



BOSCOLLETH
GARDENS

WELCOME TO AN IDYLIC LIFESTYLE

Set in one of the most desirable locations in the South of Cornwall, Boscolleth Gardens in Kenwyn, Truro, benefits from the best of both worlds. Kenwyn provides a slice of rural tranquillity, whilst Truro - just a short distance away - offers all the advantages of city life at the same time as being a short drive away from Cornwall's desirable coastlines.

Everything you need to fully embrace this idyllic lifestyle is on your doorstep. A number of surfing hotspots and iconic beaches, such as Fistral Bay in Newquay, are less than half an hour drive away, along with Falmouth on the south coast, famous for its sailing lifestyle.

Boscolleth Gardens is a truly special development, comprising of eight contemporary homes, each with a stunning design. These grand and spacious homes are high quality throughout, with attention to detail present in every room.

Each detached home is creatively finished with a combination of stone, metallic and glass materials and features a number of high-quality specifications including underfloor heating, stylish kitchens with fitted appliances, integral garage and large double driveways.





THE LOCATION

TRURO, CORNWALL

An idyllic dream for many, moving to Cornwall has always conjured up a host of positive images, from walking the dog through picturesque country lanes, breathing in fresh air, to sitting on a beach with the sun shining.

Our homes at Boscolleth Gardens will deliver this lifestyle and make the idea a reality. Being located in one of the most desirable locations in South Cornwall, the opportunities to make the most of this incredible location are endless.

Truro, Cornwall's vibrant city just a short distance away, has everything you need for leisure and retail. Full of life, you can spend free time exploring the impressive array of both high street and independent traders, along with the restaurants, coffee shops, museum and cinema – all hidden in the maze of cobbled streets surrounding the iconic Cathedral.

For a spot of relaxation and a real taste of the Cornish countryside, Boscolleth Gardens lies just a few miles from one of Cornwall's Areas of Outstanding Beauty, one of the 12 protected locations in the county, hosting some of the most beautiful sceneries in the UK. Here you can delve through the twisted creeks, beautiful farmland and woodlands capturing both the stunning wildlife and heritage on offer.

For an athletic release Idless Woods offers a number of scenic bike rides, whilst Truro's Golf Club and the Lawn Tennis Club are also both close by. The River Fal to the south offers a number of activities such as sailing and kayaking and scenic Cornish beaches such as Perranporth, St Agnes and Mawgan Porth are all within 30 minutes drive.

Being so near to Truro, Boscolleth Gardens is close to a great selection of both primary and secondary schools. Excellent transport links are also available with close access to the A30. Both Truro railway station and Cornwall Airport are nearby, allowing easy transport links to an array of destinations.

A truly perfect combination of Cornwall's incredible countryside, sensational coasts and vibrant city centre, Boscolleth Gardens' desirable location makes it the perfect place to call home.





SPECIFICATION

Approaching Boscolleth Gardens, you are immediately struck by the superior design of these contemporary homes, starting with the imaginative and contemporary powder coated aluminium facades. Each one of these eight unique homes is the perfect combination of quality and modern luxury.

The private road within the development is the first clue of the attention to detail that awaits, with the road featuring block pavia, granite kerbing and fringed with classic Cornish hedging.

Four different house types exist at this development, each one impressive in its own right. Every home comes complete with a number of outstanding contemporary features. In the kitchen you will find modern Mayflower units with PWS manufactured Alpina doors, integrated NEFF appliances and a deluxe breakfast bar. In the living areas, open plan and spacious rooms await, perfect for hosting and creating family time.

Throughout the homes underfloor heating is present along with a gorgeous collection of floor to ceiling windows and bi-folding doors, allowing light to flood the homes and the stunning surrounding scenery to be taken in. Each comes equipped with a premium Jydepejsen Elegance Classic woodburner, and luxury flooring throughout, including Italian porcelain tiles and special engineered oak flooring in selected homes. Bathrooms feature deluxe Vado, Duravit and Grohe fittings, creating a sense of quality.

With their impressive design, contemporary features and idyllic location, a home at Boscolleth Gardens combines the best of country and city living.





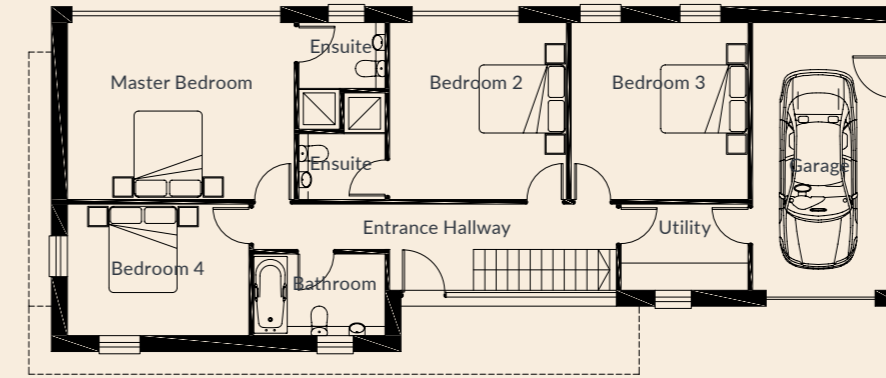
THE ROSEMARY

4 BEDROOMS

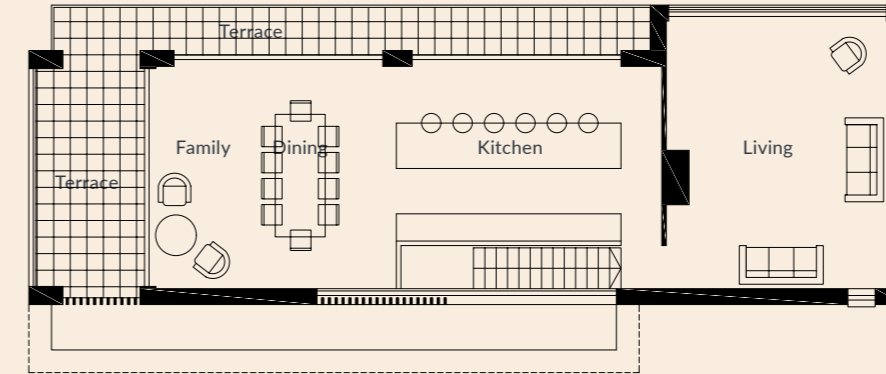
HOMES 1 & 8



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA (house only) 179.5 sq m (1,932 sq ft)

TOTAL AREA (including garage) 197.2 sq m (2,123 sq ft)

GROUND FLOOR

Master Bedroom:	5.00 x 3.90m	16'5" x 12'10"
Bedroom 2:	3.90 x 3.90m	12'10" x 12'10"
Bedroom 3:	3.90 x 3.90m	12'10" x 12'10"
Bedroom 4:	4.00 x 2.90m	13'1" x 9'60"
Garage:	3.00 x 5.90m	9'10" x 19'4"

FIRST FLOOR

Family/Dining/Kitchen:	11.30 x 5.05m	37'1" x 16'7"
Living:	4.90 x 6.00m	16'1" x 19'8"

A generous entrance hall welcomes you to this grand four-bedroom, detached, reverse living house. On the ground floor, you will find four large double bedrooms, two with ensuites. On the same floor there is also a family bathroom and a utility room which leads through to the single car garage. A set of bi-fold doors on the master bedroom give easy access to the grand patio and garden area.

On the first floor, full-length windows run along the rear of the house, making the most of the views on offer and letting light flood in. A large high-quality kitchen/dining/family area features underfloor heating, fitted appliances and a generous kitchen island. The spacious living room, perfect for socialising with family and friends, features a floor to ceiling glass wall overlooking the back garden. The highlight of this property is the open terrace which runs along the rear of the house leading to a large covered alfresco dining area, accessible from the kitchen/dining area, meaning you can sit outside, no matter the weather.

Computer generated images and floor plans 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 designs for more information. The developer reserves the right to make alterations to the specification and elevational treatments without prior notice.



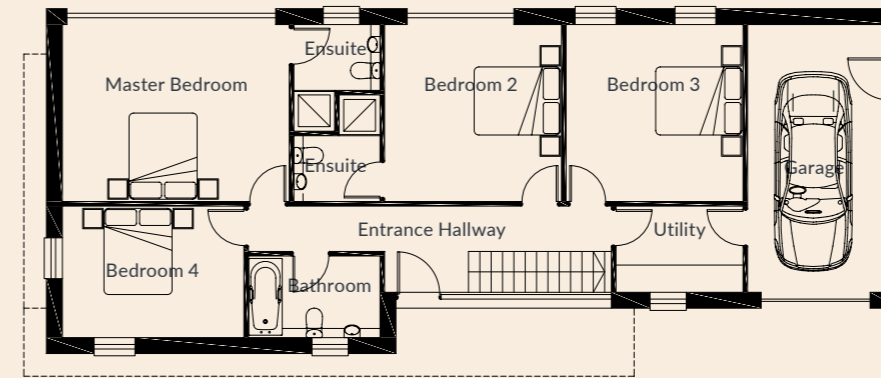
THE CAMELLIA

4 BEDROOMS

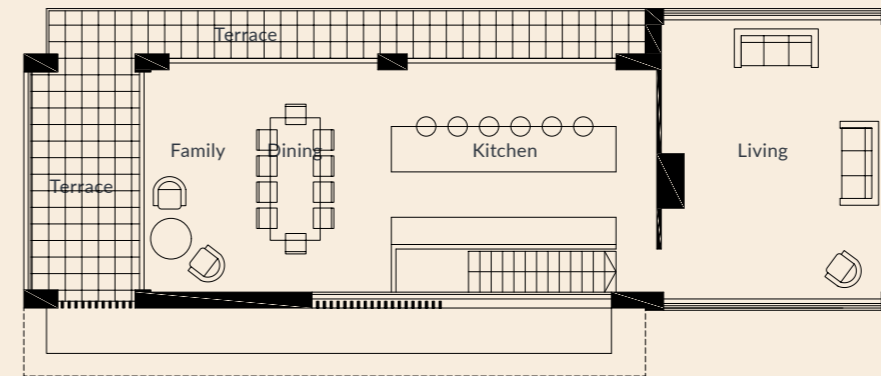
HOME 5



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA (house only) 179.5 sq m (1,932 sq ft)
TOTAL AREA (including garage) 197.2 sq m (2,123 sq ft)

GROUND FLOOR

Master Bedroom:	5.00 x 3.90m	16'5" x 12'10"
Bedroom 2:	3.90 x 3.90m	12'10" x 12'10"
Bedroom 3:	3.90 x 3.90m	12'10" x 12'10"
Bedroom 4:	4.00 x 2.90m	13'1" x 9'60"
Garage:	3.00 x 5.90m	9'10" x 19'4"

FIRST FLOOR

Family/Dining/Kitchen:	11.30 x 5.05m	37'1" x 16'7"
Living:	4.90 x 6.00m	16'1" x 19'8"

A generous entrance hall welcomes you to this grand four-bedroom, detached, reverse living house. On the ground floor, you will find four large double bedrooms, two with ensuites. On the same floor there is also a family bathroom and a utility room which leads through to the single car garage. A set of bi-fold doors on the master bedroom give easy access to the grand patio and garden area.

On the first floor, full-length windows run along the rear of the house, making the most of the views on offer and letting light flood in. A large high-quality kitchen/dining/family area features underfloor heating, fitted appliances and a generous kitchen island. The spacious living room, perfect for socialising with family and friends, features floor to ceiling glass walls to both the front and rear of the room. The highlight of this property is the open terrace which runs along the rear of the house leading to a large covered alfresco dining area, accessible from the kitchen/dining area, meaning you can sit outside, no matter the weather.

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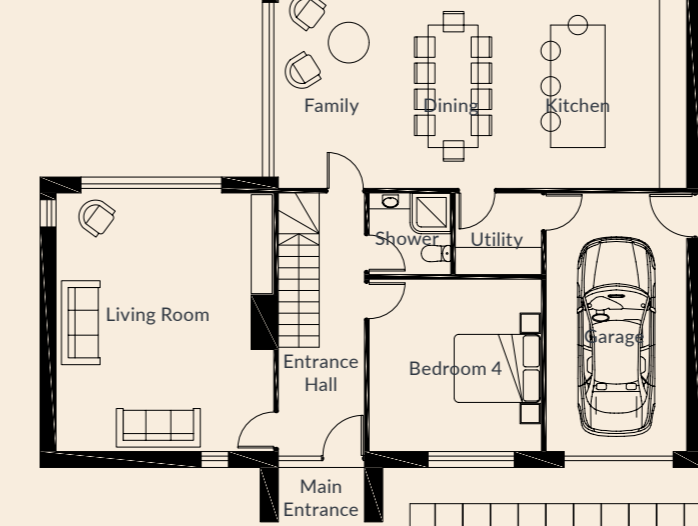


THE BIRCH

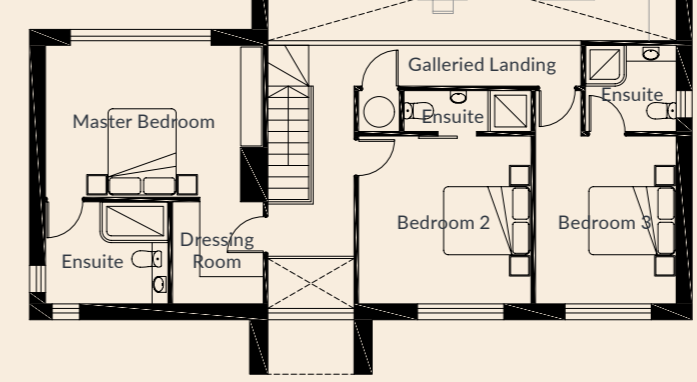
4 BEDROOMS
HOMES 2, 3 AND 4



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA (house only) 182.1 sq m (1,960 sq ft)
TOTAL AREA (including garage) 199.8 sq m (2,151 sq ft)

GROUND FLOOR			FIRST FLOOR		
Family/Kitchen/Dining:	9.10 x 4.60m	29'10" x 15'1"	Master Bedroom:	4.80 x 3.45m	15'9" x 11'4"
Living:	4.80 x 5.80m	15'9" x 19'0"	Bedroom 2:	3.80 x 3.70m	12'6" x 12'2"
Bedroom 4:	3.80 x 3.80m	12'6" x 12'6"	Bedroom 3:	3.10 x 3.70m	10'2" x 12'2"
Garage:	3.10 x 5.70m	10'2" x 18'8"			

This contemporary detached four-bedroom house features a large entrance hall to welcome you. Leading from the entrance hall is a generous living room, perfect for family film nights. The open plan family/kitchen/dining room is at the back of the property and features integrated appliances, a breakfast bar and underfloor heating. The dual aspect windows give views overlooking the patio and garden. From the kitchen there is access into the utility room which leads through to the single car garage. A spacious double bedroom is also present on the ground floor, accessed from the entrance hall, with a shower room next door.

On the first floor, the stairs lead to a galleried landing, giving a view of the family/kitchen/dining room below. You will find two ensuite double bedrooms upstairs, along with a master bedroom which, as well as benefitting from a large ensuite, also boasts a private dressing room.

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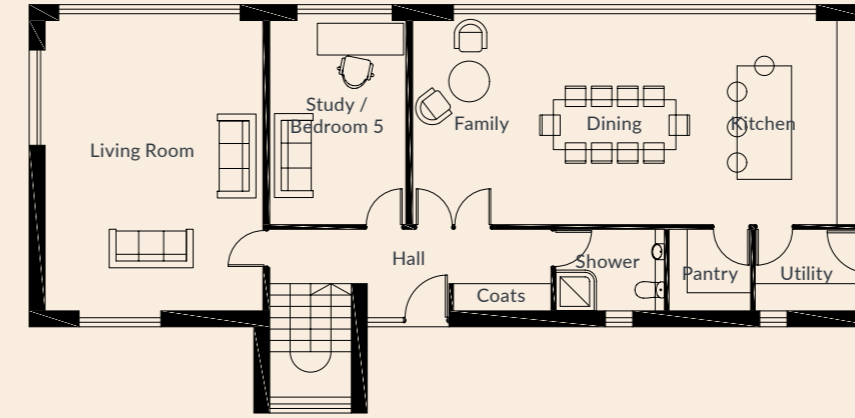
THE MAGNOLIA

4/5 BEDROOMS

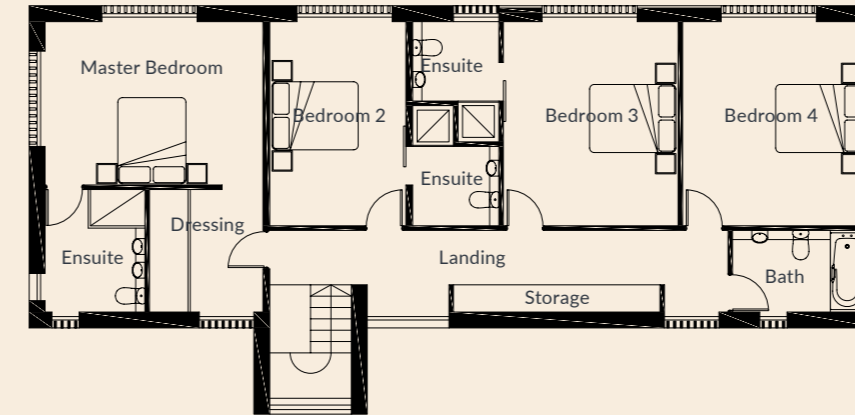
HOMES 6 AND 7



GROUND FLOOR



FIRST FLOOR



TOTAL INTERNAL AREA 238 sq m (2,562 sq ft)

GROUND FLOOR

Family/Kitchen/Dining:	9.95 x 4.50m	32'8" x 14'9"
Living:	6.40 x 4.80m	21'0" x 15'9"
Study/Bedroom 5:	4.50 x 3.00m	14'9" x 9'10"

FIRST FLOOR

Master Bedroom:	4.80 x 3.60m	15'9" x 11'10"
Bedroom 2:	4.50 x 3.00m	14'9" x 9'10"
Bedroom 3:	4.50 x 3.85m	14'9" x 12'8"
Bedroom 4:	4.50 x 4.00m	14'9" x 13'1"

This generously large 4/5 bedroom house welcomes you with a spacious entrance hall leading to the living room, the family/kitchen/dining room, a downstairs shower room and a study room – the latter could easily be converted into a small bedroom. The open plan family/kitchen/dining area is perfect for guests and entertaining, featuring a large space for a dining table, along with a breakfast bar, giving access to both the pantry and utility room. Bi-folding doors open out from both the living room and the family/kitchen/dining room to the large patio and garden area.

Upstairs features an impressive landing area leading to three double bedrooms and one master bedroom. Bedrooms two and three both feature an ensuite, with the master bedroom featuring both an ensuite and private dressing room whilst bedroom four is located next to the family bathroom.

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THE DEVELOPMENT



-  **THE ROSEMARY**
Homes 1 and 8
-  **THE CAMELLIA**
Home 5
-  **THE BIRCH**
Homes 2, 3 and 4
-  **THE MAGNOLIA**
Homes 6 and 7

Development layout is not to scale. Trees and landscaping are illustrative only. Please consult with your sales executive for specific details.



ABOUT THE DEVELOPER



Westcountry Land & Homes have already built an outstanding reputation for land promotion across the South West, and is now further building on this by creating a number of impressive new homes, each created through a labour of love. Through our imaginative and bespoke designs, strong attention to detail and high-quality specifications throughout, we aim to build a lasting legacy for creating exceptional, contemporary homes across a range of beautiful locations in the South West. Our local knowledge of the West Country ensures we only select areas for our new homes that are in prime locations.

Customer service is also important to us, and so we make sure every single aspect of a development is personally overseen by our managing directors John and Justin, to ensure a personal service and a high level of care.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs shown in this brochure depict typical Westcountry Land interiors.

FIXTURES AND FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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