



NETHERFIELD



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BY TREBERRIK HOMES

Netherfield is a truly unique development set on a private gated estate. These large contemporary homes, each with their own stunning individual design, will set the new bar for luxury living in Cornwall.

Located on the doorstep of the Roseland Peninsula, one of the most famed 'Areas of Outstanding Natural Beauty' in the UK, the city of Truro is just a short distance away. This means Netherfield offers the best of both worlds - the privacy and tranquillity of rural living with the advantages of easy access to the city of Truro.

Each home is creatively finished with a combination of standing seam aluminium cladding, linear modern granite and crisp white render. Built into the natural sloping landscape and spanning three floors, these homes are a perfect fit for their rural setting. High quality specification marks every aspect of each home, including underfloor heating, stylish kitchens, balconies, powder coated aluminium windows and doors, integral garages, generous parking and landscaped gardens.



ABOUT THE DEVELOPER

TREBERRIK HOMES

There are three main partners at Treberrik Homes. Two are local builders with a combined 70-years' experience of construction in Cornwall. The third is a local Architect who works on some of the most exciting projects in the area.

The fact that each of the partners intends to live in this development themselves is perhaps the highest possible guarantee of finish and quality reassurance.

LIFE IN AND AROUND TRURO

CORNISH LIFESTYLE

The genteel county town of Truro is Cornwall's only city and conveniently placed for easy access to the North and South coasts. Not only does the mainline station offer direct services to London's Paddington, including the popular overnight sleeper train, the dual carriageway A30 is only minutes away.

With its interesting history and pretty architecture, Truro is often likened to the city of Bath. The breathtaking Gothic cathedral rises above the modern, pedestrianised shopping area with its plentiful selection of stores. The Hall for Cornwall theatre has just undergone a multi-million pound refurbishment and offers an all-year-round programme of shows and plays. Together with a choice of excellent state and private schools, parks and sporting facilities, Truro has something to offer to people of all ages.

It's no shock that Cornwall continues to be a popular destination for holiday makers, locals, and people wanting to relocate into the area. Even so, life in Cornwall can be as quiet or as busy as you want, and Truro is a perfect hub for the county.

- Experience a hearty breakfast at Loe Beach café and walk along its dog-friendly beach.
- Whether you are an absolute beginner or a salty sea dog, enjoy the stunning sailing waters The Carrick Roads has to offer.
- Taste some amazing food at Nancarrow Farm or a feast night at The Hidden Hut.
- Discover the charms and variety of the three art galleries in nearby St Mawes. Waterside has been in the village for over 30 years.
- Cycle, run, or walk the Bissoe Trail all the way to Portreath on the North coast.
- Walk some of the South Coast path which wraps around the dramatic coastline of the county.
- Discover the sub-tropical gardens of Trebah and Glendurgan Gardens.
- Take a trip to Falmouth and visit the award-winning Maritime museum.



KEY CONNECTIONS

Probus is a thriving community about six miles east of Truro and a little further west of St. Austell. A regular bus service connects to both Truro and St. Austell, and both have a wider range of facilities, including banks, building societies, schools, and colleges. Within a short distance are Cornwall Airport near Newquay (with four flights a day to Heathrow along with regular flights to Spain and Portugal) and Truro with its mainline link to London Paddington.



PLACES TO VISIT

Cornwall has some amazing places to visit and plenty of outdoor activities to enjoy. These include surfing and sailing, beautiful gardens, stunning cliff top walks, boat trips, and iconic attractions such as St Michael's Mount, the Lost Gardens of Heligan, Minack Theatre, Land's End, Tintagel Castle, and the Eden Project to name but a few.

The county is not only home to far-stretching, dramatic coastline and countryside, but also a number of beautiful historic gardens and National Trust properties.



KEY

📍 - NETHERFIELD

📍 - TREWITHEN GARDENS

📍 - EDEN PROJECT

📍 - FISTRAL BEACH

📍 - ST MICHAEL'S MOUNT



A PERFECT LIFESTYLE CHOICE

Netherfield is an exclusive development of just six individual and versatile detached family homes offering a private location yet close to the popular village of Probus. This private gated development sits well within a quiet location with stunning rural views. Each new property offers a superb choice for those looking for a high-quality home within a secure and exclusive development and benefits from rural tranquillity, while Truro and St Austell offer all the advantages of city life just a short distance away.

The development is conveniently situated within proximity of everything needed to embrace all of Cornwall's idyllic lifestyle.

Just a short drive away there are several surfing hotspots, including the iconic Fistral Bay in Newquay, along with the famous sailing waters of the Carrick Roads and Falmouth on the South Coast. The village also offers easy access to the picturesque Roseland Peninsula and many of the beaches along the South Cornish coast.

Probus has a thriving community and offers an excellent range of day-to-day amenities including a parish church, GP, public house, primary school, farm shop, post office, village hall, and restaurants.



SPECIFICATION

The site slopes from north to south and each luxury home is built into the natural gradient of the site. The lower plots border a meandering stream that runs over one hundred metres along the eastern boundary, while the higher plots benefit from elevated, far-reaching views over the countryside.

The luxury homes are positioned behind an electric gated entrance, meaning this secluded, rural location is kept completely private to those lucky enough to live there.

The specification highlights:

- Smart Home Technology
- Super fast Broadband
- Ground Source Heat Pump
- Mechanical Ventilation Heat Recovery System (Passive Haus Principle)
- Underfloor heating on all floors
- 10 Year New Build Warranty

Interested purchasers will be able to amend, modify, and even enhance an already incredibly high specification. Kitchens, bathrooms, and finishes will all be able to be chosen by purchasers looking to buy 'off-plan'.

Full technical specification available on request

KEY

- 1 - PLOT 1
- 2 - PLOT 2
- 3 - PLOT 3
- 4 - PLOT 4





PLOT 1

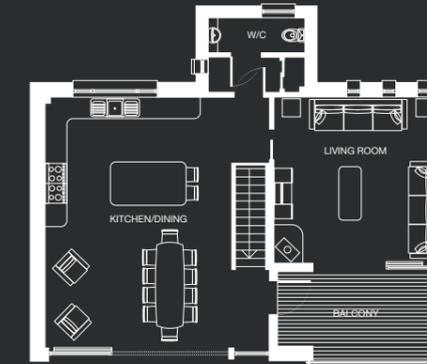
This one-of-a-kind contemporary home is a perfect example of reversed living. From the spacious, light-filled living room on the first floor, you look out across the landscaped gardens over the rolling hills of the picturesque Cornish countryside.

Step through into the generous combined kitchen-dining space and you will be inside another room that always has plenty of natural light. This ample space features a stylish fitted kitchen area with integrated appliances, a large kitchen island, and more room in which to dine, relax, and take in the views. The first floor also boasts a convenient wash room and a balcony that can be accessed from both the dining and living spaces.

Descend to the ground floor of this home and you find the master bedroom suite – featuring walk-in wardrobe, en suite, and elevated views – as well as the entrance hall and direct access to the property's built-in garage and sun terrace.

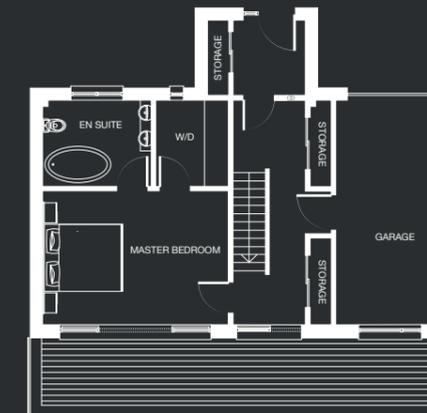
Set cosily below the ground floor, you will find three additional large double bedrooms and the house's well-appointed main bathroom. A useful utility room rounds out the offerings of the lower ground floor.

Expect to be able to get into the outside world with ease from every part of this magnificent home. Sliding doors offer swift access to the patios, decking, balconies, and gardens from all floors.



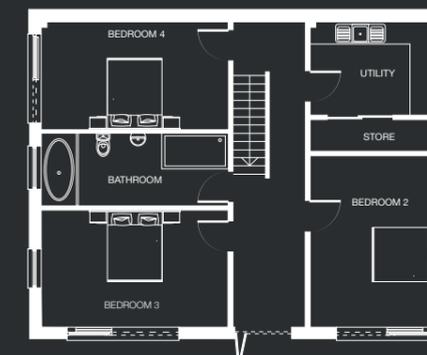
FIRST FLOOR

Kitchen/Dining	7000mm x 6222mm
Living Room	4638mm x 4650mm
Balcony	4638mm x 2210mm
W/C	2700mm x 1000mm



GROUND FLOOR

Master Bedroom	5110mm x 3710mm
En Suite	3000mm x 2400mm
Dressing Room	2020mm x 2400mm
Garage	3000mm x 6200mm



LOWER GROUND FLOOR

Bedroom 2	3700mm x 4710mm
Bedroom 3	5100mm x 3220mm
Bedroom 4	5100mm x 3000mm
Bathroom	5100mm x 2000mm
Utility	3700mm x 2610mm



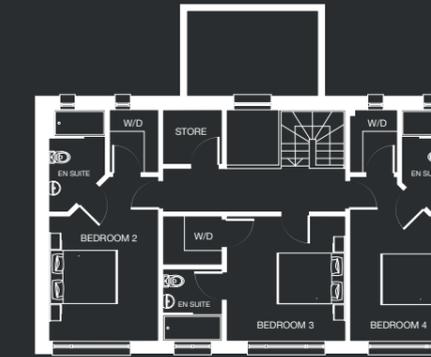
PLOT 3

Viewed from the wonderful landscaped gardens, the facade of this unique contemporary home is one of windows and light. This is a theme that runs throughout the property, with floor to ceiling glass panels allowing plenty of natural illumination on every floor.

Enter through the relatively unassuming front door and you will be standing in the entrance hall. You have direct access to the house's integrated garage, the home office space with its wonderful windows, view, and roof terrace access, and the master bedroom suite. This latter boasts its own walk-in wardrobe and large, well-appointed en suite in addition to access to the roof terrace.

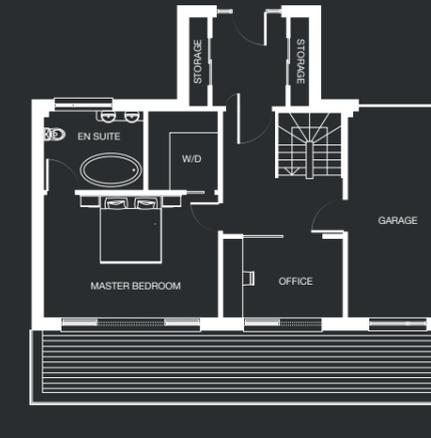
The run of incredible views continues on the first floor. Here, the large windows of all three large double bedrooms face out over the home's gardens and offer stunning views over the Cornish countryside. Each of these three generous bedrooms also has its own small suite of rooms, featuring walk-in wardrobes and en suites.

But the heart of this home is the ground floor. The house's playroom – which would also make an ideal home gym or additional office space – and stylish ample kitchen-dining room both offer easy access to the landscaped garden. The kitchen itself is a large, open space with kitchen island and integrated appliances. Between these two rooms lies the home's snug. Perfect for relaxing evenings.



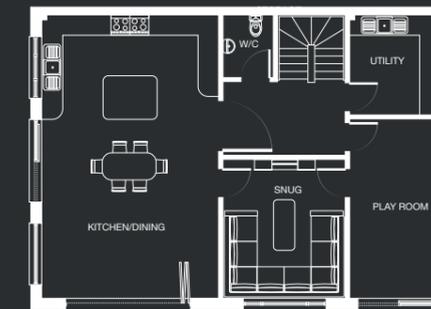
FIRST FLOOR

Bedroom 2	3310mm x 3800mm
En Suite	1720mm x 3110mm
Dressing Room	1500mm x 1920mm
Bedroom 3	3600mm x 3800mm
En Suite	1810mm x 2210mm
Dressing Room	1810mm x 1500mm
Bedroom 4	3010mm x 3800mm
En Suite	1460mm x 3110mm
Dressing Room	1460mm x 1920mm
Store	1810mm x 1675mm



GROUND FLOOR

Master Bedroom	5200mm x 3710mm
En Suite	3000mm x 2400mm
Dressing Room	2110mm x 2400mm
Office	3600mm x 2400mm
Garage	3000mm x 6200mm



LOWER GROUND FLOOR

Kitchen/Dining	5200mm x 8400mm
Play Room	3000mm x 5310mm
Snug	3600mm x 4120mm
Utility	3000mm x 3000mm
W/C	1500mm x 1900mm



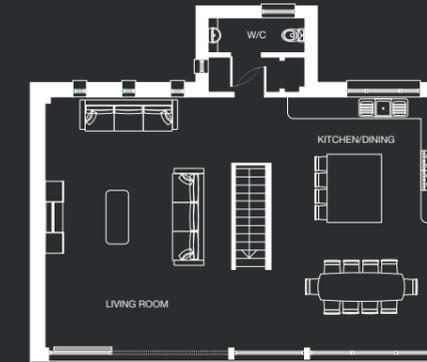
PLOT 4

The views from the top floor of this incredible contemporary home have to be seen to be believed. They are part of the reason why this property features a reverse living design, with the entire first floor transformed into an airy space full of natural light and free from walls and other barriers.

The first floor's combination of a sitting room, dining area, and stylish kitchen with integrated appliances and kitchen island makes for a wonderful living space. Almost the entirety of one wall is given over to floor to ceiling windows that make the room feel even more spacious.

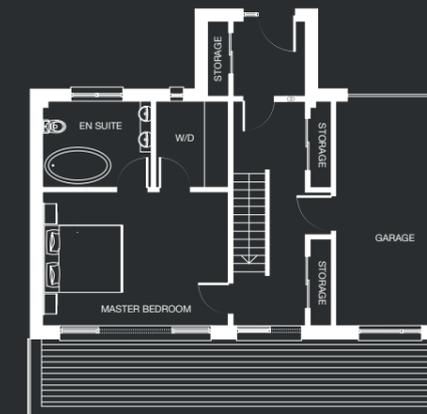
Below this, the ground floor of the property contains the master bedroom suite – with its walk-in wardrobe and large en suite – as well as the home's entrance hall and immediate access to the integrated garage. From the master bedroom, you can step out through the sliding glass doors onto the property's elevated sun terrace.

Alternatively, descend further to reach the three large double bedrooms of the property's lower ground floor. Each unique room has its own walk-in wardrobe and en suite. Step through the sliding doors of each bedroom and you will find yourself on the decked and paved areas of the property's landscaped gardens.



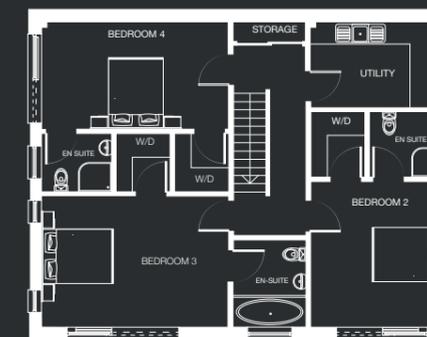
FIRST FLOOR

Kitchen/Dining	5180mm x 7000mm
Living Room	4766mm x 7000mm
W/C	2700mm x 1000mm



GROUND FLOOR

Master Bedroom	5110mm x 3710mm
En Suite	3000mm x 2400mm
Dressing Room	2020mm x 2400mm
Garage	3000mm x 6200mm



LOWER GROUND FLOOR

Bedroom 2	5100mm x 3600mm
En Suite	2600mm x 2400mm
Dressing Room	1500mm x 1620mm
Bedroom 3	5100mm x 3000mm
En Suite	1920mm x 1620mm
Dressing Room	1500mm x 1620mm
Bedroom 4	3700mm x 4000mm
En Suite	2110mm x 1820mm
Utility	3700mm x 2400mm



For more information, please contact Shore Partnership.

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This document is intended to provide an indication of the general style of our development. Computer generated images are indicative only. Treberrik Homes operates a policy of continuous development and individual features such as elevational treatments may vary from time to time. To this end, any drawings, photographs and computer generated images shown are non-contractual. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, Treberrik Homes reserves the right to change supplier and alter or vary the design at any time for any reason without prior notice. Travel times and distances are approximate. All details are correct at time of going to print. Design and visualisations by Archilime.