



Plots 2, 3, 4 and 5 - PEN GWEL, Trerulefoot, Saltash, Cornwall PL12 5BJ

Price £735,000

Situated on the edge of the charming village of Trerulefoot, Pen Gwel is an exclusive collection of just five individually designed detached family homes. Set within a peaceful semi-rural location with open countryside views, these beautifully crafted homes combine timeless architecture, premium finishes and outstanding energy efficiency to create the perfect environment for modern family living.

Comprising one Type 1 home and four Type 2 homes, each property offers generous four-bedroom accommodation, thoughtfully designed interiors and the latest renewable technologies, all within easy reach of Cornwall's stunning coastline and the city of Plymouth.

Location

Perfectly positioned on the edge of Trerulefoot, Pen Gwel enjoys far reaching views across the surrounding Cornish countryside while offering excellent transport connections. The nearby A38 provides easy access to Plymouth, Saltash, Liskeard and destinations throughout Cornwall, making it an ideal location for commuters and families alike.

Residents can enjoy a relaxed village lifestyle while remaining close to highly regarded schools, everyday amenities, leisure facilities and Cornwall's beautiful coastline, beaches and countryside.

The Development

Pen Gwel comprises just five detached executive homes, carefully designed to create an attractive street scene while providing spacious, light-filled accommodation for modern family life. Designed for modern living but built using traditional materials, including natural Cornish stone on the elevations and Brazilian slate roofs, each home combines quality craftsmanship, beautifully finished interiors with energy-efficient construction and renewable technologies to provide lasting comfort and reduced running costs. Offering quality, comfort and sustainability in an exceptional village setting, Pen Gwel presents a rare opportunity to own one of just five beautifully crafted homes in Southeast Cornwall.

Disclaimer

The information contained within this brochure is intended as a guide only and does not form part of any contract or warranty. Images, computer-generated illustrations, floor plans and specifications are indicative only and may be subject to change during construction. Purchasers should satisfy themselves as to the final specification through their legal representatives before exchange of contracts.

Ground Floor

- Kitchen/dining room
- Separate sitting room
- Utility room
- Cloakroom
- Study

First Floor

- Principal bedroom with en-suite
- Three further double bedrooms
- Family bathroom

Specification

External

- Natural Contec SW stone elevations
- Brazilian slate roofing
- Double-glazed windows and doors
- Photovoltaic (solar PV) panels
- Air source heat pump
- Private gardens
- Driveway parking
- External lighting and outside tap

Kitchen

- Luxury System Six fitted kitchen
- Contemporary worktops
- Integrated appliances (subject to final specification)
- Designed for modern family living

Interior

- Engineered oak flooring to principal living areas
- Underfloor heating to the ground floor
- Oak internal doors
- Tiled cloakroom and utility
- Quality carpets to first floor
- Contemporary bathrooms and en-suites with tiled floors and half-height wall tiling

Energy Efficiency

- Air source heat pump
- Solar PV panels
- High-performance insulation
- Underfloor heating
- Thermally efficient double glazing

Peace of Mind

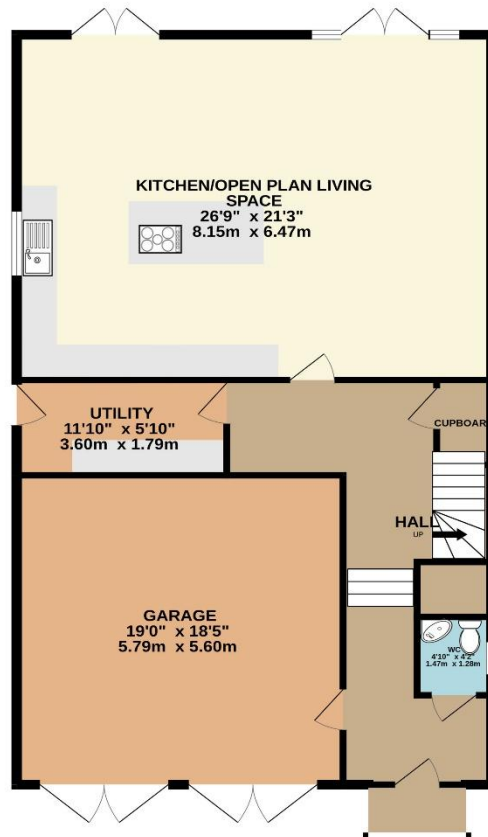
- 10-Year New Build Warranty
- Built to current Building Regulations
- Energy-efficient, low-maintenance construction

To view this property call Lang Town & Country Estate Agents on **01752 278499**

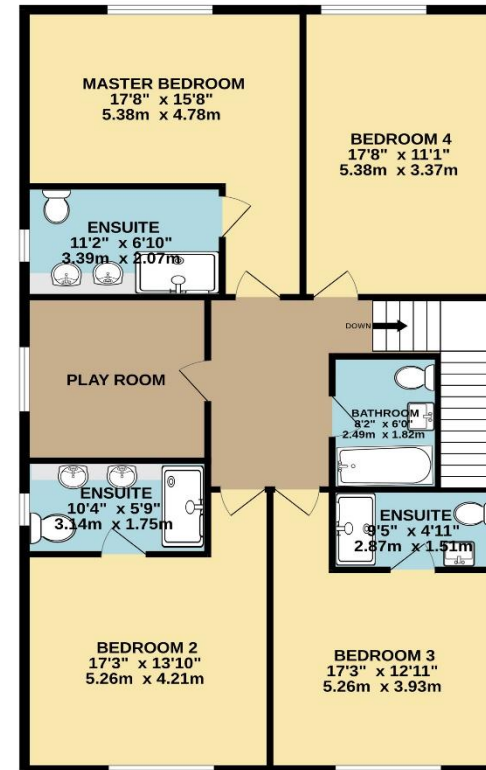
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GROUND FLOOR
1248 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR
1249 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA : 2497 sq.ft. (231.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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