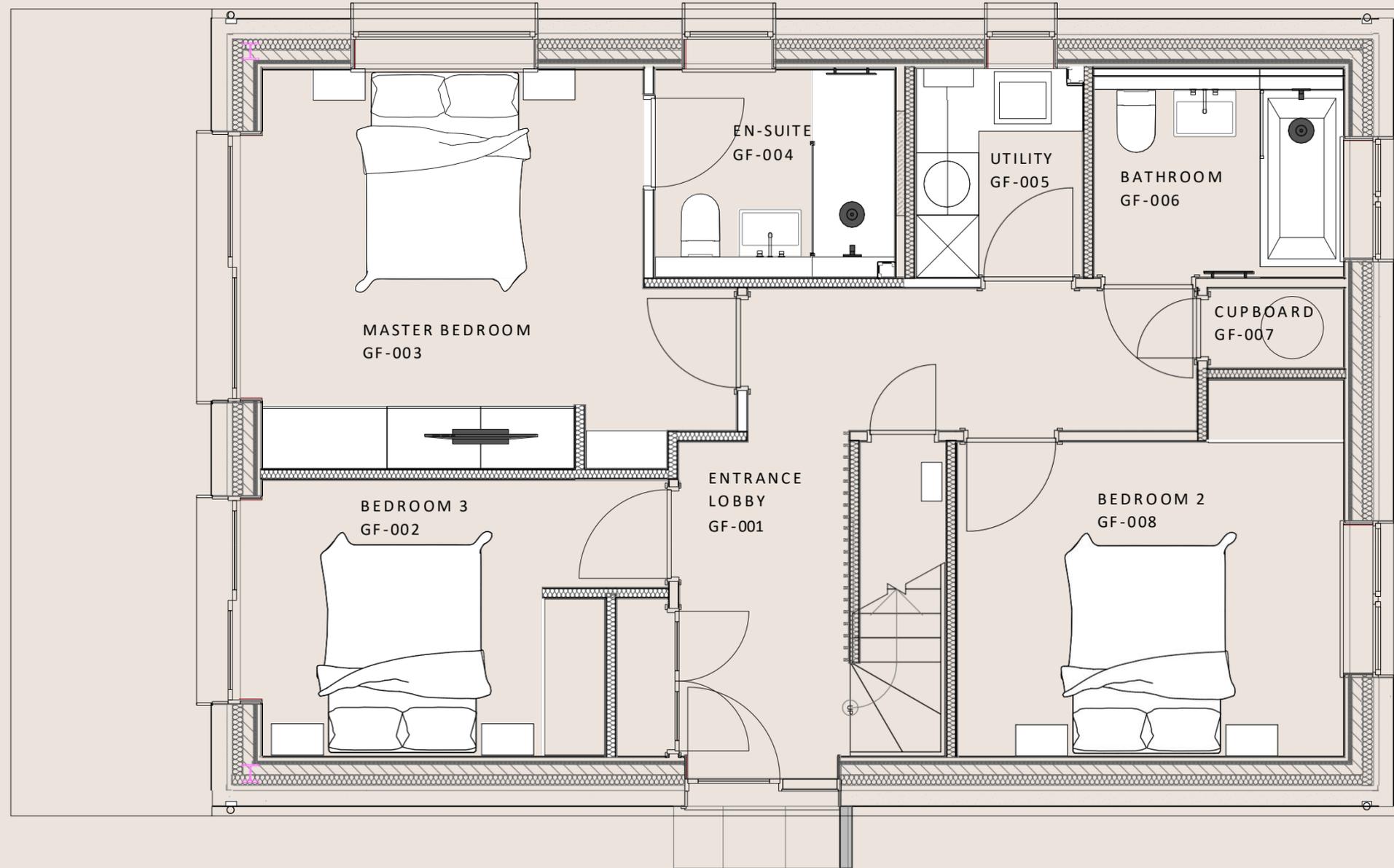
Key

1-4 - House Type 1	- Sedum Roofs	- Lawn	- Bin Storage	- Electric Car Charger
5-8 - House Type 2	- PV Panels	- Ornamental	- Store Area	1-14 - Parking Spaces
9-14 - House Type 3	- Sky Lights	- Ground Cover	- External Shower	- Visitor Parking

10

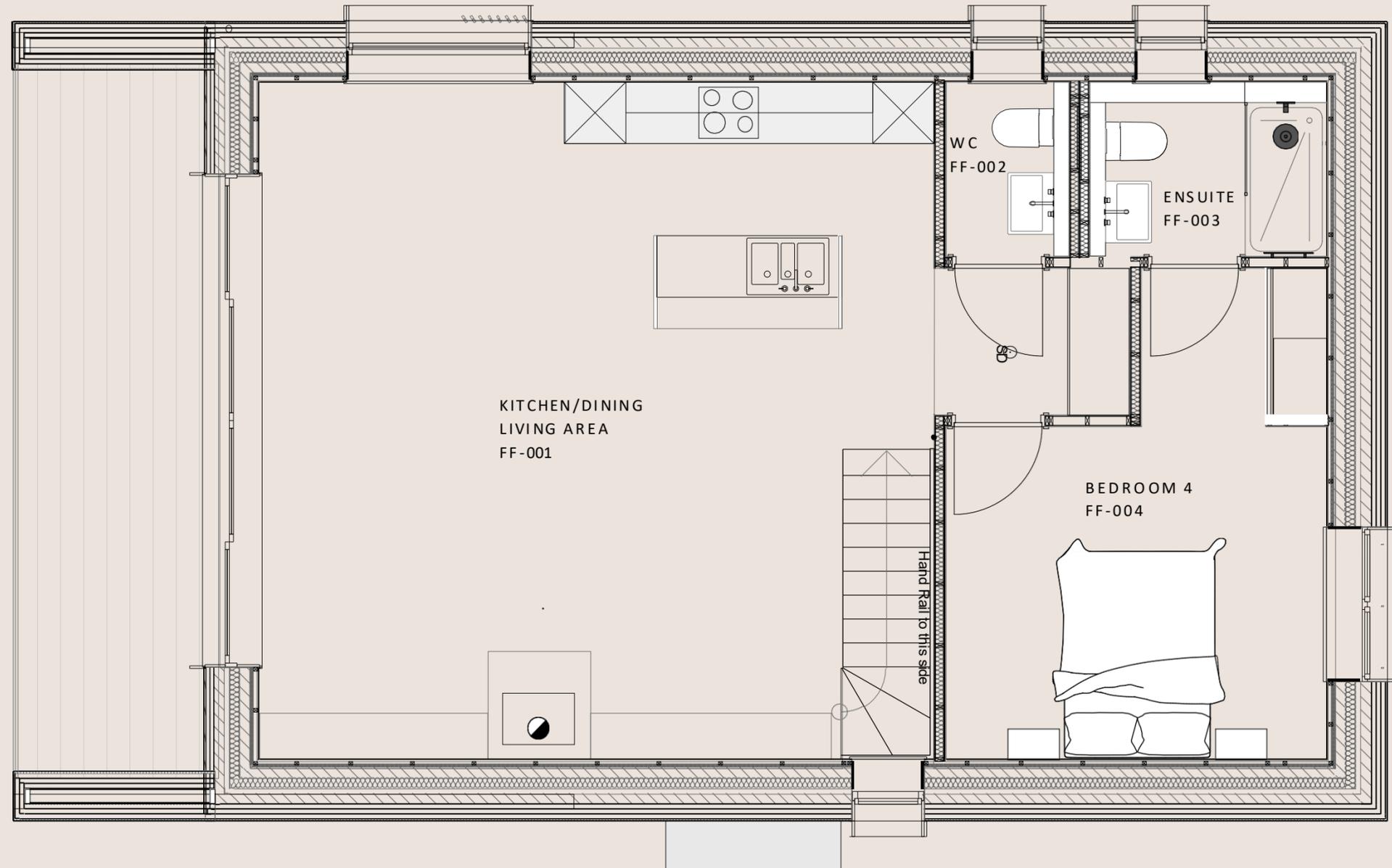
PROPERTY PLAN

Ground Floor

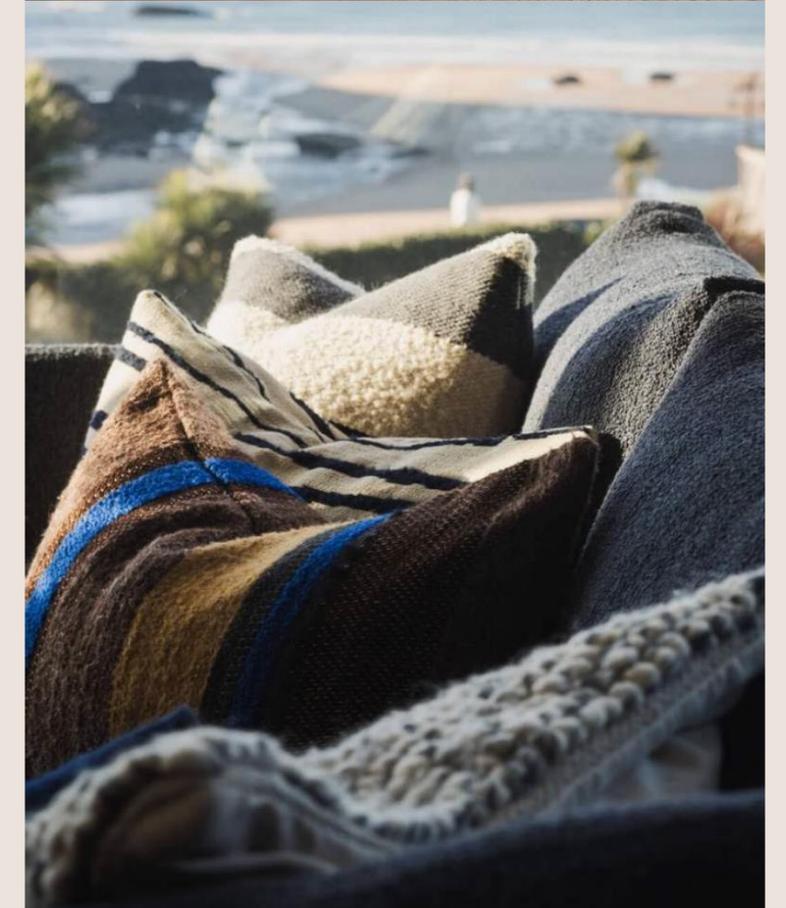


PROPERTY PLAN

First Floor



MATERIAL PALETTE



WARMTH

The design concept draws inspiration from the natural world, seamlessly weaving in tranquil earthy hues, embracing gentle textures, and harmonizing with organic materials.

CONTINUITY

For a cohesive and harmonious home, the design concept centers on creating a sense of continuity and unity throughout the space. This is achieved by selecting a consistent color palette and coordinating finishes.

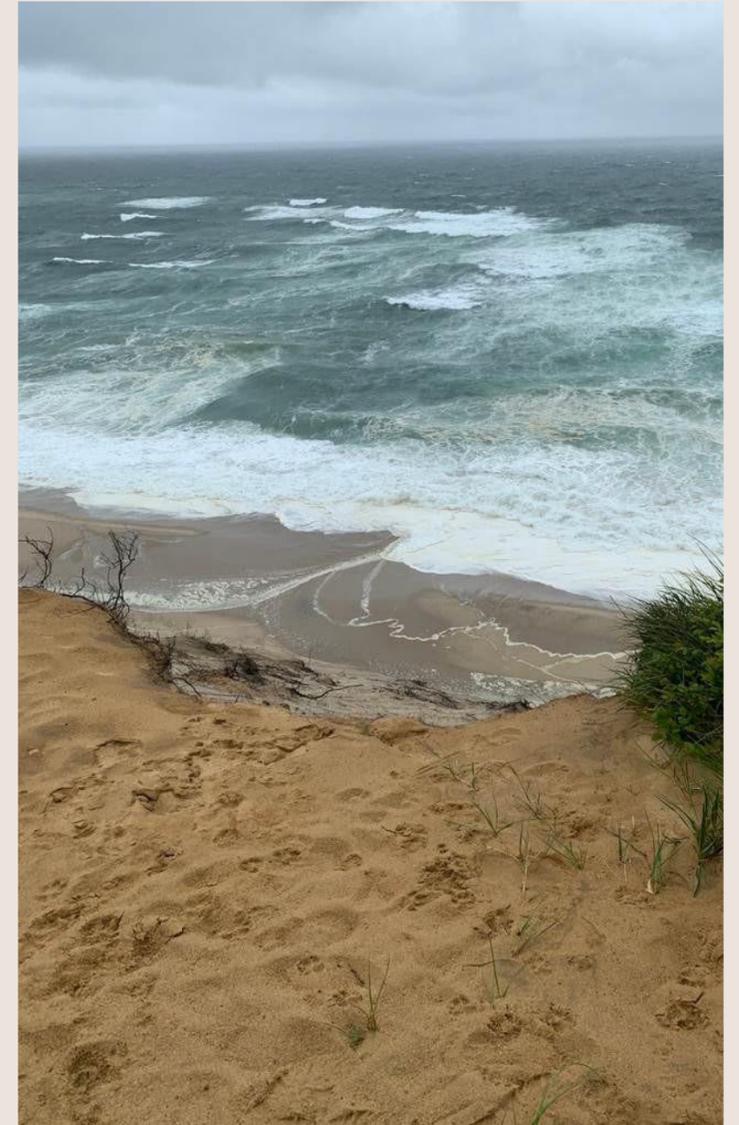
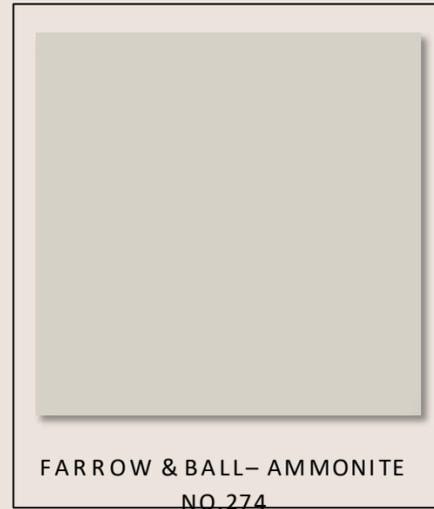
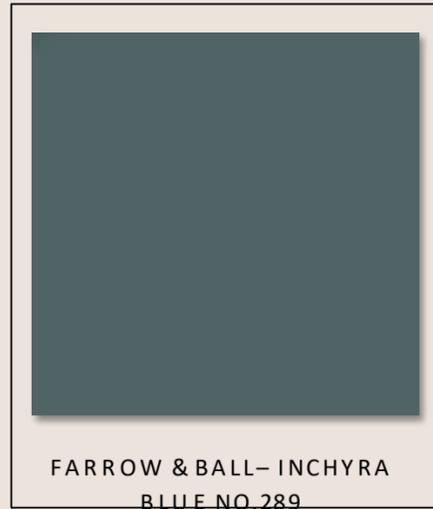
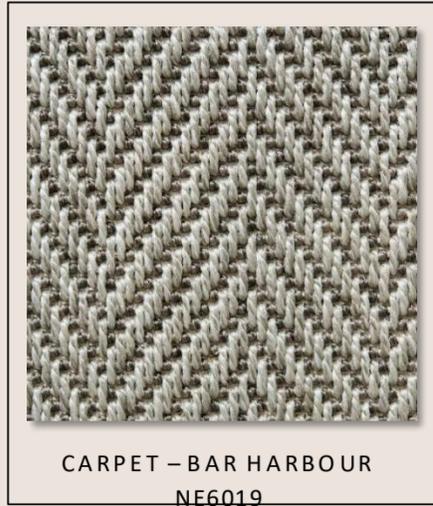
GATHERING

A functional and inviting social gathering area where they can host events with family and friends. In response to this need, the design concept proposes an open-plan living and dining space that seamlessly integrates with a well-equipped kitchen.

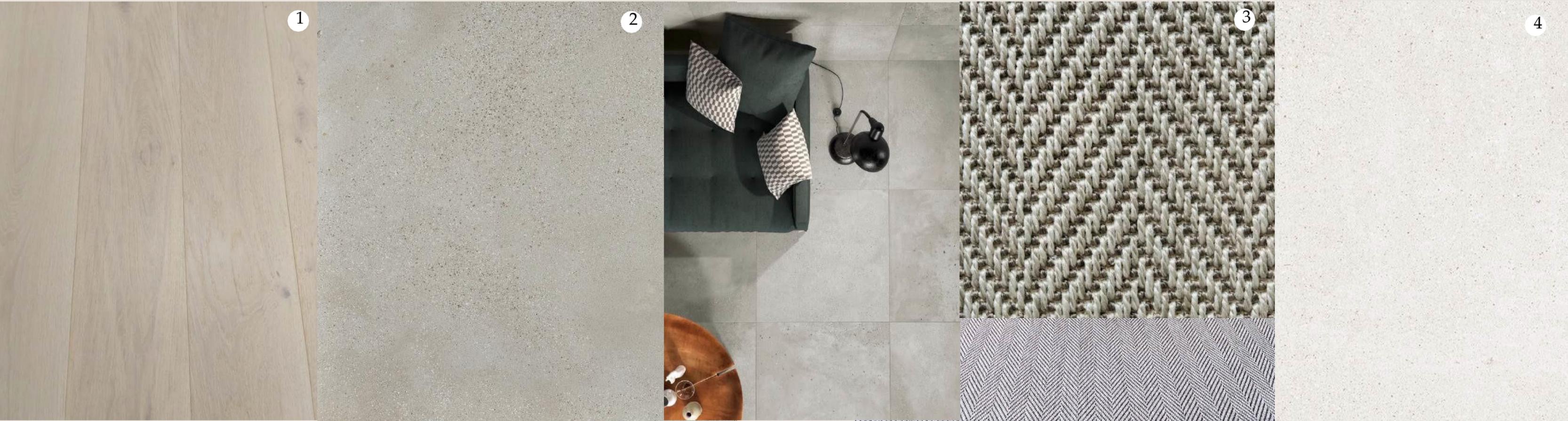
INVITATION

A welcoming and hospitable atmosphere, the design concept centers on creating an inviting ambiance. This is achieved through carefully curated furnishings, cozy seating arrangements, and warm lighting choices that beckon guests to relax and unwind in style.

COLOUR PALETTE



FLOOR FINISHES



1. Oakley Products, Decka Plank Alaska, 1900mm x 240mm

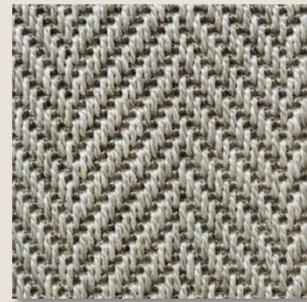
2. North Coast Tile Company, I Cocci Concrete effect floor tile, Cenere, 300 x 600 mm.

3. Unnatural Flooring, Bar Harbor sisal effect, NE6019.

4. Porcelanosa Bottega White, 23" x 23", SKU 100324914

FLOOR FINISHES

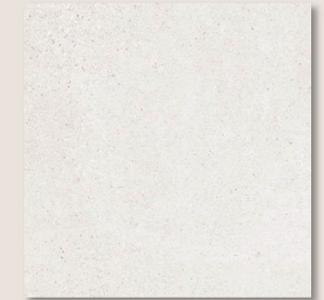
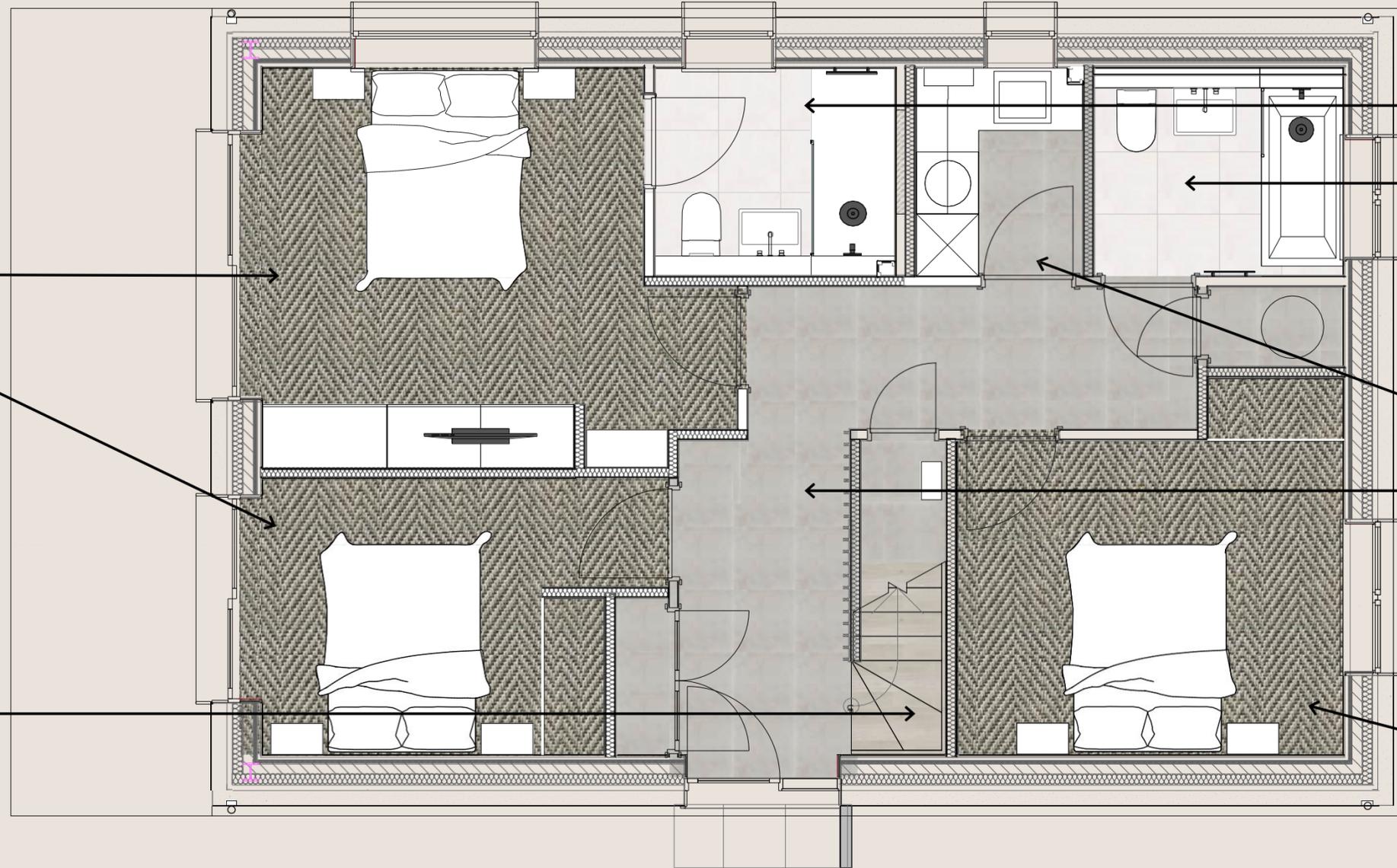
Ground Floor



Unnatural Flooring,
Bar Harbor



Oakley Products
Deck plank Alaska



Porcelanosa Bottega
White



I Cocci Concrete
Effect Floor Tile



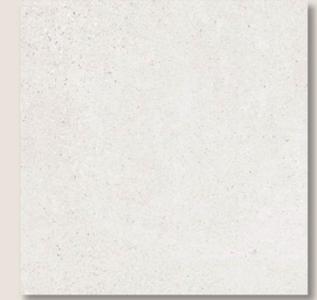
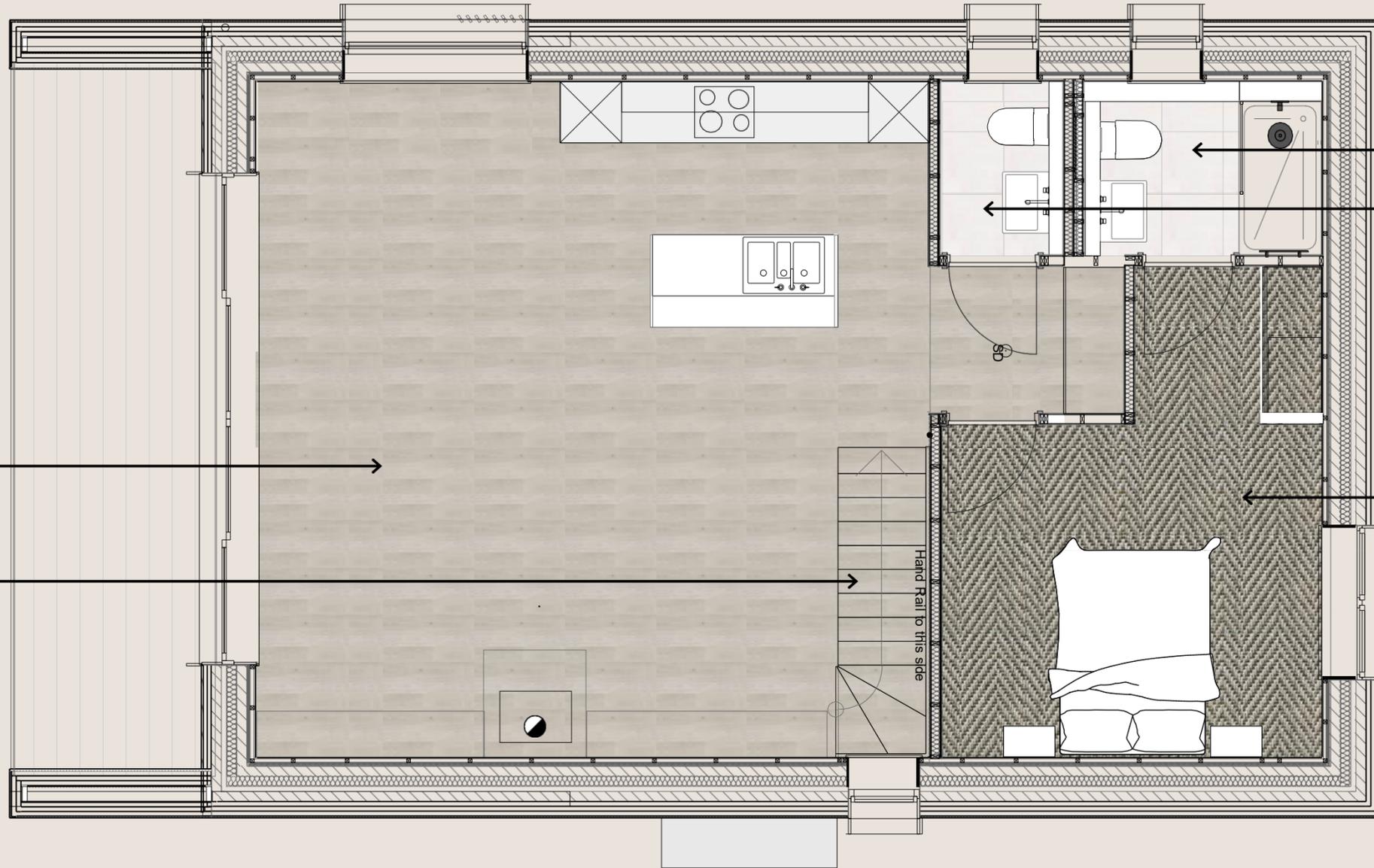
Unnatural Flooring,
Bar Harbor

FLOOR FINISHES

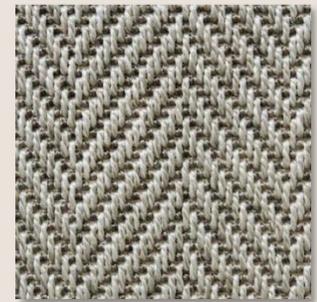
First Floor



Oakley Products
Deck plank Alaska



Porcelanosa Bottega
White



Unnatural Flooring,
Bar Harbor

BATHROOM & ENSUITE SPECIFICATION



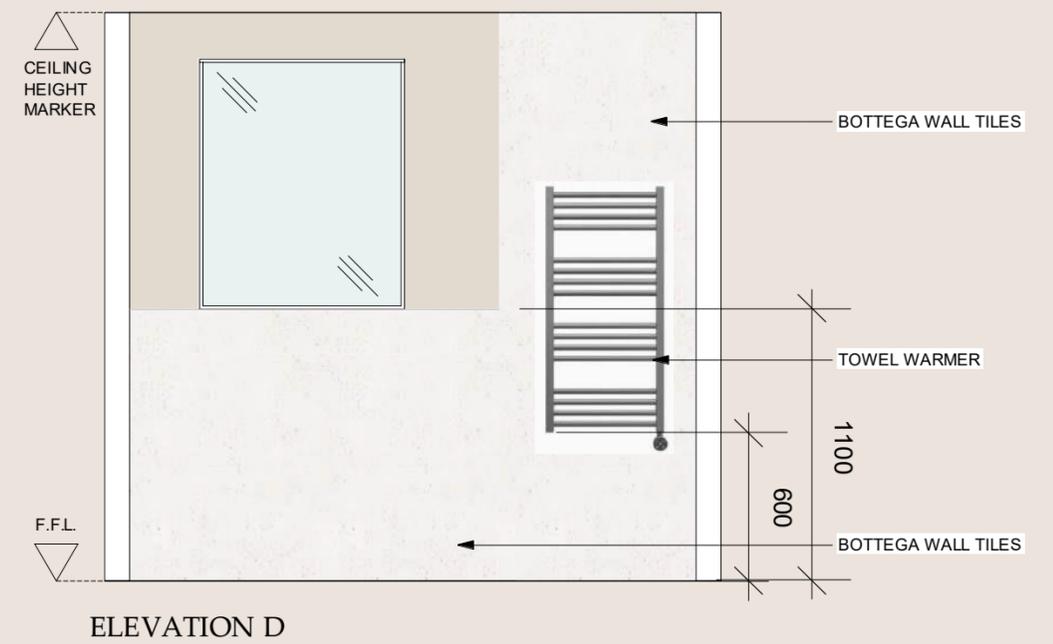
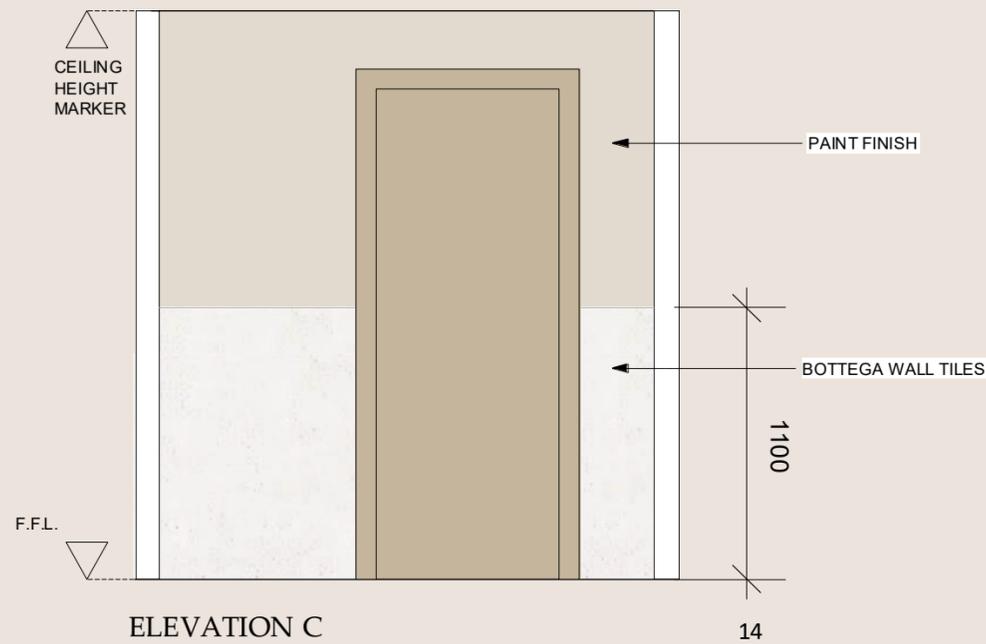
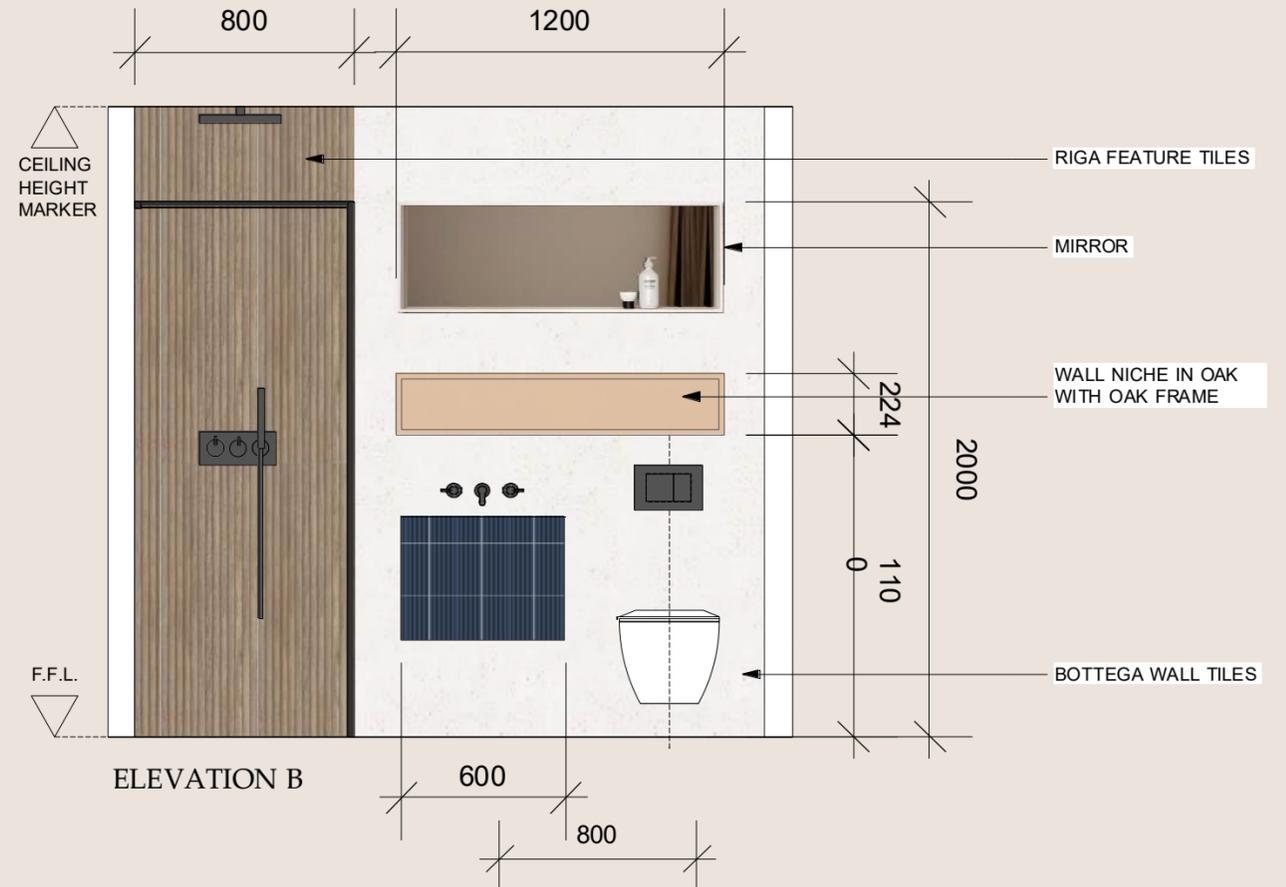
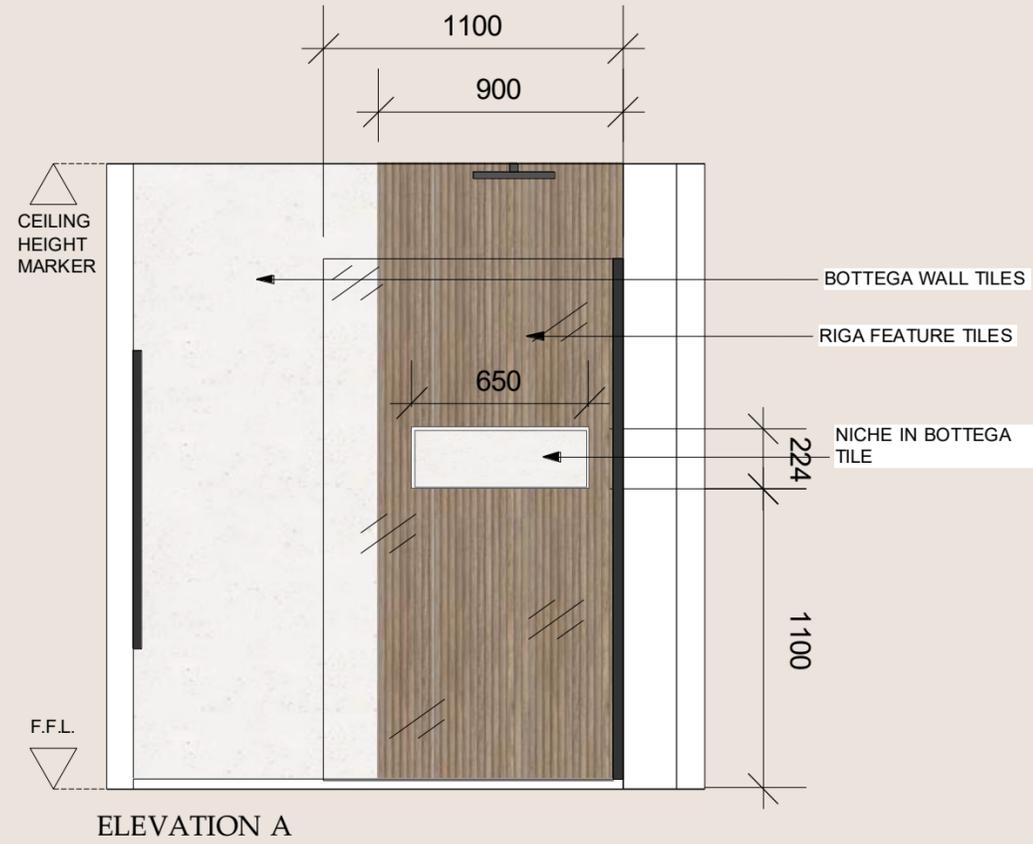
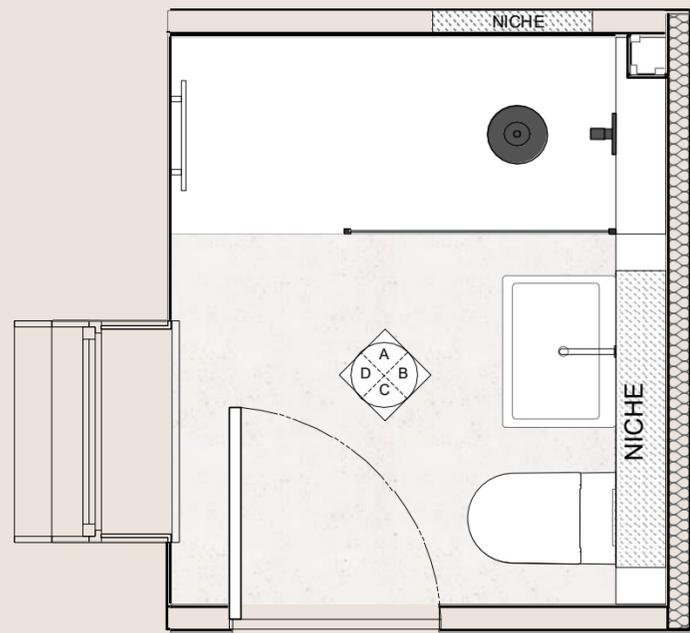
- 1. Ardex Flex Dove Grey, Riga feature tile wall grout
- 2. Riga Cognac fluted ceramic, wall feature tiles, vertically laid
- 3. Coalbrook 300mm shower head, and shower valve Gunmetal CO4003GM and DO3101GM
- 4. Farrow & Ball wall paint, Ammonite No.274

- 5. Porcelanosa Bottega White, 23" x 23", SKU 100324914 – Colorstuk Especial Grout Nacare SKU 100238235
- 6. Armera Ltd Lagoon wall hung WC with seat, white. Tece flush plate, graphite
- 7. Coalbrook DOMO, 3TH wall mounted basin mixer (165mm spout) with boss
- 8. Crosswater limit single drawer vanity unit, 600mm, oak
- 9. Lusso Calvi matte white stone mirror with shelf, 1200 x 400mm

- 10. Haven By Roman Haven, 1100mm wet room panel, 8mm
- 11. Laufen Marbond Shower Tray, rectangular, 1600/1800x800mm
- 12. Crosswater Kai X, 1700x800 double ended bath, White
- 13. Crosswater ceramic Mpro towel warmer 480x1140, slate effect

TYPICAL ELEVATIONS

Bathroom/En-suite



KITCHEN SPECIFICATION



1. Miele Induction Hob, KM7363FL

2. Miele fully integrated dishwasher, G5450SCVI

3. Kitchen Dining Area floor plan

4. Flooring, Oakley Products, Decca Plank Alaska

5. Worktop, Cosentino, Micron, Straight edge

6. Kitchen 3D Visual

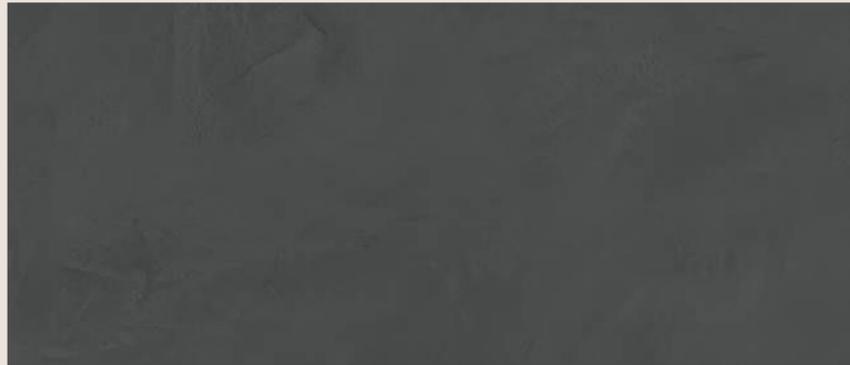
7. Worktops, graphite soft mat, 60G Laminate

8. Recess panelling, Holm Oak E32

9. Miele Artline single oven, H7464BPXARTLINEOBBL and Miele Artline microwave combination oven, H7440BMXARTLINEOBBL

SAMPLES

Kitchen



WORKTOP
Cosentino, Micron, Straight edge



RECESS PANELLING
Holm Oak E32



UNIT FRONTS
Graphite soft mat, 60G Laminate

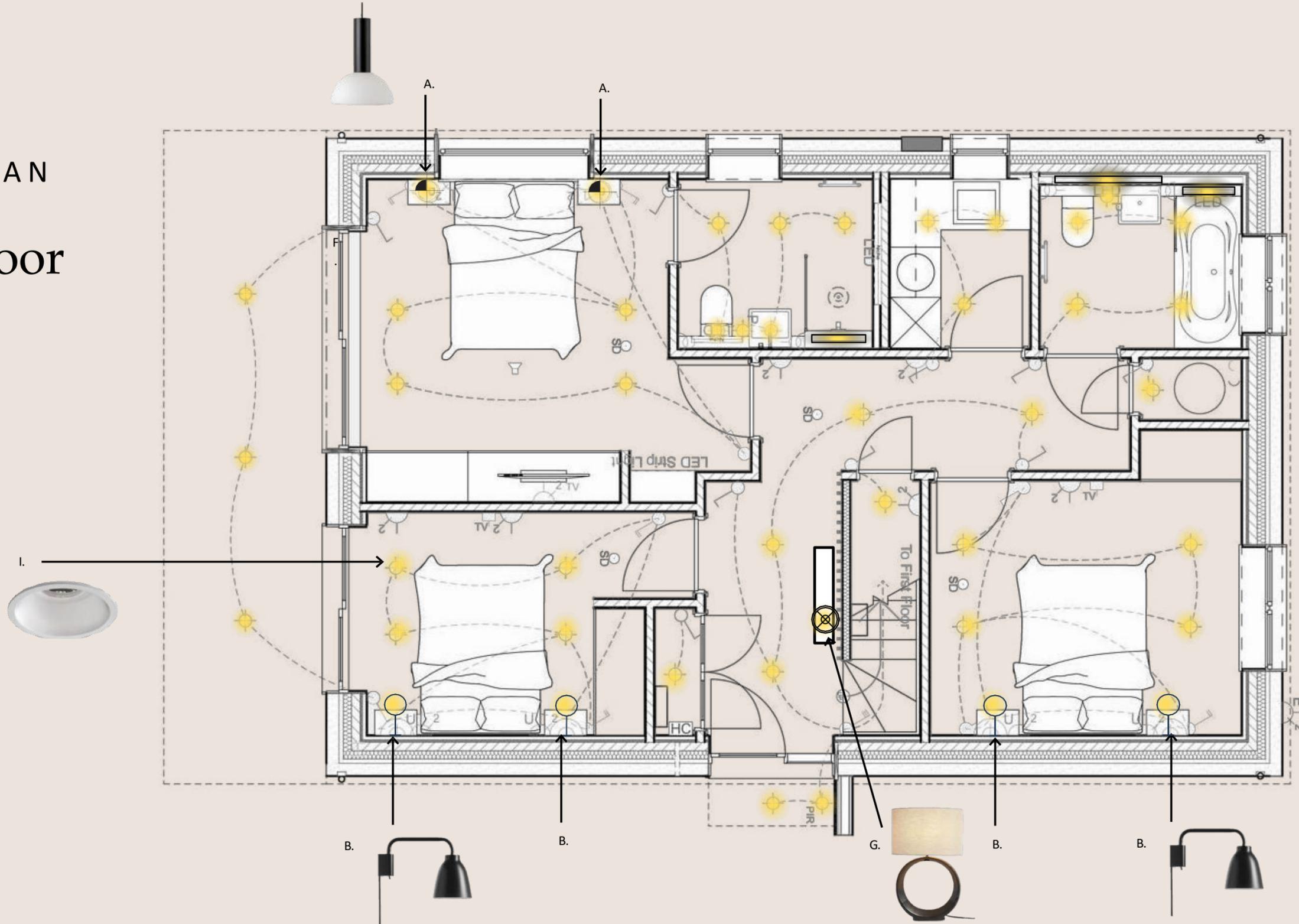


HANDLES
Brown lacquered, 822.



FLOORING
Oakley Products, Decka Plank Alaska

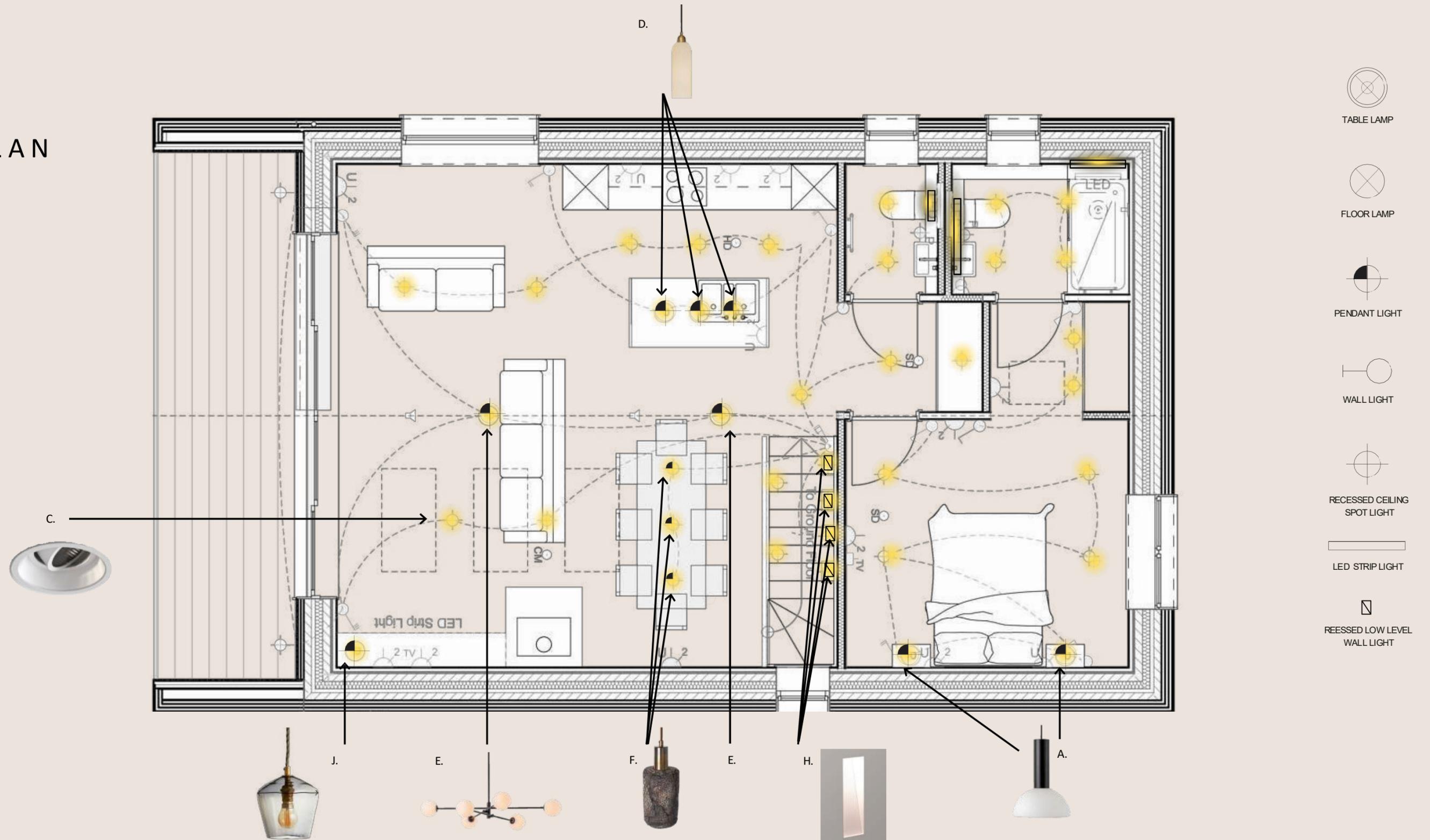
LIGHTING PLAN
Ground Floor



-  TABLE LAMP
-  FLOOR LAMP
-  PENDANT LIGHT
-  WALL LIGHT
-  RECESSED CEILING SPOT LIGHT
-  LED STRIP LIGHT
-  RECESSED LOW LEVEL WALL LIGHT

LIGHTING PLAN

First Floor



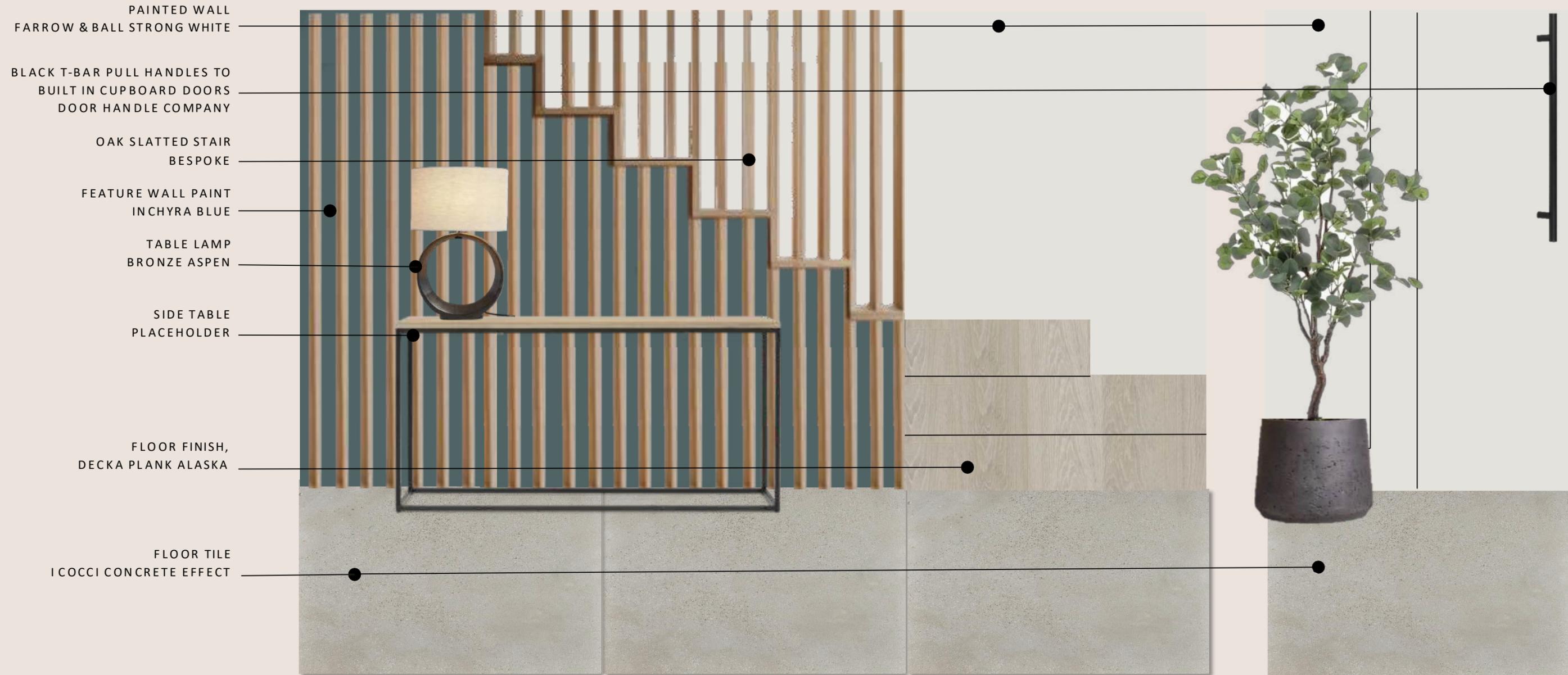
SHOPPING LIST

Lighting schedule

PRODUCT IMAGE	PRODUCT CODE	COLOUR	SUPPLIER
A. 	BLACK PENDANT #SL-CY-OGL-DP8-W-BKH	BLACK & OPAL	INDUSTVILLE
B. 	CARAVAGGIO READ WALL LAMP #45097	BLACK	FRITZ HANSEN LAMP MASTERS
C. 	MINIMA SLIMLINE ADJUSTABLE DOWNLIGHT #1249040	WHITE MATT	ASTRO
D. 	ODYSSEY PENDANT #45097	NATURAL/ BRASS	SWEETPEA & WILLOW
E. 	CHELSO PENDANT #LL0086	MATT BLACK	LIGHTS&LAMPS

PRODUCT IMAGE	PRODUCT CODE	COLOUR	SUPPLIER
F. 	CERAMIC PENDANT #MLCMP003	BLACK CLAY	MULLAN
G. 	BRONZE ASPEN CERAMIC TABLE LAMP	BRONZE	NEXT
H. 	ASTRO BORGO TRIMLESS 35 RECESSED WALL LIGHT #AST/1212027	WHITE MATT	ASTRO
I. 	MINIMA SLIMLINE ROUND FIXED #1249034	MATT WHITE	ASTRO
J. 	SMALLER DEMIJOHN PENDANT #PLDEM098GLAGRY	GREY BLOWN GLASS	POOKY

ENTRANCE LOBBY



DOORS



1.

1. Leader Doors, Liberty doors (121178)
2. Corston, Clayton flush rose sprung door handle
3. Corston, Saxon steel door hinge pair



2.



3.



4.



5.



6.



7.

4. Corston, Canning thumbturn (13047)
5. Corston, Clifton half moon door stop (16968)
6. Recessed MDF skirting



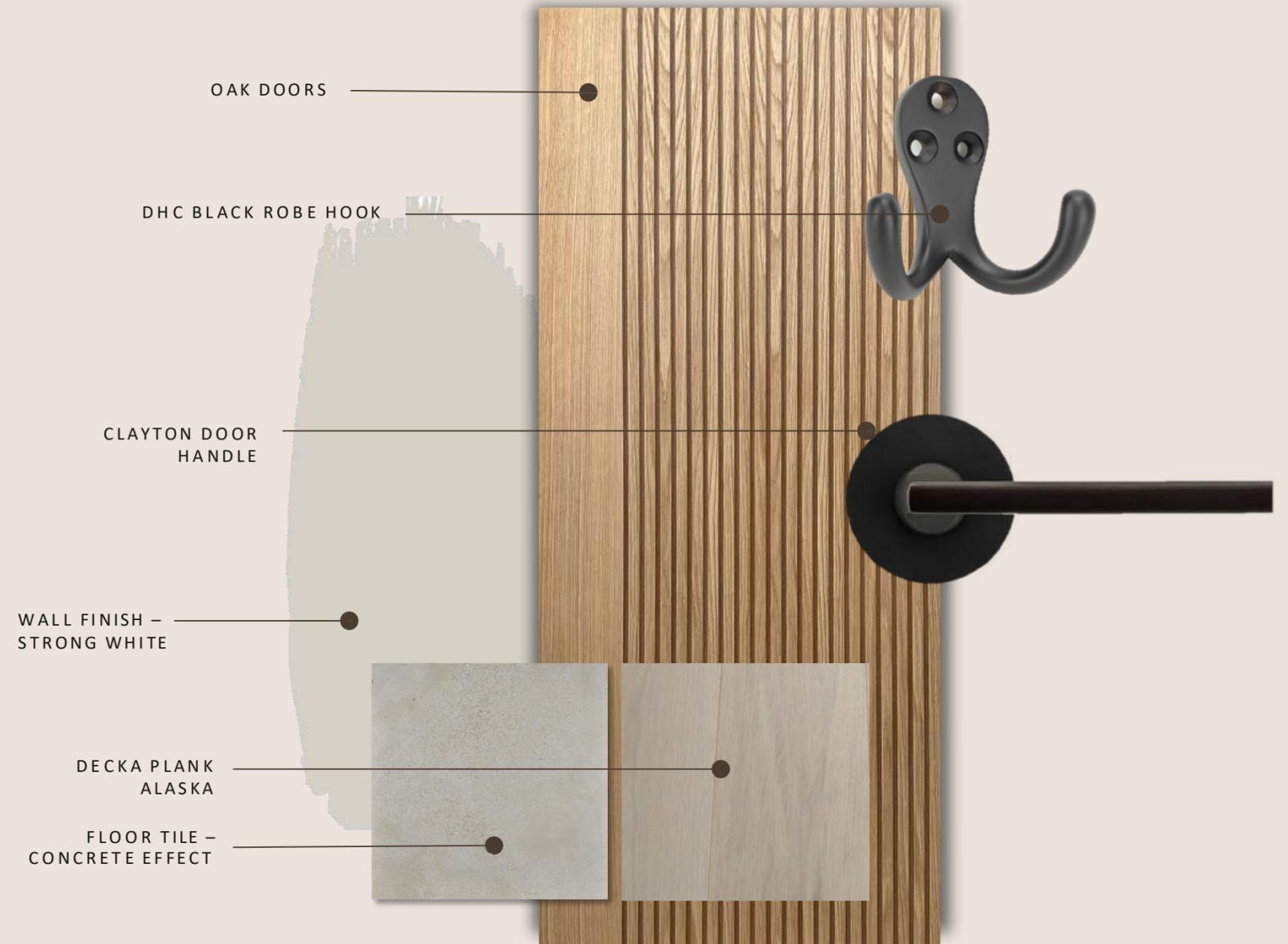
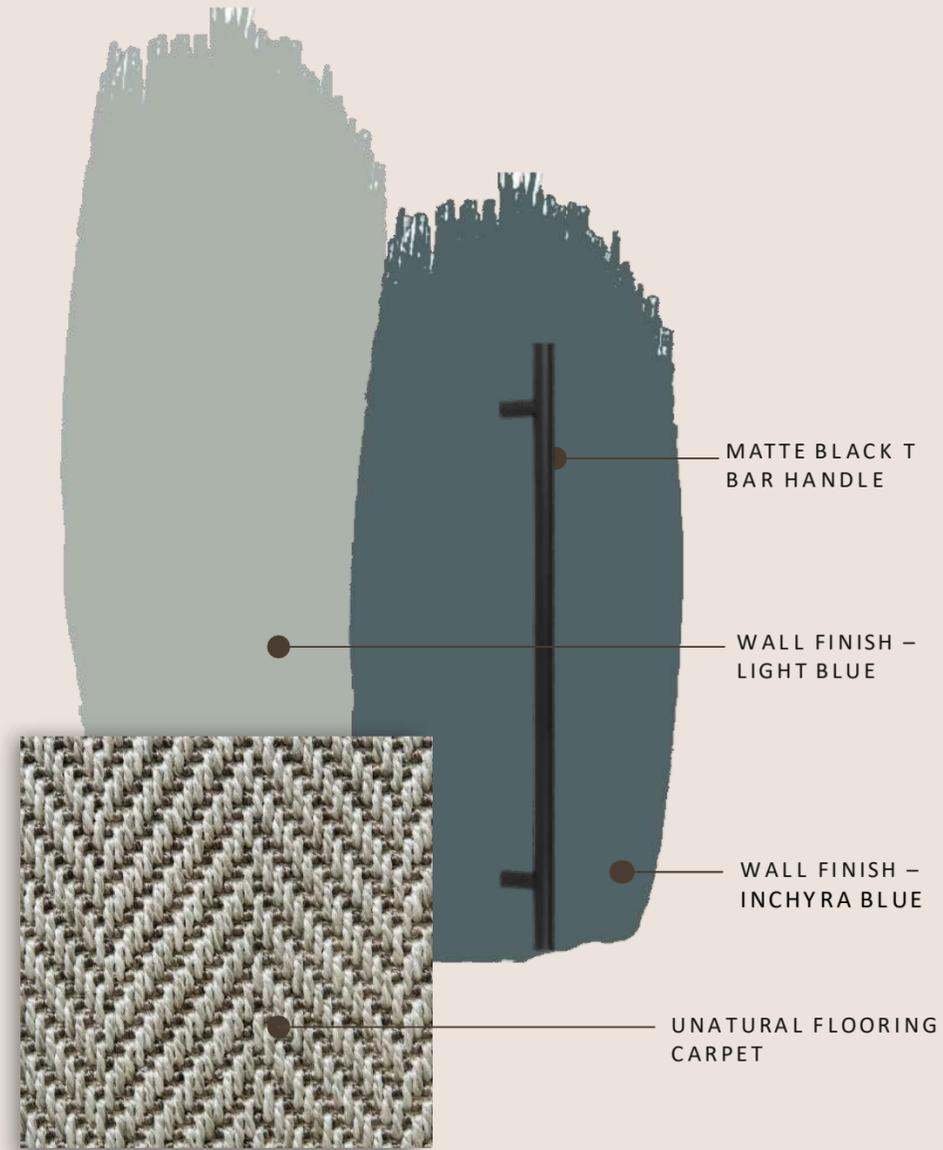
8.

7. Shadowline architrave
8. DHC door double robe hook
9. DHC (CFPT1300MB) T bar pull handle



9.

DOORS & HARDWARE - LOOK & FEEL



ELECTRICAL & LIGHTING FITTINGS



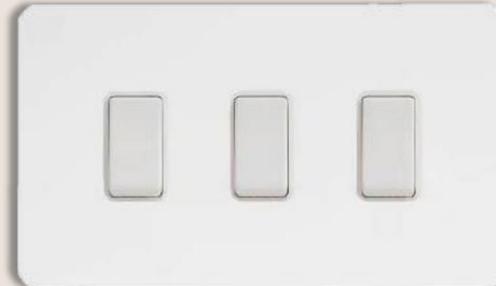
1.



2.



3.



4.



5.



6.



7.



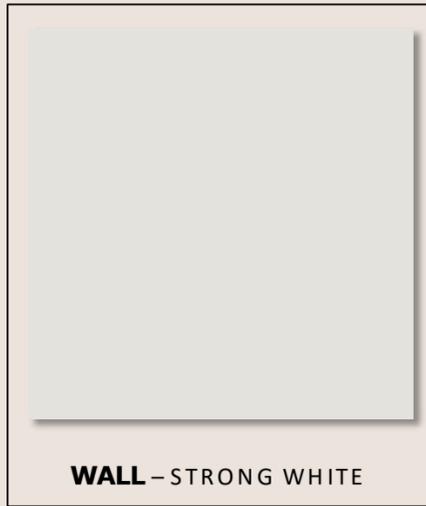
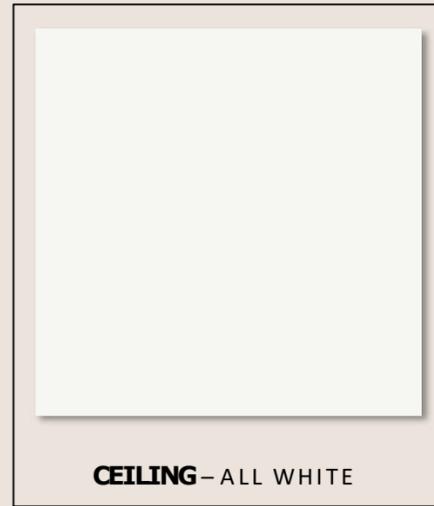
8.

- 1. 1 Two way rocker switch (SS-SH-10-LTS101-WPW)
- 2. Two way dimmer (SKU-SS-SH-10-LTS201-WP)
- 3. 2G Two way dimmer switch (SS-SH-10-LTS202-WP)

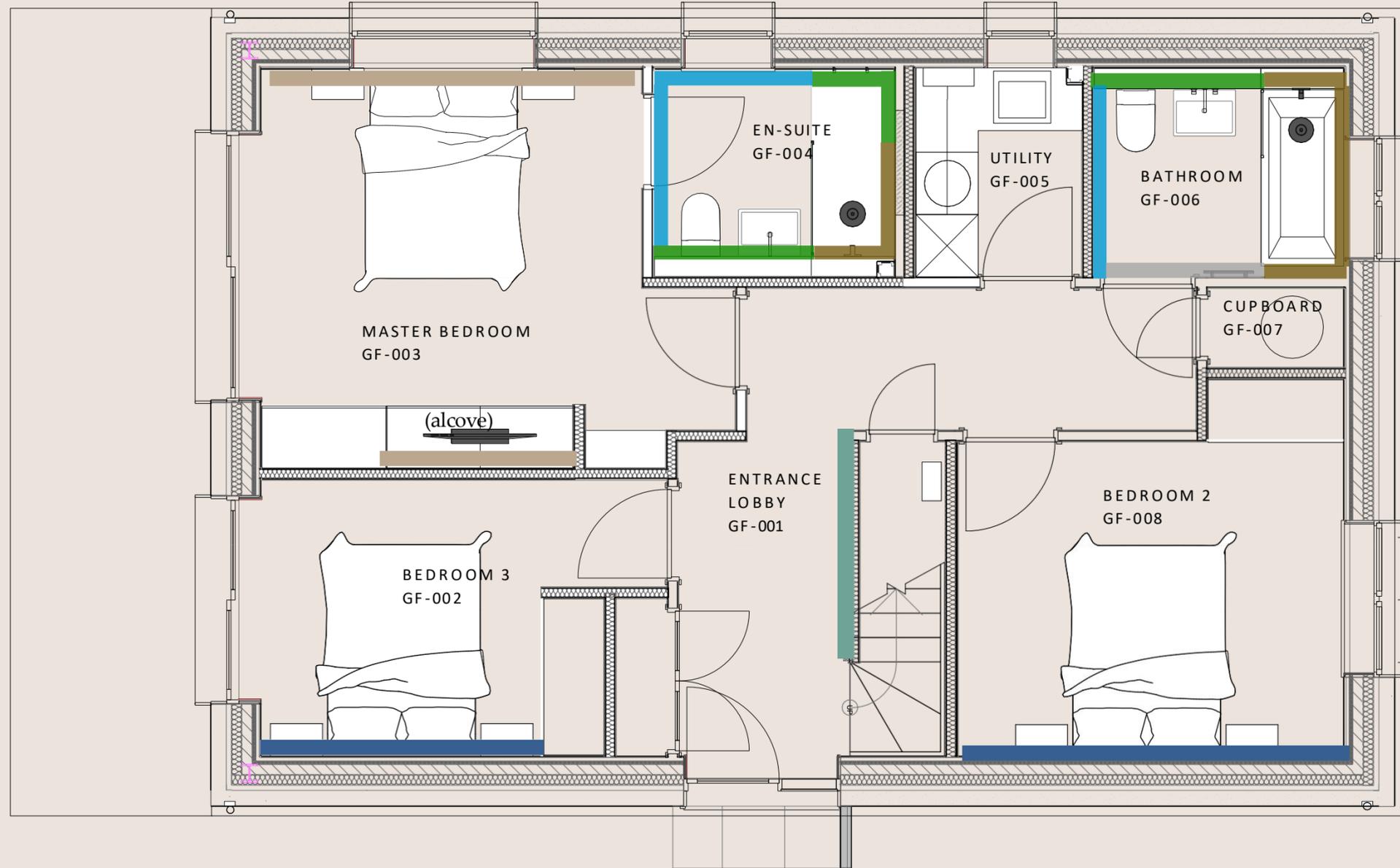
- 4. 3 Two way rocker switch (SS-SH-10-LTS123-WPW)
- 5. Double socket (S-SH-10-SKT102-WPW)
- 6. Single socket (SS-SH-10-SKT101-WPW)

- 7. Extractor fan (SS-SH-10-ISO101-WPW)
 - 8. Shaver socket (SS-SH-10-SKT401)
- All fittings from The Eldon Collection.

PAINT FINISHES (FARROW & BALL or colour match)



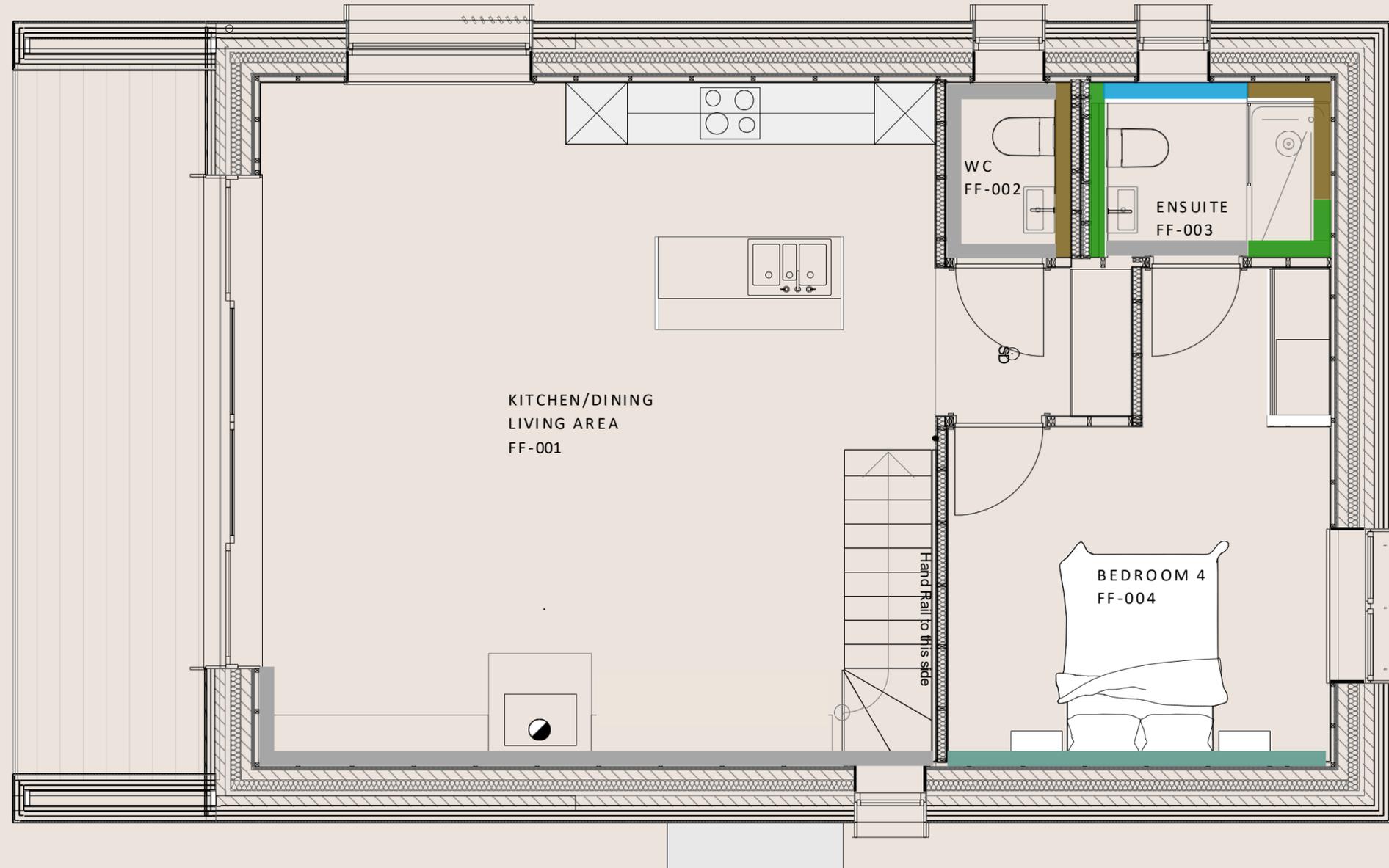
WALL FINISHES
Ground Floor



- Main bedroom feature wall;
Half height (1600mm high) Flutto
Oak mini-ridge wood panels.
Farrow & Ball wall paint, Strong
white No.2001 painted above.
- Farrow & Ball wall paint,
Light Blue No.22
- Farrow & Ball wall paint,
Inchyra Blue No.289
- Farrow & Ball wall paint,
Ammonite No.274
- (where no colour is shown)
Farrow & Ball wall paint,
Strong white No.2001
- Tiled feature wall, Riga
Cognac fluted ceramic wall
tiles, vertically laid
- Tiled wall, Porcelanosa
Bottega White, full height
- Half height tiled wall,
Porcelanosa Bottega White.
Farrow and Ball Ammonite
wall paint above

WALL FINISHES

First Floor



-  Farrow & Ball wall paint, Inchyra Blue No.289
-  Farrow & Ball wall paint, Ammonite No.274
- (where no colour is shown)
Farrow & Ball wall paint, Strong white No.2001
-  Tiled feature wall, Riga Cognac fluted ceramic wall tiles, vertically laid
-  Tiled wall, Porcelanosa Bottega White, full height
-  Half height tiled wall, Porcelanosa Bottega White. Farrow and Ball Ammonite wall paint above



THANK YOU



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For more information, head to our website
bromleyestates.com



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