



MULBERRY
GARDENS



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Welcome to Mulberry Gardens

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.



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.



Introducing your new home

Offering a stunning collection of homes, Mulberry Gardens has been carefully designed to fit with the surrounding area. Over 20 bespoke house types have been created to offer variety and also help create interesting and attractive street scenes for residents to enjoy. What makes the homes at Mulberry Gardens truly special though, is that as you explore each room, you will discover outstanding craftsmanship and quality throughout.

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

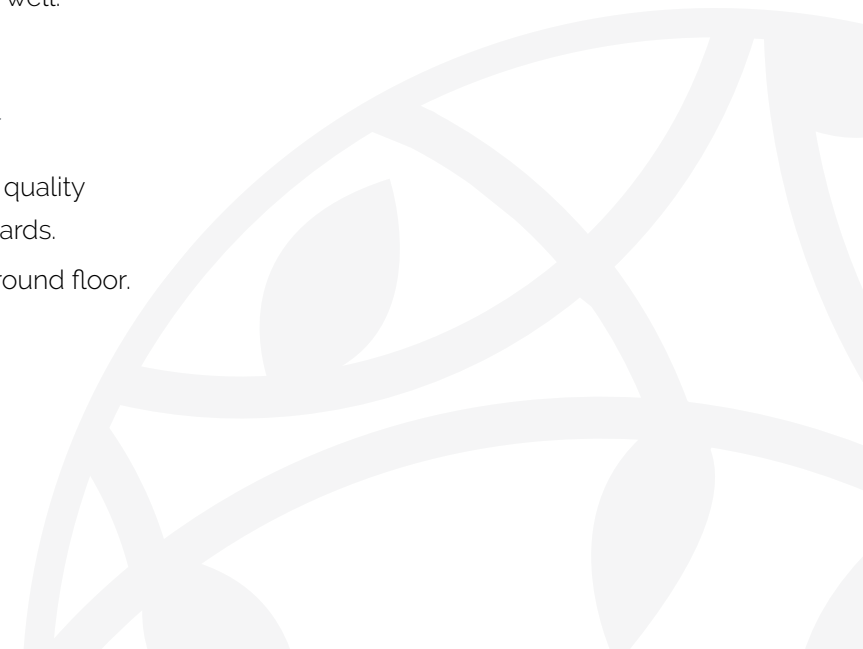
- Homeowners will see high quality uPVC windows, fascia and soffits.
- Colour rendering across the whole home to make it not just visually beautiful, but low maintenance as well.
- Electric doors to all garages and car ports.

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.



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The Development

- The Rose 1 Bedroom Apartment**
Homes 25 & 26
 - The Heather 2 Bedroom Home**
Home 31
 - The Iris 2 Bedroom Home**
Homes 32, 55 & 64
 - The Lily 3 Bedroom Home**
Home 33, 34, 46-51, 65-67
 - Honeysuckle 3 Bedroom Home**
Homes 29, 30, 36 & 37
 - The Foxglove 3 Bedroom Home**
Home 21
 - The Peonie 3 Bedroom Home**
Homes 8-12
 - The Bluebell 3 Bedroom Home**
Homes 52-54
 - The Clover 4 Bedroom Home**
Homes 6, 7, 13, 14, 68-72
 - The Hawthorn 4 Bedroom Home**
Home 35
 - Lavender 4 Bedroom Home**
Homes 15-18, 73 & 74
 - Geranium 4 Bedroom Home**
Homes 1-3
 - Hollyhock 4 Bedroom Home**
Homes 4 & 5
 - The Poppy 4 Bedroom Home**
Homes 75 & 76
 - Wisteria 4 Bedroom Home**
Homes 19 & 20
 - Delphinium 5 Bedroom Home**
Homes 56-59
 - Affordable homes**
Homes 22-24, 27, 28, 38-45, 60-63
- G - Garage P - Parking



North



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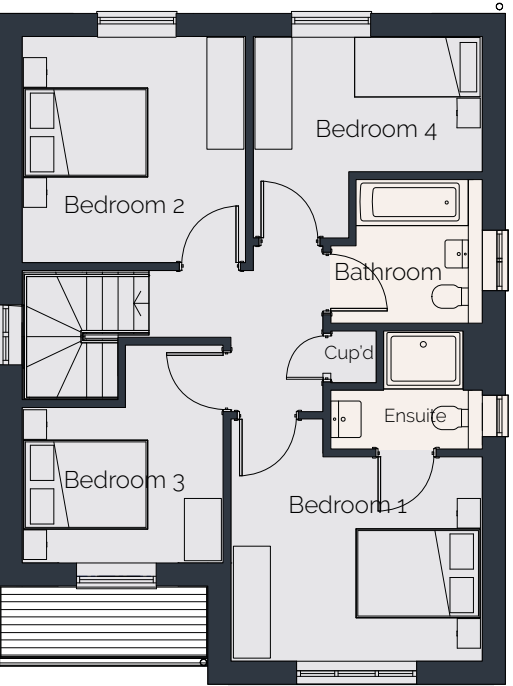
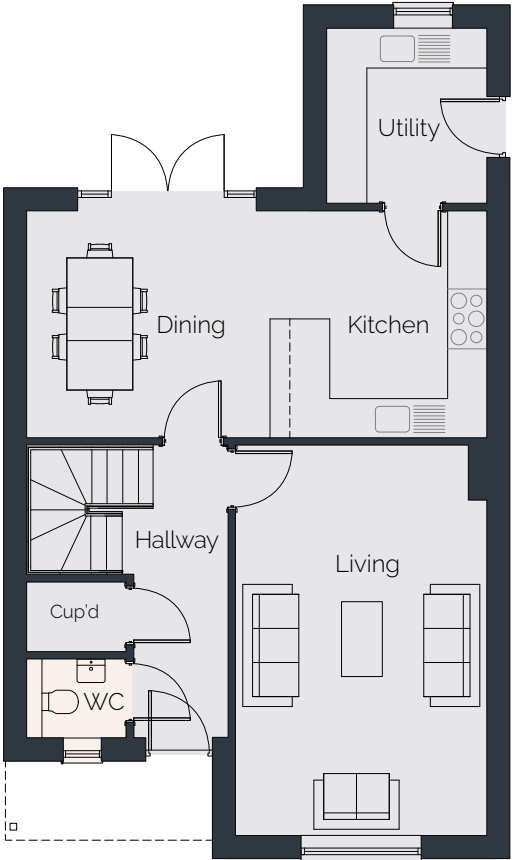


The Hawthorn is the perfect four-bedroom modern, family home. Welcoming you in through a hallway where an ideally located WC and storage cupboard are present, you are then led through to the living room on the right and the spacious kitchen/dining area at the rear of the property. In the dining area you will also find patio doors leading out to the garden, and leading off from the kitchen is a useful utility room with external access.

Upstairs on the first floor you will find three spacious double bedrooms (the master benefitting from an ensuite) and a single bedroom, plus a stylish family bathroom.

TOTAL INTERNAL AREA 100 sq m - 1076 sq ft

GROUND FLOOR 61.17 sq m 658 sq ft		
Kitchen/Dining:	6.93 x 3.41m	20'11" x 11'2"
Living:	3.80 x 5.90m	12'5" x 19'4"
FIRST FLOOR 61.17 sq m 658 sq ft		
Bedroom 1:	3.80 x 3.12m	12'5" x 10'2"
Bedroom 2:	3.37 x 3.41m	11'0" x 11'2"
Bedroom 3:	3.45 x 3.40m	11'3" x 11'1"
Bedroom 4:	3.03 x 2.04m	9'11" x 6'8"



Computer generated images are not to scale. Finishes, materials, and elevation treatments may vary from those shown and landscaping is illustrative only. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be a 'handed' (mirror image) version of the illustrations. See individual plot details for more information. The developer reserves the right to make alterations to the specification and elevational treatments without prior notice.



A stylish and contemporary designed home, this house features an elongated hallway to welcome you with both a WC and handy storage cupboard. On the ground floor there is a spacious living room which is accessed to the right of the hallway, whilst at the rear of the house you will find an open plan kitchen / dining room, with stylish patio doors leading to the garden. There is also a utility room on this floor and from here, access is given to the garage.

On the first floor the master bedroom has been designed to incorporate both an ensuite and modern patio doors, with a juliet balcony overlooking the front of the property. There are also three additional bedrooms and a stylish bathroom.

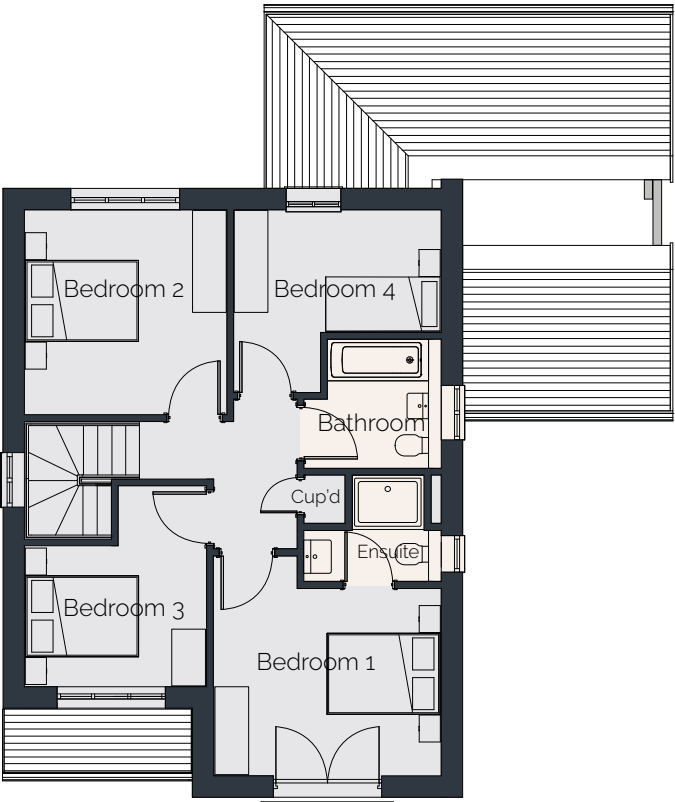
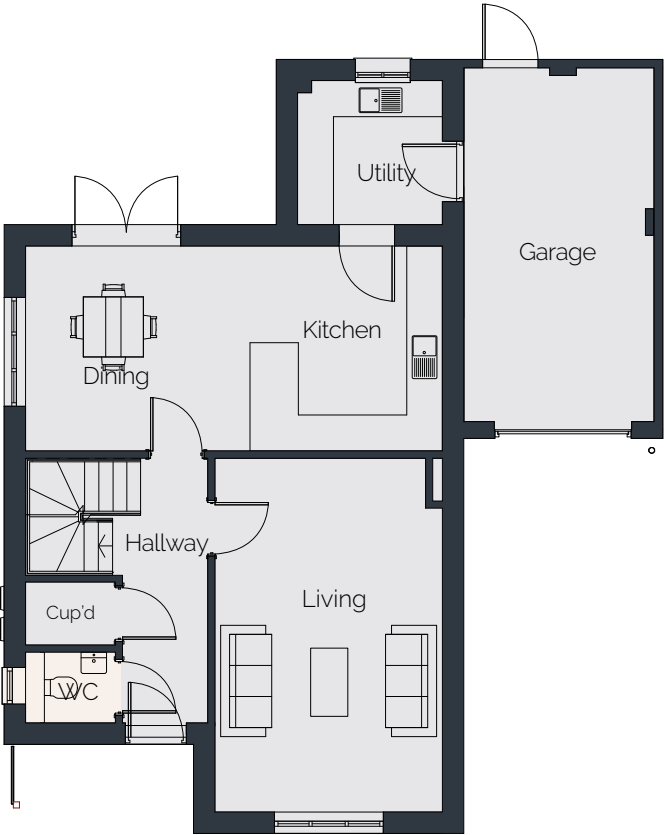
TOTAL INTERNAL AREA 128.34 sq m - 1381 sq ft

GROUND FLOOR 67.17 sq m 723 sq ft

Living:	3.79 x 5.89m	12'5" x 19'3"
Kitchen/Dining:	6.94 x 3.41m	22'9" x 11'2"

FIRST FLOOR 61.17 sq m 658 sq ft

Bedroom 1:	3.79 x 3.12m	12'5" x 10'2"
Bedroom 2:	3.37 x 3.41m	11'0" x 11'2"
Bedroom 3:	3.03 x 2.35m	9'11" x 7'8"
Bedroom 4:	3.45 x 3.04m	11'3" x 9'11" (max)

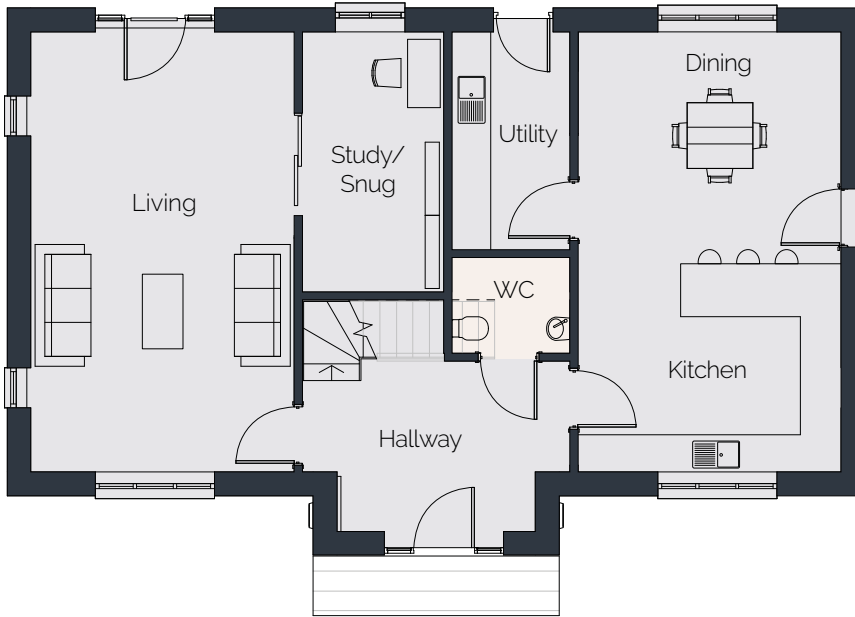


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This impressive four bedroom home features a grand double height hallway with large windows bathing the entrance in light. To the left of the property is a spacious lounge with a door at the rear leading to the garden. Sliding doors take you through 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.

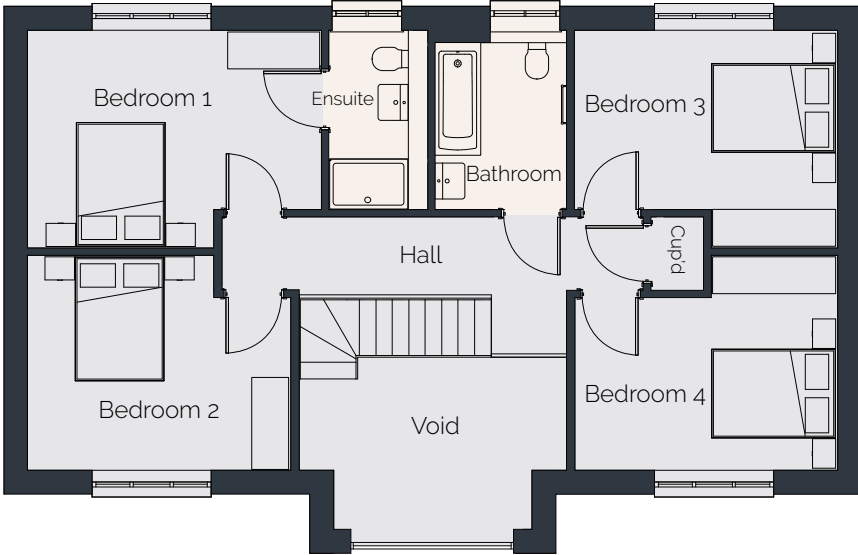
Upstairs you'll find a chic family bathroom as well as four equally spacious double bedrooms, one of which features a private ensuite.



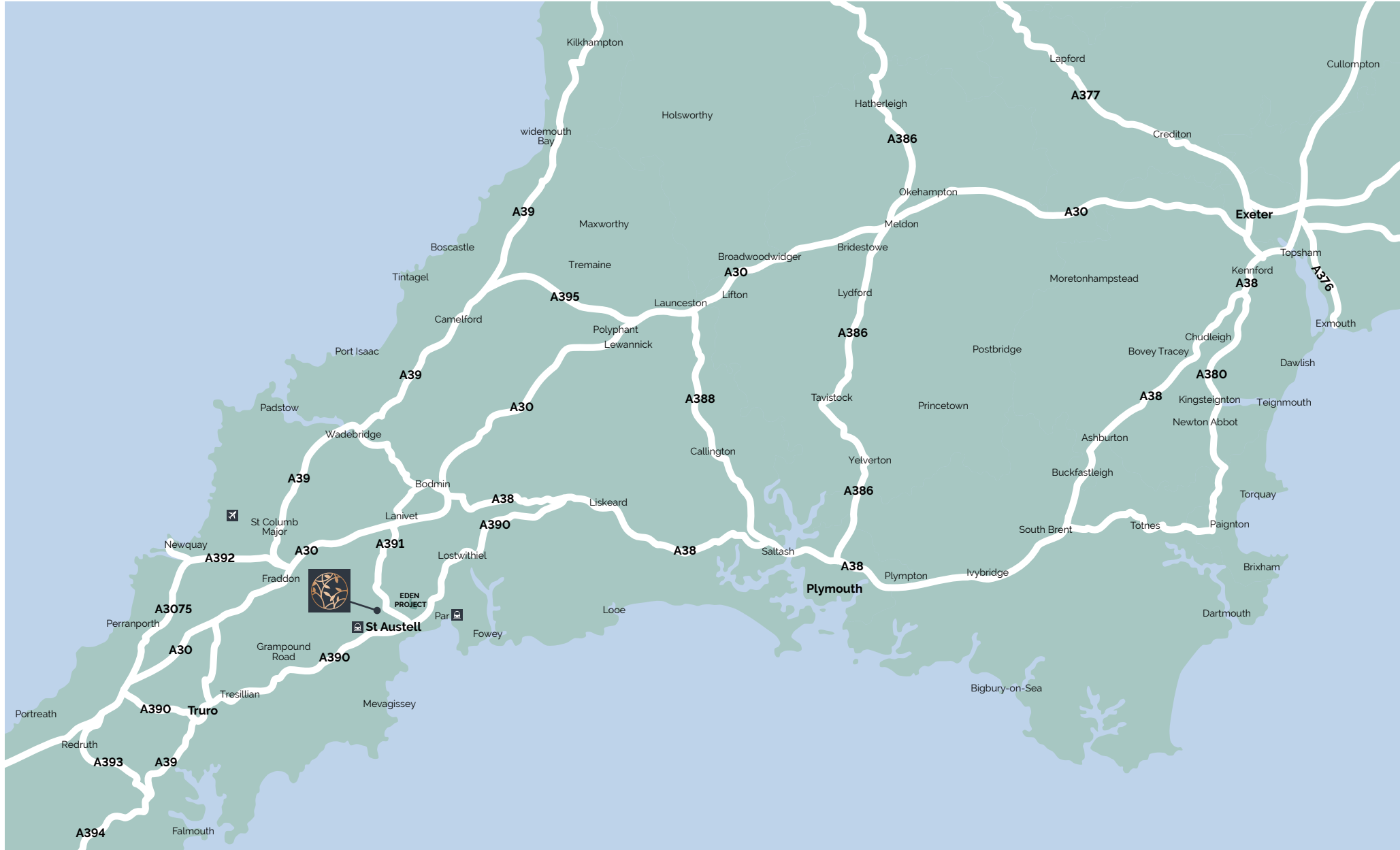
TOTAL INTERNAL AREA 160.58 sq m - 1728 sq ft

GROUND FLOOR 85.14 sq m 916 sq ft		
Living:	4.00 x 6.69m	13'1" x 21'11"
Kitchen/Dining:	4.00 x 6.69m	13'1" x 21'11"
Snug:	2.15 x 3.96m	7'0" x 12'11"

FIRST FLOOR 75.44 sq m 812 sq ft		
Bedroom 1:	4.46 x 3.31m	14'7" x 10'10"
Bedroom 2:	4.00 x 3.27m	13'1" x 10'8"
Bedroom 3:	4.01 x 3.31m	13'5" x 10'10"
Bedroom 4:	4.00 x 3.27m	13'1" x 10'8"



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FROM THE SOUTH

From the A390 take the A391, and at the third roundabout take the first exit left, continue down Carclaze Road for approx 200 yards, and Mulberry Gardens will appear on the right.

FROM THE NORTH

From the A30 take the A391 south and follow until you pass St Austell Business Park, proceed over the roundabout and at the next roundabout turn right, continue down Carclaze Road for approx 200 yards, and Mulberry Gardens will appear on the right.

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