



THE ORCHARDS

LANE • NEWQUAY

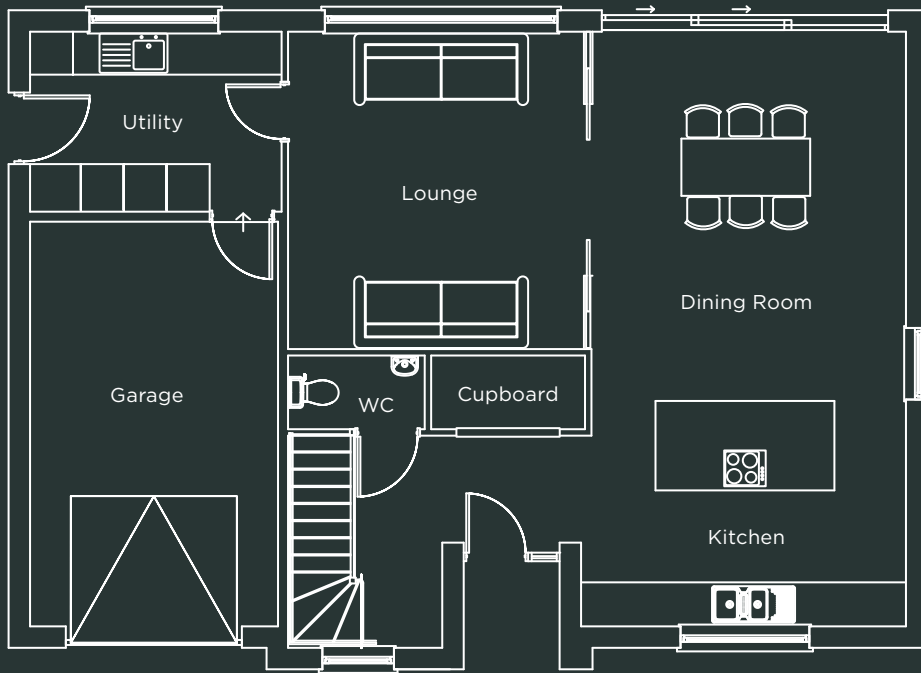


AN EXCLUSIVE DEVELOPMENT OF TWO LUXURY
FOUR BEDROOM HOMES



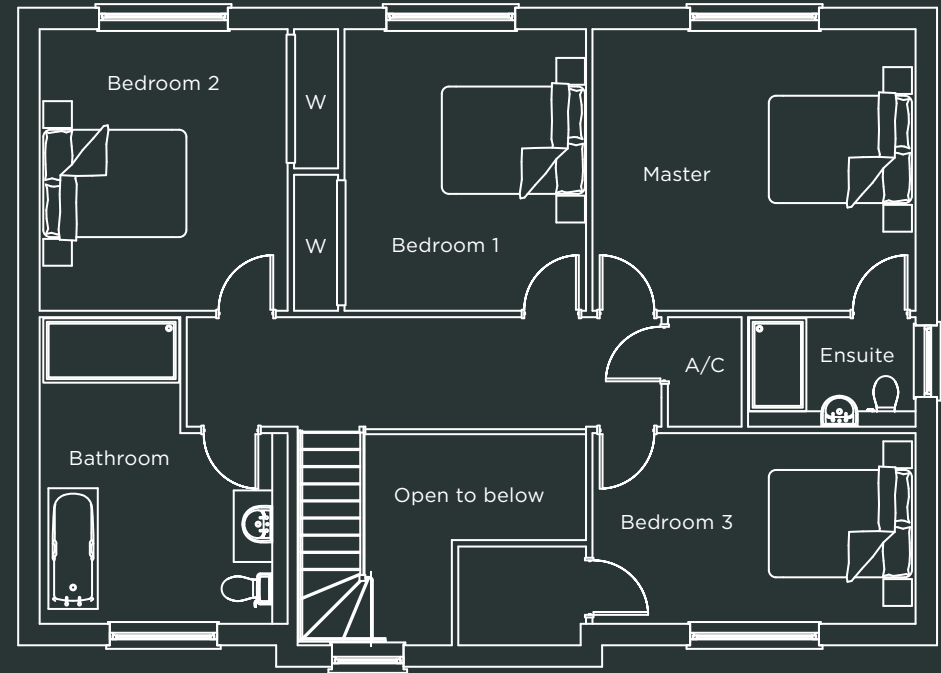
4 Bedroom House - Floor Plans

Conveniently located on the outskirts of Newquay within easy reach of the towns many facilities. The Orchards comprises of two luxury four bedroom family homes. Inspired by the previous orchard and designed with natural materials throughout, the properties compliment their rural surroundings. The Orchards appeal lies both in its location, meticulous attention to detail and high end finish.



GROUND FLOOR

Kitchen/Dining Room	8.3m x 4.4m
Lounge	4.4m x 4.2m
Utility	3.5m x 2.5m
Garage	5.7m x 3.5m
WC	1.9m x 1m
Cupboard	2.2m x 1m



FIRST FLOOR

Master Bedroom	4.5m x 3.9m
Ensuite	2.3m x 1.5m
Bedroom 1	3.4m x 3.9m
Bedroom 2	3.5m x 3.9m
Bedroom 3	4.5m x 2.7m
Bathroom	4.3m x 3.5m
A/C	1.5m x 1m

4 Bedroom House - Specification

KITCHEN & UTILITY

- British made handleless kitchen units in matt spray finish
- Quartz worktops
- Appliances by Neff: integrated oven, compact oven & microwave, warming draw, induction hob, dishwasher, fridge
- Undermounted Blanco sink and Abode instant boiling tap
- LED lighting

BATHROOM & ENSUITE

- Marble floor and wall tiling
- Free standing bath
- Villaroy and Boch sanitary ware with
- Vado accessories
- Thermostatic showers
- Glass shower screens
- Heated mirrors
- Heated towel rail

HEATING & ELECTRICAL SYSTEMS

- Underfloor heating on the ground floor with radiators in bedrooms
- Programmable heating can be controlled via an app on mobile device
- Worcester boiler with 8 year guarantee
- TV, data points and 5amp sockets in all bedrooms
- Provisions for Sky/fibre optic in lounge

INTERNAL FINISHING

- Engineered oak flooring to ground floor
- Bespoke oak open tread staircase with glass balustrading
- Tom Raffield pendant above the staircase
- Wool carpets to bedrooms and landing
- Pocket sliding doors in the lounge
- Hand painted internal doors with stainless steel furniture
- Garage walls ply lined with painted floor

EXTERNAL FINISHING

- Slate roofs
- Cornish stone used on front elevation
- Oak cladding
- Composite front door
- Aluminium triple track sliding door in the dining room
- Brick paved parking area landscaped with cornish dry wall hedging
- Rear slate patio and turfed gardens
- Integrated bee brick, bat and swift boxes

PEACE OF MIND

- The Orchards come with a 10 year structural warranty supplied by build zone
- Freehold



The Orchards - Newquay, Cornwall, TR8 4PX

Newquay - 1.5 miles

Newquay train station - 2 miles

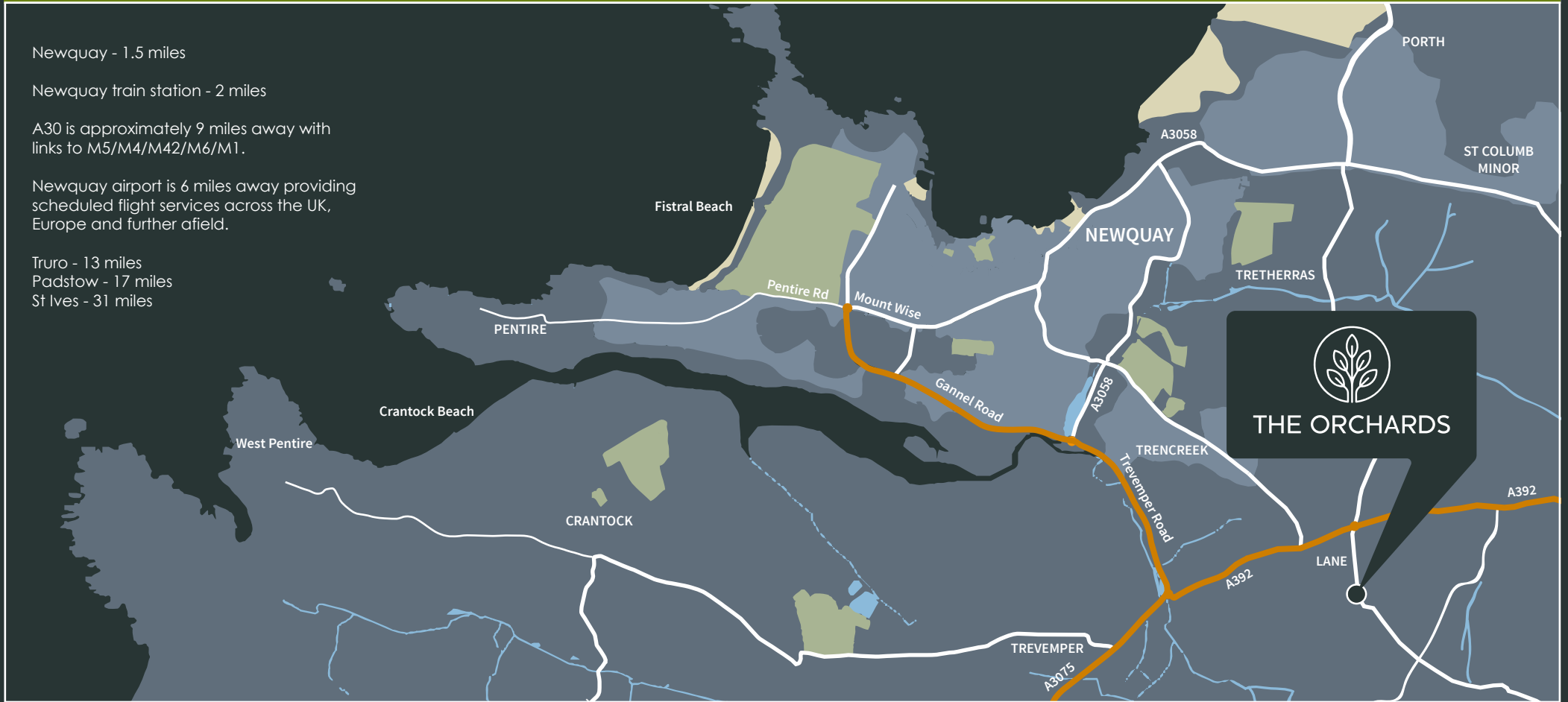
A30 is approximately 9 miles away with links to M5/M4/M42/M6/M1.

Newquay airport is 6 miles away providing scheduled flight services across the UK, Europe and further afield.

Truro - 13 miles

Padstow - 17 miles

St Ives - 31 miles



DEVELOPMENT BY



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