

Gwel Teyr

ONE EXCEPTIONAL SETTING,
JUST THREE REMARKABLE HOMES



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We are delighted to present Gwel Teyr, an exclusive collection of just three outstanding newly built detached homes, situated in a private and highly desirable setting on the rural edge of Truro.

Built by renowned local builders and developers MJL Limited, the stylish properties combine contemporary architectural design, thoughtful craftsmanship and a superb level of specification with the very latest in energy-efficiency technology. Each home offers in excess of 2,500sq.ft. of beautifully appointed accommodation together with private landscaped gardens, detached garaging and generous parking.

Available to reserve now and ready for occupation, the three properties have been individually designed to make the most of their elevated settings with far-reaching views across the surrounding countryside. Their position provides the rare combination of peaceful rural living and exceptional convenience with the extensive amenities of Truro city centre just moments away, whilst the sailing waters of the Carrick Roads, the coast and a wealth of scenic walking routes, including the popular Newham Trail are all within easy reach.

SUMMARY OF ACCOMMODATION

In all, just over 2,500sq.ft. of accommodation

Ground Floor Oversized pivot front door to entrance vestibule, entrance hallway, living/dining room, kitchen/breakfast room, utility and cloakroom.

First Floor Large landing with airing cupboard and door leading to the balcony. Principal bedroom suite with walk-in wardrobe and en-suite bath/shower room. Sliding doors lead from the bedroom to a glass-balustraded balcony. Three further en-suite double bedrooms.

Outside Brick-paved driveway providing parking. Detached garage with electric up-and-over door, power and light connected. Landscaped gardens to the front and rear with paved patios, enclosed by timber fencing and Cornish hedging.

Location

Situated just off Old Falmouth Road on the southern edge of Truro, Gwel Teyr enjoys a convenient location with easy access to some of Cornwall's most desirable destinations. The A30 is within easy reach, while the nearby A39 provides a direct route to Falmouth and the south coast. Truro city centre is just moments away, offering an excellent range of amenities and services.

The Truro to Falmouth corridor is widely regarded as one of Cornwall's most sought-after residential areas, prized for its proximity to the outstanding sailing waters of the Carrick Roads, which offer some of the finest day sailing in the country. Nearby attractions include the National Trust's Trelissick House, Loe Beach with its popular water sports facilities, and the picturesque King Harry Ferry providing a scenic crossing over the River Fal to the Roseland Peninsula and the harbour village of St Mawes.

For golf enthusiasts, Truro Golf Club is less than 5 minutes' drive away with additional highly regarded courses, Tehidy Golf Club near Tehidy Country Park and also Falmouth Golf Club nearby.

As Cornwall's capital, Truro offers a selection of shopping, restaurants, cafés and bars together with a cinema and the renowned Hall for Cornwall Theatre. The city is also well served by education with three highly regarded independent schools alongside an excellent choice of primary and secondary schools.

Truro's mainline railway station provides direct access to London Paddington in approximately 4½ hours, making the city an attractive location for both permanent residence and second home ownership.



Gwel Teyr

OLD FALMOUTH ROAD, TRURO



Key Locations

- Truro City Centre**
Less than 1 mile
- Truro Cathedral**
Less than 1 mile
- Truro Railway Station**
Less than 1 mile
- Royal Cornwall Hospital**
2.5 miles
- Falmouth**
6 miles
- Carrick Roads**
6 miles
- Trelissick (NT)**
4 miles
- King Harry Ferry**
6 miles
- Loe Beach**
7 miles
- Newham Trail**
0.5 miles
- St Mawes**
16 miles

All distances approximate

A Prime Location

On the southern edge of Truro, with excellent access to the city, coast and Cornwall's stunning surroundings.

- Property Location
- Main Road
- Minor Road
- Railway line
- Walking Route
- Green Space
- Water



Contemporary Design with Outstanding Energy-Efficiency.

Particular emphasis has been placed on creating homes that are not only comfortable and stylish but also highly energy-efficient and economical to run. All three properties benefit from underfloor heating throughout the ground and first floors, powered by a Vaillant air-source heat pump, together with a sophisticated mechanical ventilation and heat recovery (MVHR) system. An extensive array of solar photovoltaic panels with battery storage further enhances the energy credentials of the homes, allowing renewable energy generated during the day to be stored and utilised when required.

Combined with triple-glazed aluminium windows and high levels of insulation, the result is a comfortable living environment with reduced energy consumption and running costs.

Further contemporary touches include in-ceiling Bluetooth speakers, electric vehicle charging points and premium external finishes, ensuring that technology and sustainability are seamlessly integrated into everyday living.



Specification

- Spacious 4-bedroom detached homes with 4 luxury en-suite bathrooms
- Generous internal areas from 240m² (2,583sq.ft.) with detached garages
- Underfloor heating throughout with individual room controls
- Energy-efficient Vaillant air source heat pump and MVHR ventilation system
- Premium Ballerina German kitchens with Dekton worktops
- Integrated Miele appliances and Siemens wine cooler
- Blanco Choice tap system providing boiling, chilled, filtered and sparkling water
- Luxury bathrooms featuring Villeroy & Boch sanitaryware and Dornbracht brassware
- Triple-glazed aluminium windows and doors with excellent thermal performance
- Frameless glass balconies and bespoke architectural entrance doors
- Integrated Wi-Fi boosters and in-ceiling Bluetooth speakers
- Premium flooring including smoked oak parquet, luxury carpets and designer tiling
- Contemporary landscaped gardens, premium patios and block-paved driveways.
- Build warranty – Professional Consultants Certificate

Outstanding Interiors

Each home has been designed around generous light-filled living spaces with a strong emphasis on the relationship between the interior, the gardens and the views beyond. A dramatic oversized Ossido ceramic-clad pivot entrance door, supplied by Smart Systems, creates an impressive entrance opening into a striking reception hall where a floating staircase with frameless glass balustrading and integrated LED lighting forms a spectacular architectural focal point.

The principal ground floor living spaces feature beautifully crafted Verdant smoked oak parquet flooring by Atkinson & Kirby, while the utility room, wet room and cloakroom are finished with Invictus Maximus French oak-storm luxury vinyl flooring. The first floors are comfortably carpeted in Cormar Inglewood Saxony carpet in North Star.

The principal living accommodation incorporates a spacious dual aspect living and dining room centred around a contemporary Purevision BPVR 5kW multi-fuel stove mounted above a contemporary integrated log store. Expansive sliding glazed doors provide a seamless connection with the front and rear gardens, creating an ideal environment for both relaxed family life and entertaining.

The beautifully appointed kitchens have been crafted by Ballerina Küchen, the award-winning German manufacturer renowned for its quality and design. Each kitchen combines sophisticated cabinetry with premium Dekton worktops and an exceptional range of features including a pull-out larder pantry, glass-sided drawers, integrated waste bins and extensive LED lighting. A dedicated drinks and media area incorporates a Siemens wine cooler, whilst the comprehensive range of Miele appliances includes a full-height larder fridge and freezer, venting induction hob, single oven, combination oven and warming drawer. An innovative Blanco Choice tap system provides instant boiling water together with chilled, filtered still and sparkling water, combining convenience with elegant design.

On the first floor all four generously proportioned double bedrooms enjoy the privacy and convenience of their own beautifully appointed en-suite bathroom or shower room. The luxurious principal suite provides a particularly impressive retreat, with a vaulted ceiling, generous walk-in wardrobe and en-suite bathroom featuring a freestanding bath, premium Villeroy & Boch sanitaryware, dark chrome brassware, Amera Walnut Glow vanity furniture and Vogue heated towel bars. The three further bedrooms each benefit from a stylish en-suite shower room with large walk-in showers, quality furniture and contemporary fittings.

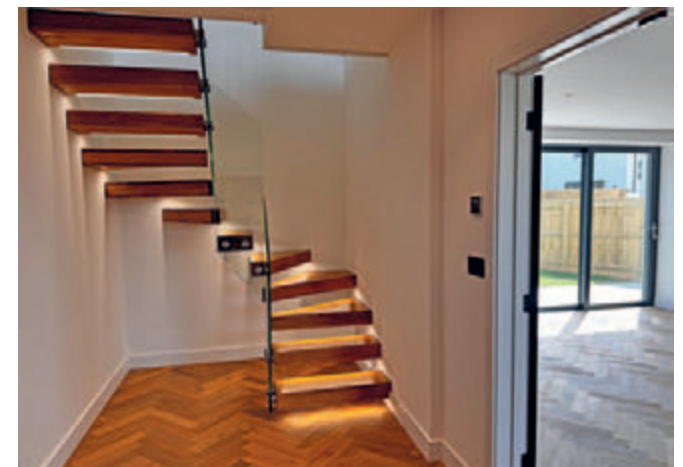
The principal bedroom and landing also provide access to an expansive south-west-facing balcony enclosed by a frameless glass balustrade and perfectly positioned to enjoy the far-reaching westerly countryside views and spectacular Cornish sunsets.

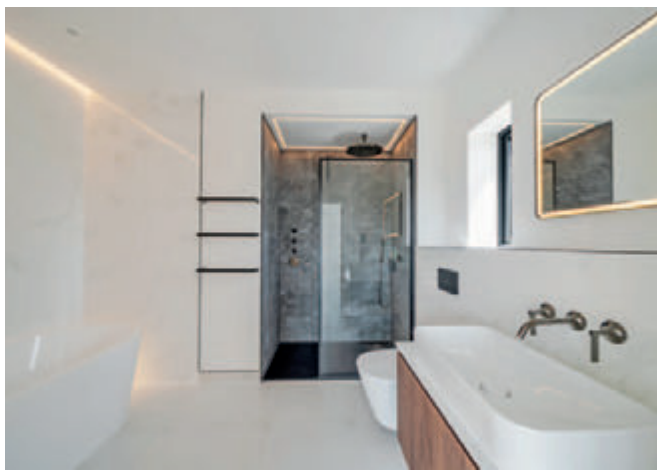
Outside

Each of the three homes has its own detached garage, private driveway parking and landscaped gardens, thoughtfully arranged to take full advantage of the sunny south and west facing aspects. The gardens and terraces provide a natural extension to the living accommodation, whilst the elevated position allows the properties to enjoy an enviable sense of space, privacy and connection with the surrounding countryside.

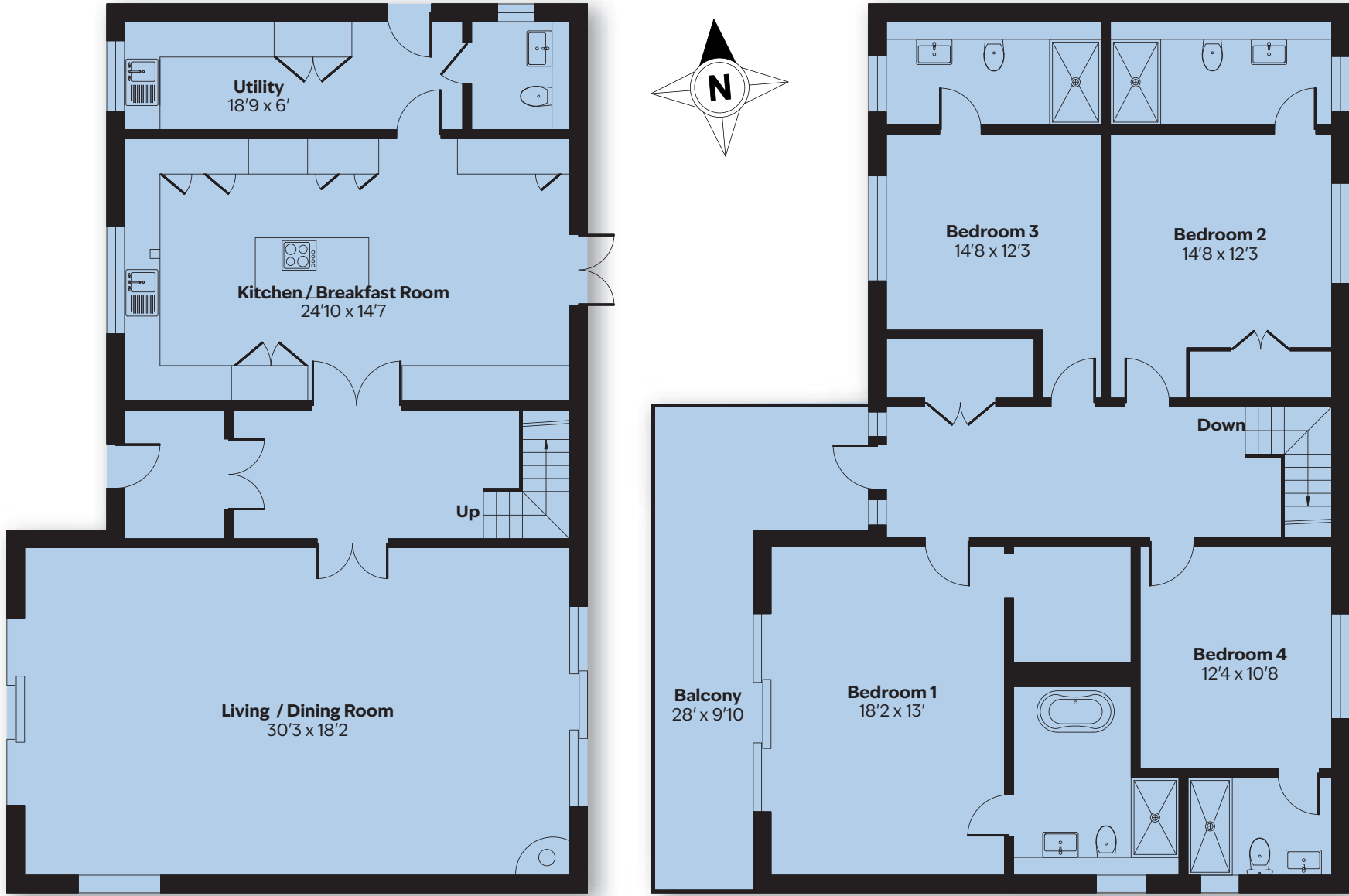
Externally, each property has detached garaging, private parking and landscaped gardens that take full advantage of the sunny south-and-west-facing aspects overlooking the surrounding countryside.

Combining exceptional craftsmanship with cutting-edge energy-efficiency, every home is finished with premium external materials, aluminium rainwater goods and electric vehicle charging points as standard. This presenting a rare opportunity to acquire a distinctive contemporary home in one of Truro's most desirable locations.





Approximate Area = 2558 sq ft / 237.6 sq m
For identification only - Not to scale



Site Plan

Plot 15 - Chi Calenick

Gardens and driveway areas
approximately **0.4 acres**

Plot 16 - Chi Kea

Gardens and driveway areas
approximately **0.25 acres**

Plot 17 - Chi Killiow

Gardens and driveway areas
approximately **0.25 acres**

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 TR1 2FU.

SERVICES Mains water, drainage and electricity. Air source heating and solar panels with battery.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND FTTP- Fibre to the Premises. (Source: Ofcom)..

COUNCIL TAX BAND To be confirmed
(see www.mycounciltax.org.uk).

DIRECTIONS From Truro city centre, head up Lemon Street onto Falmouth Road and at the roundabout at the top, go straight over and immediately on your left is a turning onto Old Falmouth Road. Arch Hill is located on the right-hand side a short distance along.

WHAT3WORDS ///ranges.belt.pays

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, including the broadband speed and mobile phone coverage, 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. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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.**

Viewing strictly by appointment through the vendors' Sole Agent:

Lillicrap Chilcott
Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.
Tel: 01872 273473 Email: sales@lillicrapchilcott.com
www.lillicrapchilcott.com





THE **CORNWALL** ESTATE AGENT

www.lillicrapchilcott.com | **01872 273473** | email sales@lillicrapchilcott.com