



MAY WHETTER & GROSE

76 MULBERRY GARDENS, ST. AUSTELL, PL25 3FZ
PRICE GUIDE £500,000



**** AVAILABLE LATE 2026****

IS THIS STUNNING AND SPACIOUS DETACHED FAMILY HOME WHICH HAS BEEN THOUGHTFULLY DESIGNED AND FINISHED TO A HIGH SPECIFICATION.

A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS SIZE AND QUALITY.

CONTACT THE SALES TEAM FOR MORE INFORMATION AND REQUEST A COPY OF THE DEVELOPER BROCHURE.
N.B FRONT PROPERTY PHOTOS ARE OF A CGI FINISH. SEE AGENTS NOTES AND DEVELOPERS SPECIFICATION LIST.

**** EPC - TBC ****



Location

Mulberry Gardens is the perfect place to call home, not just because of the beautiful properties on offer, but its fantastic location helps make this development feel truly special.

Situated on the edge of St Austell, this charming market town boasts a selection of independent businesses including a wide selection of places to eat and drink – you'll enjoy exploring what's on offer and rest assured, there's something to suit everyone's tastes. Flourishing with history at every turn, there are countless opportunities to indulge in St Austell's rich heritage,

whether it's discovering the famous 160 year old St Austell Brewery or delving into Cornwall's clay mining past at the Wheal Martyn Museum. The town is also home to one of the UK's most iconic tourist attractions, the Eden Project, perfect for a day out, all year round. Just outside of St Austell and within close proximity to Mulberry Gardens lies the picturesque and unspoilt

harbour town of Charlestown. The perfect place to spot one of the magnificent tall ships that regularly visits, it is also the shooting location for the popular TV series Poldark

Site Plan



Release of plots 73-74-75-76

Directions

Turn up into Mulberry Gardens follow the road up to the top and the property will appear in a small select cul-de-sac on the left hand side.

About The Area

Mulberry Gardens is surrounded by natural beauty in all directions, making it the ideal place for those wishing to explore their local surroundings. For coastal lovers, Pentewan Beach and its half a mile of golden sands is only a short drive away, meaning you're minutes from being able to feel sand between your toes. For those looking for something different, the famous clay pits of St Austell offer a unique way to take in the magnificent views of the Bay. There's a

great selection of local schools within close proximity of Mulberry Gardens, as well as a local hospital and a number of doctors surgeries. With great transport links, thanks to St Austell's main railway line and the A391, it's easy to visit nearby towns like Fowey or further afield cities like Plymouth, Exeter and Bristol. From indulging in coastal and country walks and soaking up Cornwall's dramatic scenery, to treating yourself to delicious locally made culinary treats, Mulberry Gardens is within close reach of everything you might need.

Developer Model Notes



This impressive four bedroom home features a grand double height hallway with large windows bathing the entrance in light. To the left of the property is a spacious lounge with a door at the rear leading to the garden. Sliding doors take you through to a cosy snug, which could easily be transitioned into a home office if desired. On the right side of the house lies the modern kitchen/dining area, with access to a utility room which has a separate entrance to the garden. Upstairs you'll find a chic family bathroom as well as four equally spacious double bedrooms, one of which features a private ensuite.

Your New Home Specification

KITCHENS:

- All kitchens have been designed in a modern and minimalist fashion by leading kitchen manufacturer, Mayflower Kitchens,
- High quality appliances fitted as standard.
- 20mm quartz worktops are included, with the option to upgrade to granite if desired.
- Undercounter sinks, upstands and splashbacks are also included.
- All homes have induction hobs and most also have built in ovens.
- Integrated appliances feature in selected plots including dishwasher, washer/dryer and fridge freezer.

BATHROOMS:

- Stylish bathrooms feature throughout every home, with complete choice over bathroom tiles.
- Contemporary Duravit bathroom suites feature back to wall sanitaryware, mixer taps and shower valves.

INTERNAL FINISHES:

- Contemporary carpets are fitted throughout with the option for LVT flooring if desired.

EXTERNAL FINISHES:

- Homeowners will see high quality uPVC windows, fascia and soffits.
- Colour rendering across the whole home to make it not just visually beautiful, but low maintenance as well.
- Electric doors to all garages and car ports.

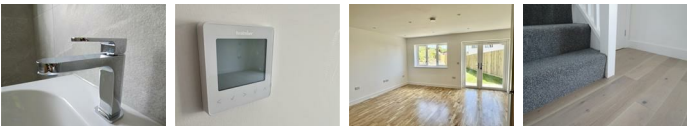
HEATING AND INSULATION:

- Gas fired central heating throughout with high quality insulation fitted to meet modern energy standards.
- Premium underfloor heating present on the ground floor

Downstairs underfloor heating with radiators to the first floor.

OUTSIDE:

- Landscaped gardens
- Electric garage doors where applicable
- EV car charging point (charger not supplied)



Other Models Available



Approx Dimensions

Please refer to Developers approx room dimensions

Agents Notes

Photo's are to show the quality finish as example from previous finished home, and garden sizes may differ from what is shown.
Site plan shown may vary.
A non refundable £1000 deposit will be required to secure your plot
10yr Insurance backed warranty
Once the site is complete there will be a management company and fee for the upkeep of communal areas.
Due to being a working site enclosed footwear must be worn at viewings. Hi Viz and hard hats will be supplied when required.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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