



High Cross

Enys, Penryn



High Cross, Enys, St. Gluvias, Penryn, TR10 9LB

A high-quality new development of detached family homes with one already sold, High Cross is a discreetly located, highly efficient collection of five superb houses positioned on the edge of Penryn with surrounding countryside, the river and Falmouth just moments away. Completions due in early 2024

High Cross is an exclusive highly efficient collection of only five detached houses situated on the semi-rural fringes of Penryn – quality and attention to detail at this select new development is second to none.

Employing high standards of construction and thoughtfully applied design, High Cross provides a great opportunity to live in this quiet location, enjoying countryside views yet close to the amenities available in this vibrant town and the nearby waterside villages of Mylor and Flushing. High Cross is superb offering for those seeking a calm location with all the benefits of living close to a wide range of amenities and excellent access to the water.

With completion of phase 1 due in early 2024, High Cross is a collection of five detached contemporary properties, each imaginatively finished with a combination of rustic stone slips, render and 'Red Grandis' hardwood timber cladding exteriors under a natural slate roof. Eco credentials include, 4kw of solar panels, mechanical heat recovery system and air source heat pumps as standard. Adjoining open farmland, all houses enjoy countryside views with private, enclosed and level gardens.

Each property will be finished to a high specification including underfloor heating throughout, high quality German kitchens (Häcker) designed by Now Kitchens (Cornwall) with full range of NEFF appliances, integral garaging, EV charging point and driveway parking

Phase 1 available now – Plot 1 Sold, plot 2 & 3 available with completions in early 2024. REGISTER YOUR INTEREST NOW

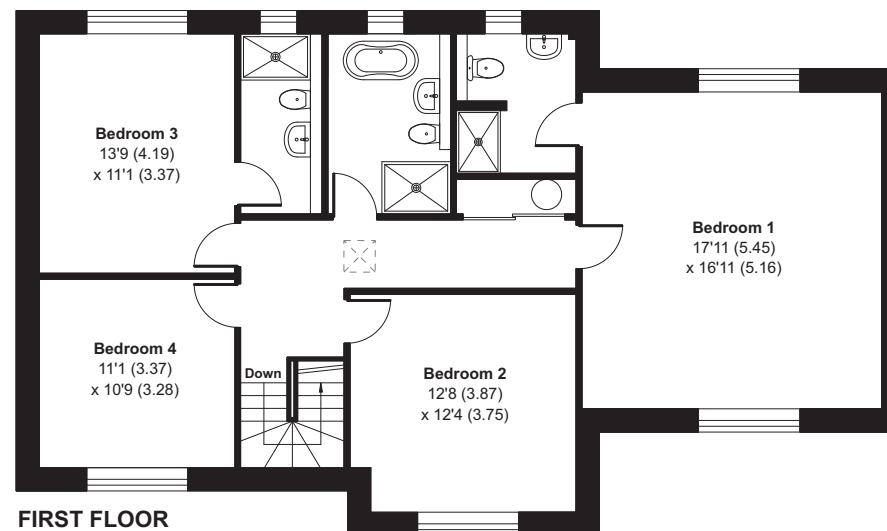
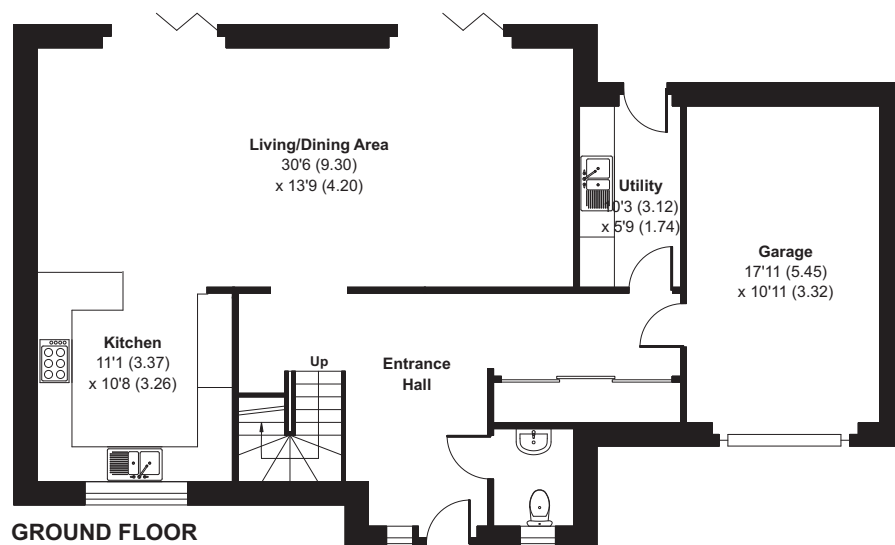
- Plot 1 Sold
- Plot 2 & 3 available now
- Plots 4 & 5 not released
- Exclusive highly efficient collection of only five detached houses
- Tranquil semi-rural location close to Penryn, Falmouth and waterside villages
- Imaginative designs with superb attention to detail
- Light, spacious and highly specified
- Eco credentials including Solar panels, EV charging point, air source heat pumps and MVHR system
- Plots 2 & 3 are different designs
- Both in excess of 1,900sq/ft of accommodation (plus garaging)
- Large open plan living with German kitchens
- Living area with French doors to the garden
- Four double bedrooms, three bath / shower rooms
- Separate utility room
- Integral garages with electric car charger and electric door
- Driveway parking and lawned front garden with borders
- Enclosed, level rear gardens with terrace, backing onto open farmland.



Plots 1, 2 & 4 High Cross, Enys, St. Gluvias, Penryn, TR10 9LB

Main House = 1957 sq ft / 181.8 sq m
Total = 2151 sq ft / 199.8 sq m (includes garage)

For identification only - Not to scale



The location

Located on the northern outskirts of Penryn, close to Enys gardens, High Cross enjoys a semi-rural position on the edge of an 'Area of Outstanding Natural Beauty' close to the waterside villages of Mylor Bridge and Flushing.

Penryn is now a vibrant town with a wide variety of small businesses based along the waterside with the historic town centre including coffee shops, bars, celebrated sushi restaurant, country stores, fish mongers, cycle shops, interiors boutique along with many others. The town is also on the branchline rail connecting Falmouth with Truro and the nearby university campus at Tremough provides a wide range of courses including performing and visual arts, along the Innovation Centre for independent Cornish businesses.

The nearby waterside village of Flushing enjoys a magical setting with its streets lined with former sea captains' houses. Across the river, Falmouth, the thriving harbour town with its Packet Ships history and creative arts scene, boasts independent shops, restaurants, three beaches and buzzing atmosphere all year round. Twice a week at the nearby Tregew Farm is the popular and highly regarded Food Barn showcasing a wide variety of high-quality Cornish produce.

Distances

Penryn – 0.5; Penryn branch railway station – 0.6; Enys Gardens – 0.6; Mylor Bridge – 2; Flushing – 2; Tremough campus – 2.5; Falmouth – 3; Mylor Yacht Harbour – 3; Truro – 8.5; Cornwall Airport – 27

(All distances are approximate and in miles)

Services, tenure and general information

Freehold. Mains electricity and water. Air source heat pumps (Daikin ASHP) with Nu Heat underfloor heating throughout, app controlled. Private drainage – on-site individual sewage treatment plant.

Superfast Broadband is available in the postcode.

Solar PV (4kw in roof system). Hybrid inverter for batteries (batteries not included). 7KW EV charging point. MVHR whole house system.

Council tax – T.B.C

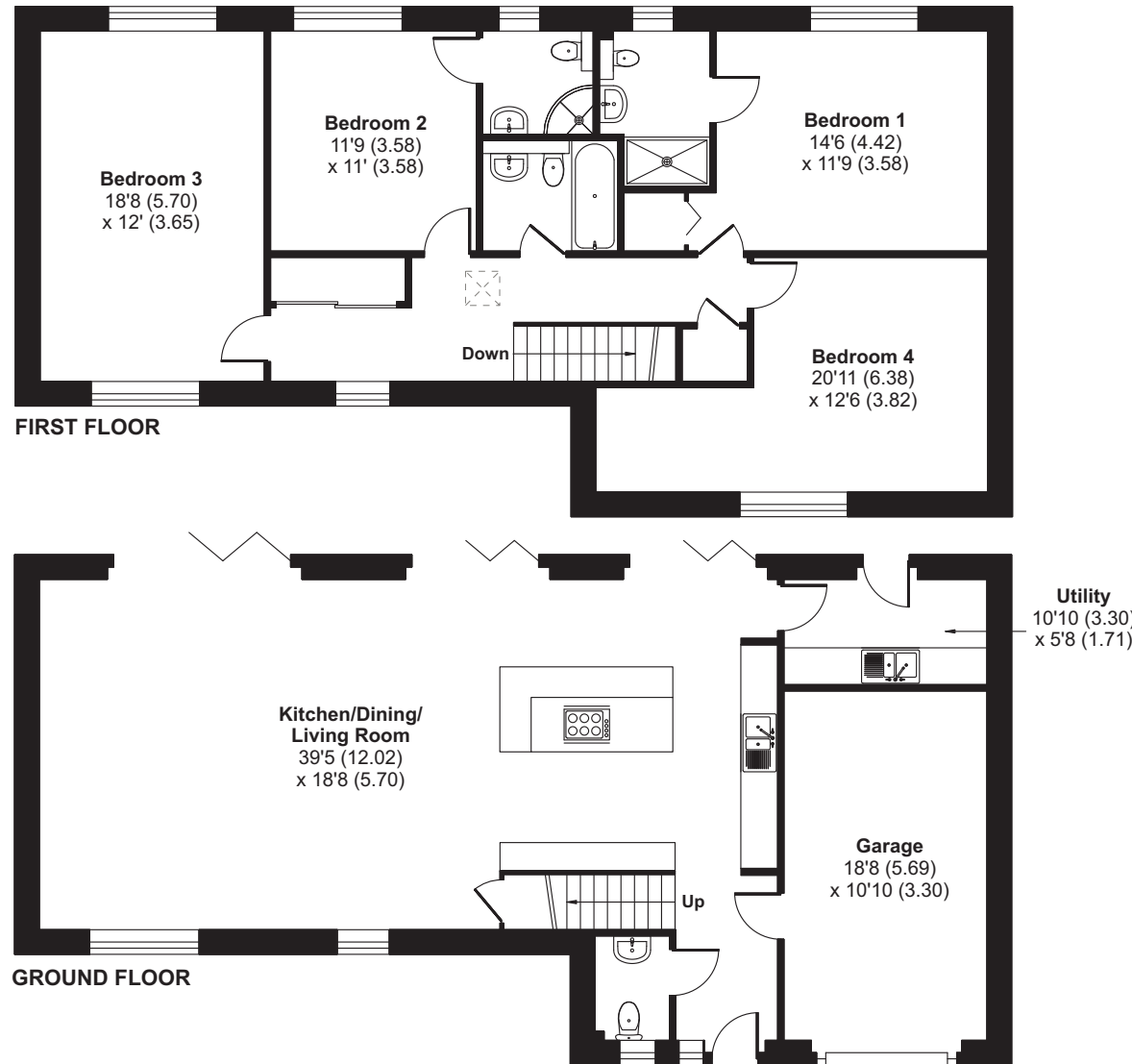
Plot 3 High Cross, Enys, St. Gluvias, Penryn, TR10 9LB

Main House = 1926 sq ft / 178.9 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 2128 sq ft / 197.6 sq m

For identification only - Not to scale



FIXTURES & 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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