



# Sunnyvale Meadow

Hewas Water

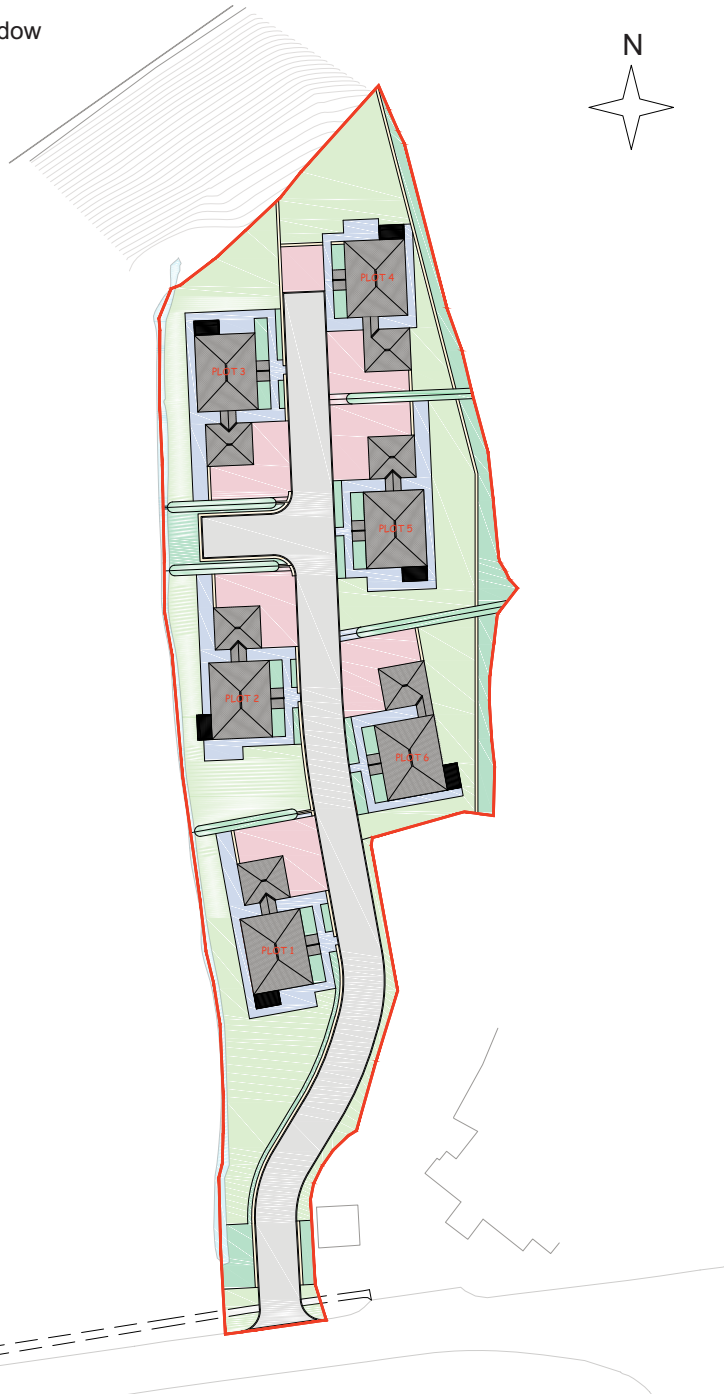




Sunnyvale Meadow  
Hewas Water  
St Austell  
PL26 7JF

COMING SOON  
REGISTER YOUR  
INTEREST NOW.

## Sunnyvale Meadow Site Plan



Sunnyvale is an exclusive development of six detached family homes situated in the hamlet of Hewas Water, hugely convenient for the stunning and unspoilt Roseland peninsula with its rolling countryside and miles of coastline.

### Distances

Polgooth Inn – 2.2; Cornwall Hotel & Spa – 3.3;  
The Lost Gardens of Heligan – 3.5;  
St Austell (mainline rail) – 4.2;  
Pentewan Sands – 4.7; Tregony – 5;  
Mevagissey – 5.3; Charlestown – 5.5;  
Caerhays Beach & Castle – 7;  
Hemmick Beach – 7.5; Truro – 9.7;  
Eden Project – 11; Fowey – 12; St Mawes – 14.6;  
Cornwall Airport (Newquay) – 14.4

(All distances are approximate and in miles)

### The location

The development is located within the hamlet of Hewas Water, conveniently situated for Truro, St Austell and the beautiful Roseland Peninsula. Village amenities are available within the nearby village of Sticker, including a local shop and public house.

The Roseland itself is one of Cornwall's most unspoilt areas with an inspiring combination of harbour villages and rolling rural countryside. The waterside village of St Just in Roseland, famous for its ancient church, Portscatho, Portloe and Veryan combine beautifully with some of the county's finest beaches to create a sensational place to live. Cornwall's A30 is within 7.5 mile and provides easy access along the length of Cornwall. Surfing beaches along Cornwall's rugged north coast are easily accessible with Newquay just 15 miles' distant.

Sunnyvale is situated within close proximity of everything needed to embrace the very best and most varied aspects of Cornwall's idyllic lifestyle.

### The development

- Selection of six detached houses – Phase 1 available now
- Detached garaging and parking
- Phase 1 comprises only two houses for sale. Prices on application.
- Further detailed information available on request

### Directions

Travelling through Grampound from Truro, continue on the A390 for approximately two miles. Turn right, signposted Sticker and Hewas Water and Sunnyvale will be found on the left-hand side after 350 yards

### What 3 Words

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### Services, tenure and general information

Freehold. Mains drainage, electricity and water. Air source heat pumps. Underfloor heating on ground floors and radiators on first floor. 10-year build zone warranty.

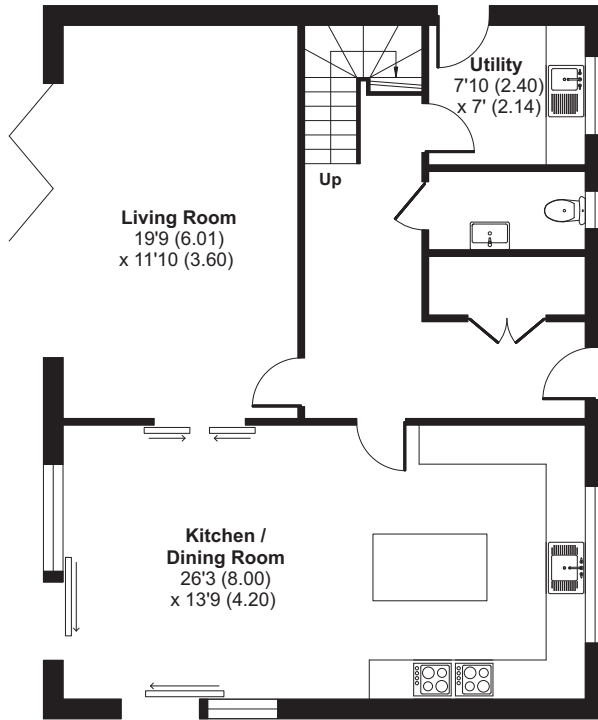
### Fixture and fittings

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.

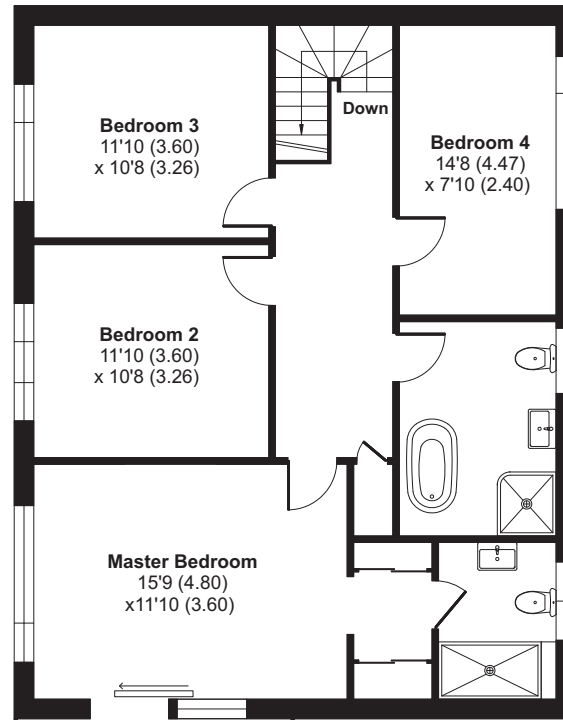
# Sunnyvale, Hewas Water, St. Austell, PL26

Main House = 1778 sq ft / 165 sq m  
Total = 2127 sq ft / 197.5 sq m (includes garage)

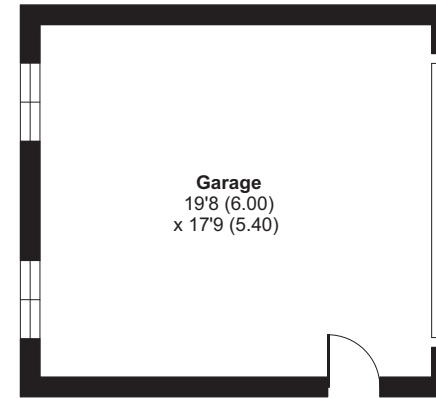
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GROUND FLOOR



FIRST FLOOR



Garage  
19'8 (6.00)  
x 17'9 (5.40)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Shore Partnership Limited. REF: 799898

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