



FORDH
KOBBER



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Welcome to Fordh Kober

Welcome to Fordh Kober, a thoughtfully planned development on the edge of St Agnes, Cornwall. Here, we present not just homes but a lifestyle, where every detail is designed to enhance the natural beauty and community spirit of this enchanting coastal village. Fordh Kober is more than a residence; it's a promise of serenity, convenience, and the perfect place to call home. Explore the timeless charm of St Agnes and discover how Fordh Kober seamlessly blends modern living with the coastal allure of Cornwall.

The wider area boasts some of Cornwall's most enchanting shores. Stroll along the beautiful sandy Blue Flag beach of Porthtowan, a hit with surfers and swimmers, and witness breathtaking sunsets from the top of St Agnes Beacon.

Step into a storybook village where you will find world-class pubs and restaurants amongst the independent shops and businesses. St Agnes preserves its rich mining heritage, with remnants of engine houses and tin mines dotting the landscape, serving as a constant reminder of the village's fascinating past.





About the area

For nature enthusiasts, St Agnes provides a playground of exploration. The South West Coast Path beckons with panoramic views, while nearby Trevaunance Cove offers opportunities for surfing and coastal relaxation. The surrounding countryside is dotted with heathland, providing a habitat for diverse wildlife and creating a tapestry of colours throughout the seasons.

Indulge in the delightful local cuisine and discover the warmth of Cornish hospitality in St Agnes' charming cafes, traditional pubs, and artisanal shops. From freshly caught seafood to Cornish pasties, the village invites you to savour the authentic tastes of the region.

St Agnes offers convenient transport links, ensuring you are well-connected to the surrounding areas. The A30 is approximately 5 miles away, and Newquay Cornwall Airport is under 20 miles, opening the door to national and international travel.

St Agnes is not just a place; it's a community. Engage with friendly locals at the bustling village events, markets, and festivals that celebrate the unique spirit of this coastal gem. Whether you're a newcomer or a long-time resident, you'll quickly find a sense of belonging in the heart of St Agnes.





Introducing your new home

At Fordh Kober, we pride ourselves on delivering homes of unparalleled quality and high specification. Each residence is meticulously crafted with a keen attention to detail, featuring contemporary design elements and premium finishes throughout. From state-of-the-art kitchens adorned with top-of-the-line appliances to elegant flooring and fixtures, every aspect of your new home is a testament to our commitment to excellence. Enjoy the luxury of spacious living areas, energy-efficient features, and modern conveniences that seamlessly integrate with the charm of St Agnes.

KITCHENS

- All kitchens have been designed in a modern and minimalist fashion by leading kitchen manufacturer, Mayflower Kitchens.
- High quality NEFF (or similar) 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 built in ovens.
- Integrated appliances feature in selected units 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

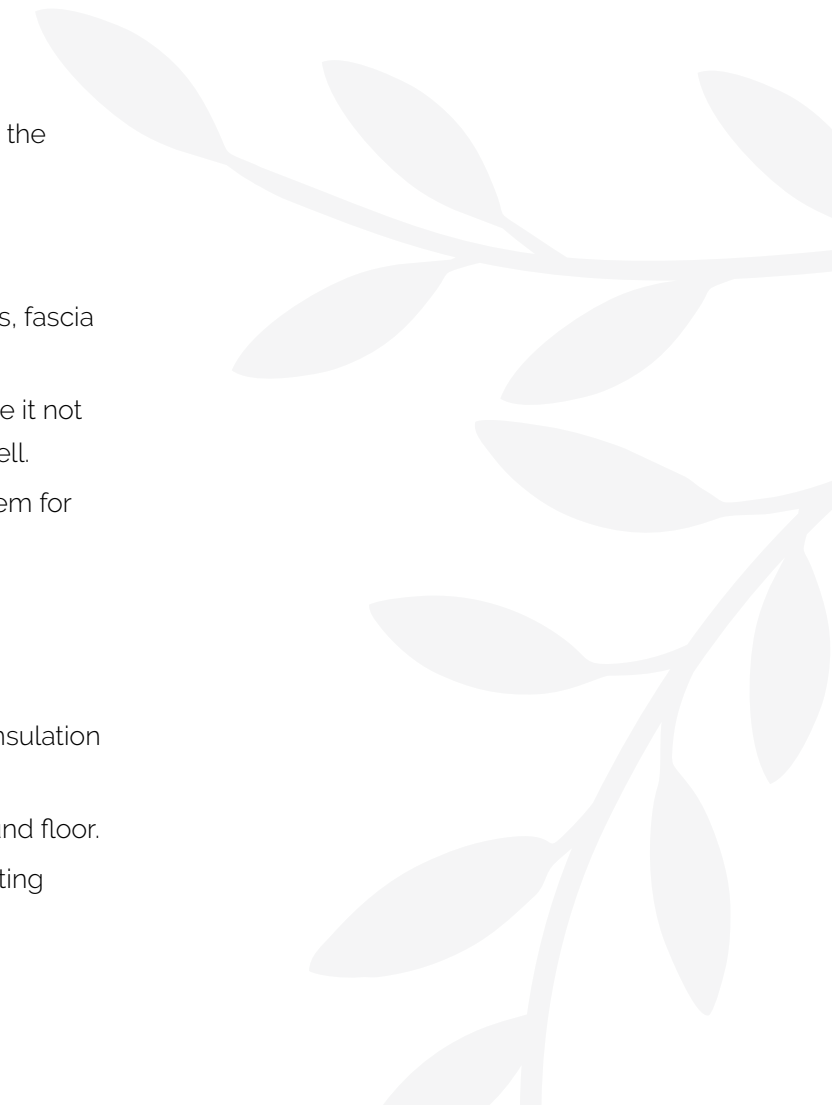
- Contemporary carpets are fitted throughout with the option for wooden flooring if desired.

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.
- All homes include a modern video doorbell system for peace of mind.
- Electric doors to all garages and car ports.

HEATING AND INSULATION

- Air source heating throughout with high quality insulation fitted to meet modern energy standards.
- Premium underfloor heating present on the ground floor.
- Smart home controls installed to control the heating and lighting.





The Development

- **Bilberry 2 Bedroom Home**
Home 27
 - **Beech 3 Bedroom Home**
Homes 11-15
 - **Ash 3 Bedroom Home**
Home 28
 - **Elm 4 Bedroom Home**
Homes 29, 30, 38 & 39
 - **Hawthorn 4 Bedroom Home**
Homes 21-23
 - **Willow 4 Bedroom Home**
Homes 24-26
 - **Affordable/shared ownership homes**
Homes 1-10, 16-20, 31-37
- G - Garage P - Parking V - Visitor





The Bilberry is a stylish two-bedroom home, ideal for first time buyers. Featuring a separate living area to the front, with a spacious kitchen diner to the rear, with French doors leading to the garden. There is also a useful WC on the ground floor.

On the first floor is a modern family bathroom and two well-proportioned bedrooms.

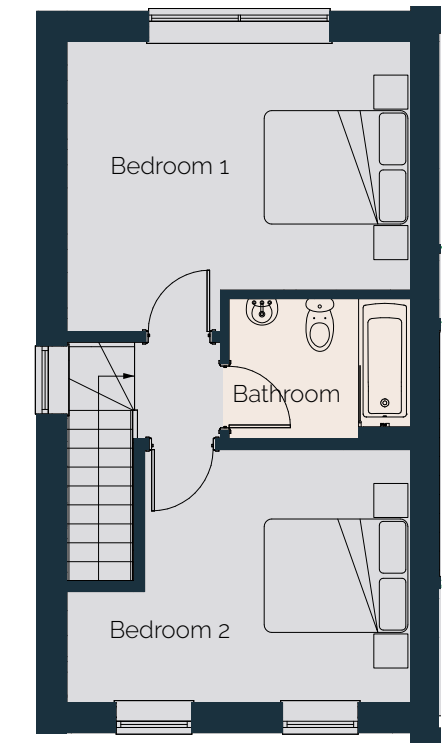
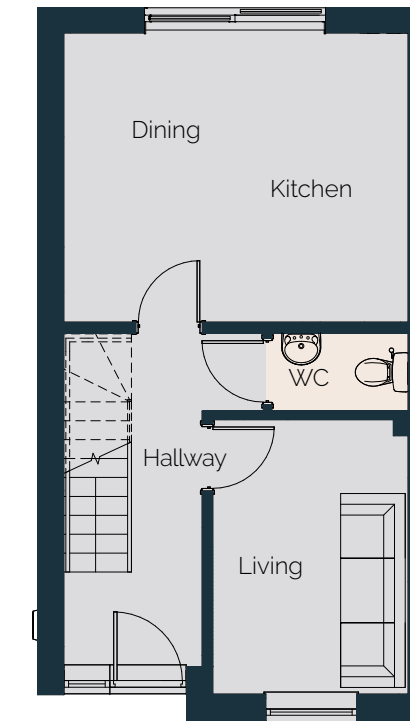
TOTAL INTERNAL AREA 78.8 sq m - 848.2 sq ft

GROUND FLOOR 39 sq m 419.8 sq ft

Kitchen/Dining:	4.55 x 3.82m	14'11" x 12'6"
Living:	2.58 x 3.63m	8'5" x 11'10"

FIRST FLOOR 39.8 sq m 428.4 sq ft

Bedroom 1:	4.55 x 3.29m	14'11" x 10'9"
Bedroom 2:	4.55 x 3.34m	14'11" x 10'11"



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A contemporary home perfect for modern living, featuring a well-proportioned, separate living space, and light and airy kitchen/diner to the rear of the home. Bi-fold doors open out onto the garden and a patio space, ideal for sunny afternoons.

Upstairs are two spacious double bedrooms and a further single bedroom, all benefitting from access to a family bathroom.

TOTAL INTERNAL AREA 92.56 sq m - 996.3 sq ft

GROUND FLOOR 45.95 sq m 494.6 sq ft

Kitchen/Dining:	5.20 x 3.95m	17'0" x 12'11"
Living:	3.22 x 3.30m	10'6" x 10'9"

FIRST FLOOR 46.61 sq m 501.7 sq ft

Bedroom 1:	5.20 x 2.92m	17'0" x 9'6"
Bedroom 2:	3.09 x 3.48m	10'1" x 11'5"
Bedroom 3:	1.99 x 3.95m	6'6" x 12'11"



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The Beech is a three bedroom home offering great kerb appeal and the best of flexible living, with an open-plan kitchen, living and dining area with patio doors leading out to the garden.

The first floor features two generous double bedrooms, plus a further single bedroom and a family bathroom.

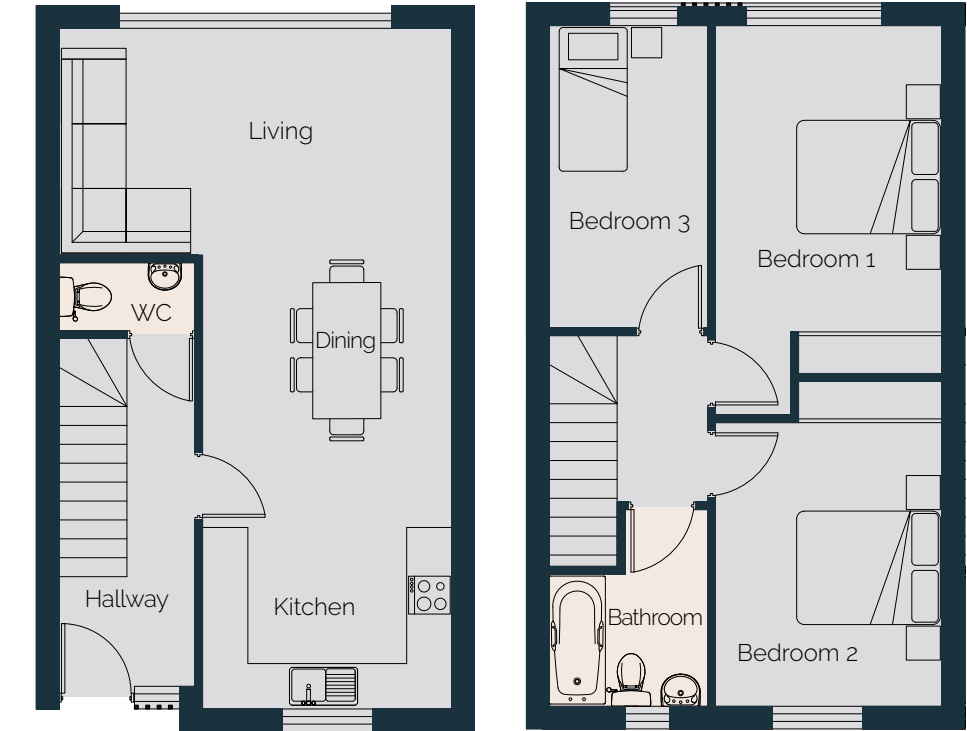
TOTAL INTERNAL AREA 92.56 sq m - 996.3 sq ft

GROUND FLOOR 45.95 sq m 494.6 sq ft

Kitchen/Dining:	3.21 x 6.60m	10'6" x 21'7"
Living:	5.19 x 2.36m	17'0" x 7'8"

FIRST FLOOR 46.61 sq m 501.7 sq ft

Bedroom 1:	3.02 x 3.66m	9'10" x 12'0"
Bedroom 2:	3.02 x 4.05m	9'10" x 13'3"
Bedroom 3:	2.05 x 3.95m	6'8" x 12'11"



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This contemporary, three-bedroom home features an open-plan layout with flexible space for cooking, dining and relaxing. Bi-fold doors open out to the garden, adding to the feeling of space. There is a downstairs WC accessed from the hallway.

On the first floor there are two double bedrooms and a further single, plus a family bathroom and handy storage space.

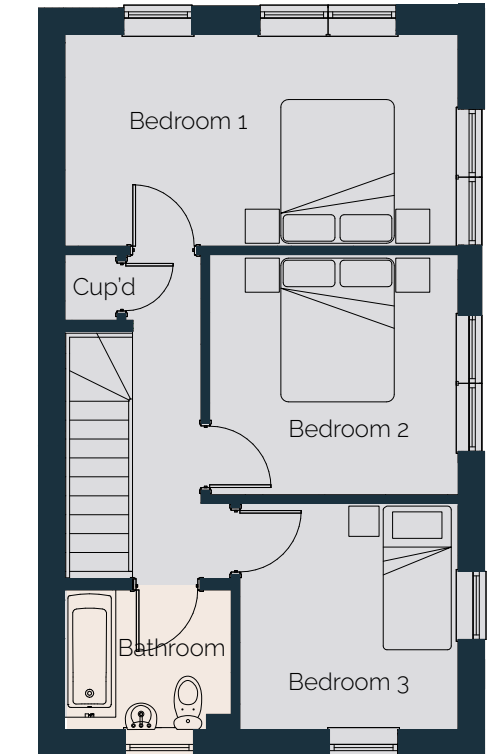
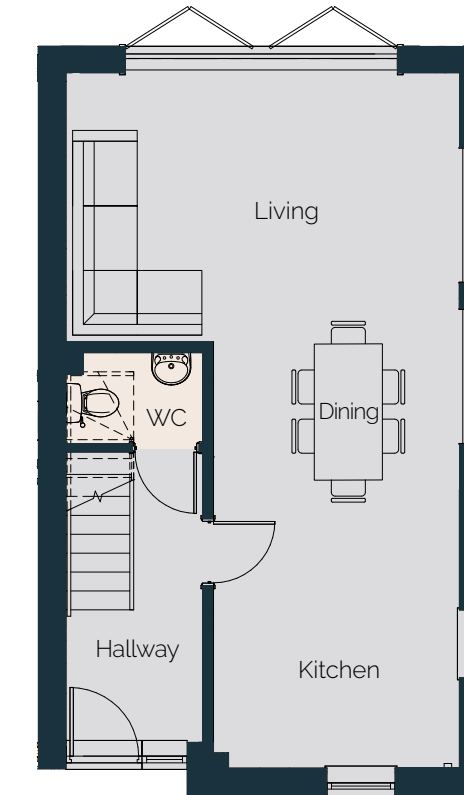
TOTAL INTERNAL AREA 9.91 sq m - 1021.5 sq ft

GROUND FLOOR 47.13 sq m 507.3 sq ft

Kitchen/Dining:	3.25 x 5.63m	10'7" x 18'5"
Living:	5.20 x 3.55m	17'0" x 11'7"

FIRST FLOOR 47.78 sq m 514.2 sq ft

Bedroom 1:	5.20 x 2.80m	17'0" x 9'2"
Bedroom 2:	3.29 x 3.17m	10'9" x 10'4"
Bedroom 3:	2.89 x 2.99m	9'5" x 9'9"

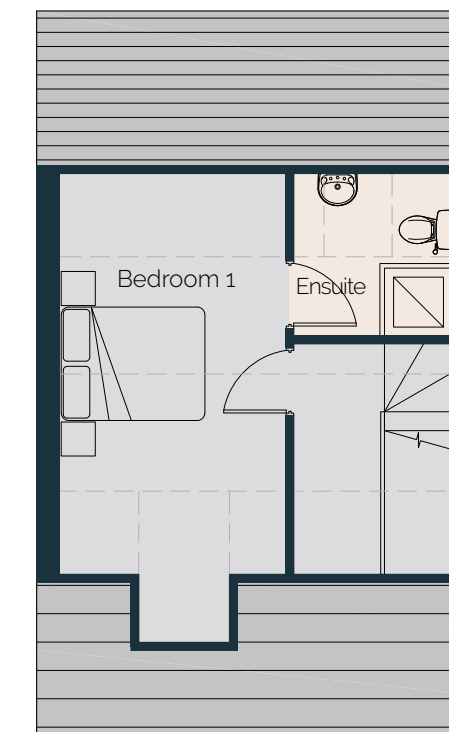
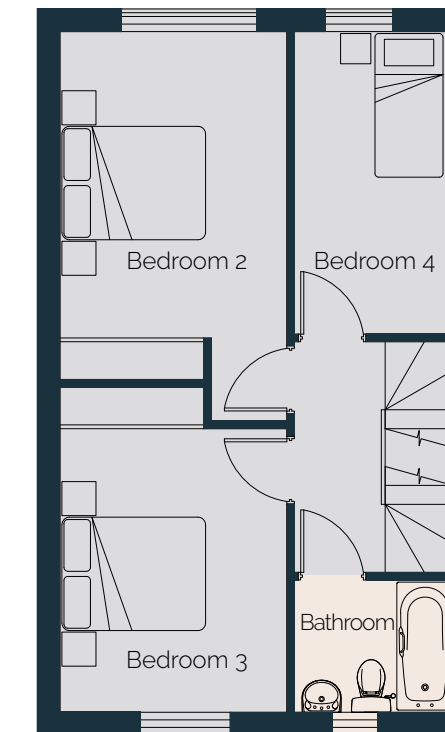
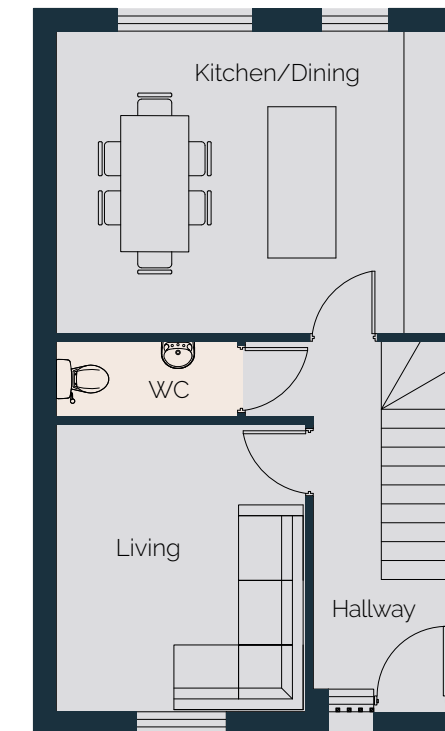


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The ground floor of the 2 1/2 storey Elm features a separate living room to the front with a spacious kitchen dining area to the rear. This floor also benefits from a useful WC .

The master bedroom with ensuite sits on the top floor, whilst the first floor features a spacious landing leading to two double bedrooms and a further single, plus a family bathroom.



TOTAL INTERNAL AREA 121.33 sq m - 1305.9 sq ft

GROUND FLOOR 45.95 sq m 494.6 sq ft

Kitchen/Dining	5.20 x 3.95	17'0" x 13'1"
Living:	3.23 x 3.72m	10'7" x 12'2"

FIRST FLOOR 46.61 sq m 501.7 sq ft

Bedroom 2:	3.05 x 4.05m	10'0" x 13'2"
Bedroom 3:	3.05 x 3.71m	10'0" x 12'2"
Bedroom 4:	2.03 x 3.99m	6'8" x 13'1"

SECOND FLOOR 28.77 sq m 309.6 sq ft

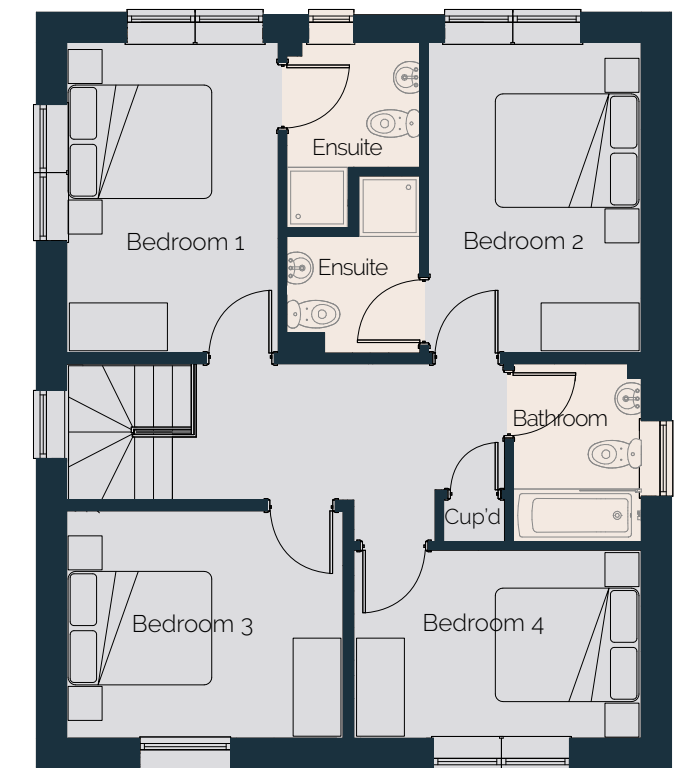
Bedroom 1:	2.99 x 5.30m	9'9" x 17'4"
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The Hawthorn is a stylish and generous four bedroom home. Upon entering the hallway you will find a useful WC and a utility area with a door leading outside. Sliding doors lead you through to the bright kitchen/diner, with bi-fold doors adding to the feeling of space. A further sliding door leads to a beautiful separate living area.

The first floor features a spacious landing leading to four double bedrooms, two with ensembles, plus a family bathroom and useful storage space.



TOTAL INTERNAL AREA 139.14 sq m - 1497.6 sq ft

GROUND FLOOR 69.22 sq m 745 sq ft
 Kitchen/Dining 7.60 x 4.10m 24'11" x 13'5"
 Living: 3.80 x 4.95m 12'5" x 16'2"

FIRST FLOOR 69.92 sq m 752.6 sq ft
 Bedroom 1: 2.79 x 4.10m 9'1" x 13'5"
 Bedroom 2: 2.81 x 4.10m 9'2" x 13'5"
 Bedroom 3: 3.65 x 3.00m 11'11" x 9'10"
 Bedroom 4: 3.80 x 2.48m 12'5" x 8'1"

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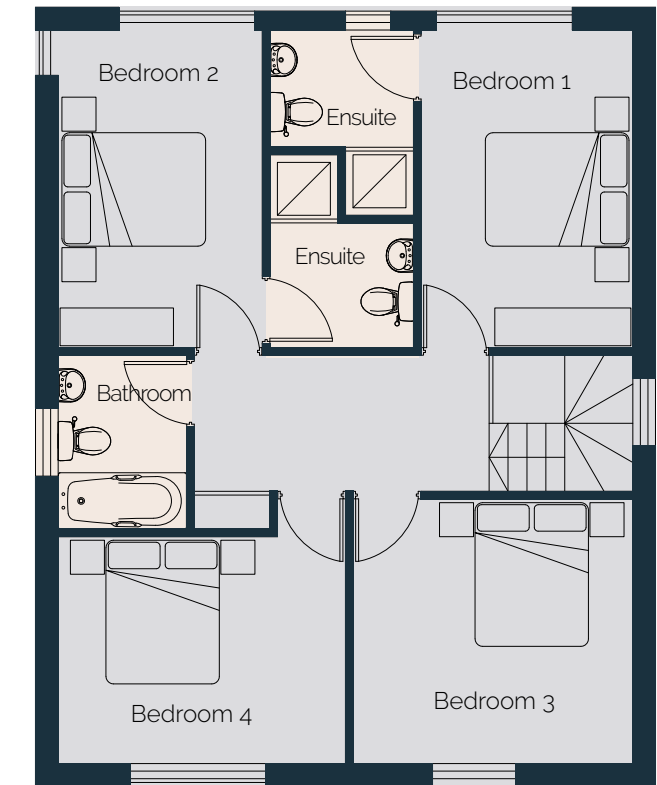
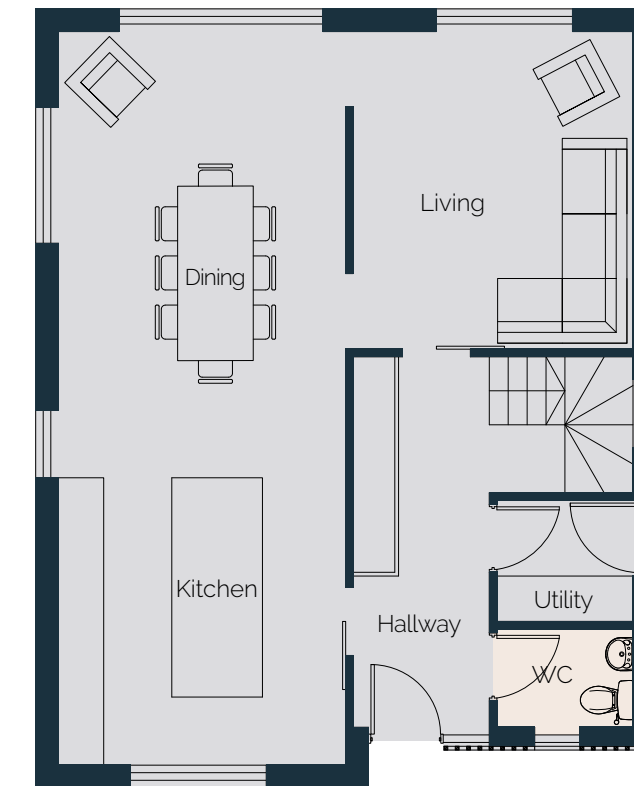
Offering great kerb appeal, The Willow is a beautiful four bedroom home which welcomes you in to a spacious hallway, off which there is a useful utility area and a separate WC. Offering the best of flexible living, the home features an open-plan kitchen and dining area that flows through to a generous living space.

Upstairs there are four double bedrooms, two of which benefit from their own ensuites. A further family bathroom and spacious landing complete the first floor.

TOTAL INTERNAL AREA 139.14 sq m - 1497.6 sq ft

GROUND FLOOR 69.22 sq m 745 sq ft
 Kitchen/Dining: 3.80 x 9.20m 12'5" x 30'2"
 Living: 3.65 x 4.10m 11'11" x 13'5"

FIRST FLOOR 69.92 sq m 752.6 sq ft
 Bedroom 1: 2.79 x 4.10m 9'1" x 13'5"
 Bedroom 2: 2.81 x 4.10m 9'2" x 13'5"
 Bedroom 3: 3.65 x 3.00m 11'11" x 9'10"
 Bedroom 4: 3.80 x 2.48m 12'5" x 8'1"



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**FORDH
KOBBER**

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FROM THE A30

From the A30 take the B3277 exit, and follow the road towards St Agnes for approx 3.5 miles, Fordh Kober will be on the left.

What 3 Words location [///lights.pricing.elect](https://www.what3words.com/)

