



# Trethow-Mor

CUBERT. CORNWALL

A distinguished pair of premium family residences on the outskirts of Cubert village



## TRETHOW - MOR

A pair of high quality family homes situated on the edge of Cubert village with panoramic views overlooking Penhale sandunes towards St Agnes Beacon and St Ives in the distance. Trethow - Mor homes are designed to fit harmoniously into their surroundings of open countryside.

Each home has a large open plan kitchen, dining and lounge area with sliding doors that open out onto the rear south facing gardens to make the most of the elevated position. Along with four bedrooms, two with ensuite a utility, office and integrated garage.

The homes are designed to be energy efficient as possible by incorporating green technologies to reduce energy consumption.



## SPECIFICATION TRETHOW-MOR

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### KITCHEN UTILITY

- British made contemporary handleless kitchen units.
- Quartz worktops.
- Intergrated appliances by MIELE to include : oven, compact oven and microwave, induction hob with extractor, warming draw, dishwasher, larder fridge, larder freezer.
- Blanco under mounted sinks and taps.
- Quooker boiling water tap.
- Tom Raffield pendant lights above island.

### BATHROOMS & ENSUITES

- Honed carrara marble tiling on walls and floor.
- Lusso Stone sanity ware.
- Lusso Stone freestanding stone bath.
- Thermostatic showers and rainwater shower heads.
- Large fitted mirrors with demister pads.
- Electric toothbrush charger.
- Electric heated towel rails.

### HEATING & ELECTRICAL SYSTEMS

- Zoned underfloor heating on the ground floor.
- Thermostatically controlled radiators on first floor.
- Full fibre optic connection to the premise.
- TV / USB points in all bedrooms and lounge.
- LED downlights in kitchen, lounge, utility, office and hallway.
- Pendant lights in all other rooms.

### ENERGY EFFICIENCY

- Highly efficient Nibe air source heat pump.
- 8 KW integrated black solar panels on roof.
- 8.64 KW Fox battery system paired with fox hybrid inverter.
- My energi Zappi Glo electric vehicle charger.
- My energi Eddi solar water heater. (Utilises excess solar electricity to heat the hot water).
- The homes will achieve a EPC A rating the highest possible for energy efficiency and environmental impact.

### INTERNAL FINISHING

- Engineered oak flooring to ground flooring.
- High quality wool carpets to bedrooms and landing.
- Hand painted internal doors with Forme door handles.
- Tom Raffield pendant above the staircase and landing.
- Bespoke oak tread staircase.

### EXTERNAL FINISHES

- Charred larch and oak cladding.
- Tarmaced parking area with Cornish drywall hedging.
- Slate patio and side paths.
- Turfed rear gardens.
- Timber boundary fences and access gates.
- External lighting, socket and tap in rear gardens.
- Intergrated Bat and Swift boxes and Bee bricks.

### CONSTRUCTION

- Highly insulated timber frame.
- Slate roofs.
- Origin aluminium front door.
- Origin slim line aluminium sliding door in lounge/dinning room.
- Black Velfac windows.
- Black lindab guttering and downpipes.
- Hormann electric garage door.

### PEACE OF MIND

- 10 year structural warranty provided by Buildzone.
- 2 year warrenty provided by Custom Developments.
- Freehold.
- Home demonstration.

\*SUBJECT TO PROCUREMENT

## PLOT 1

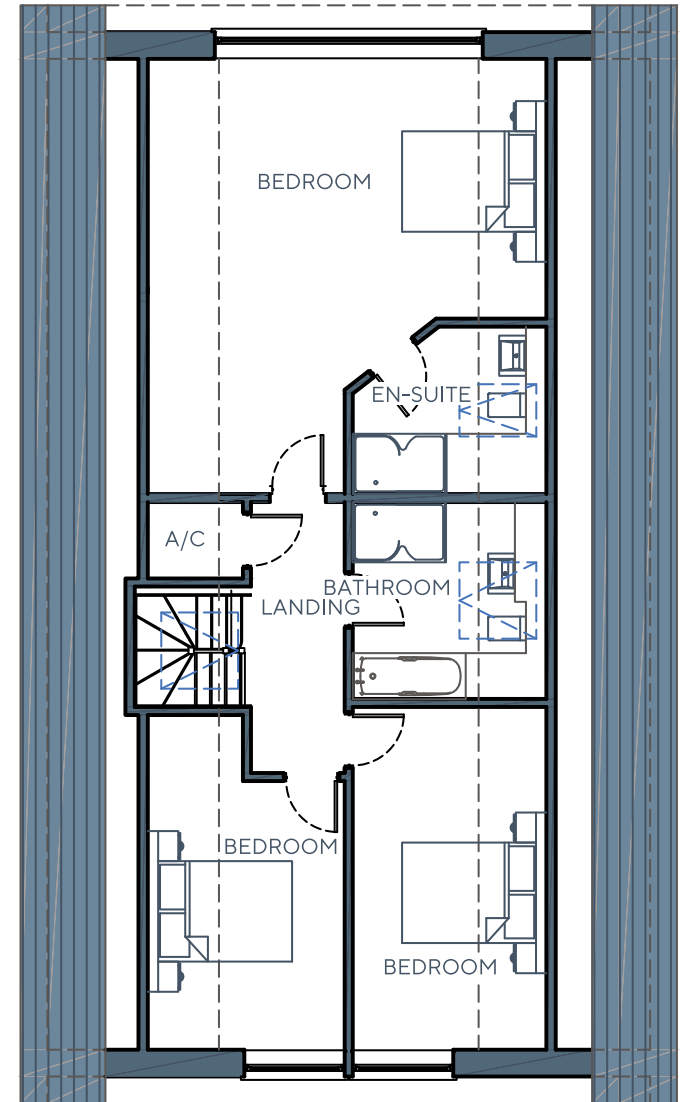
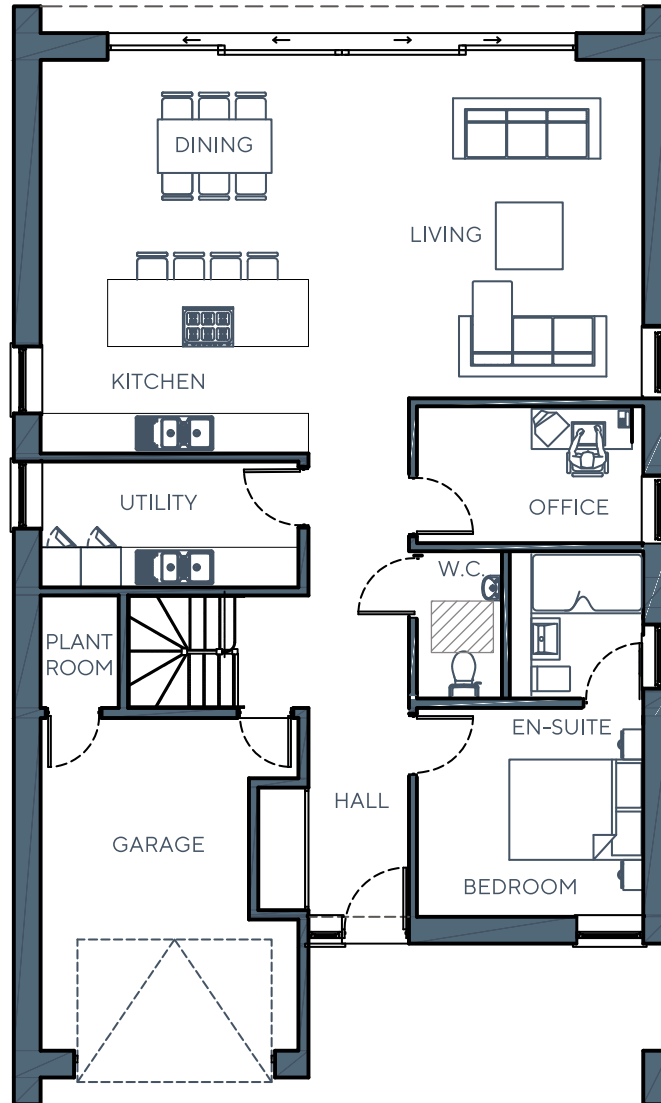
### GROUND FLOOR

- Kitchen/Dinning Room/Lounge 9.1m x 5.9m \*
- Utility 3.9m x 1.9m
- Office 3.4m x 2m
- Bedroom four 3.4m x 3m
- Ensuite 2.2m x 1.7m
- W/C 2.2m x 1.2m
- Garage 4.9m x 3.6m \*
- Plant room 1.7m x 1.1m
- Cupboard 2m x 0.6m

### FIRST FLOOR

- Master bedroom 5.9m x 6.5m \*
- Master Ensuite 2.9m x 2.5m
- Bedroom two 5.1m x 2.9m
- Bedroom three 5m x 2.9m \*
- Bathroom 2.9m x 2.9m
- A/C 1.4m x 1.2m

\* Denotes max room size



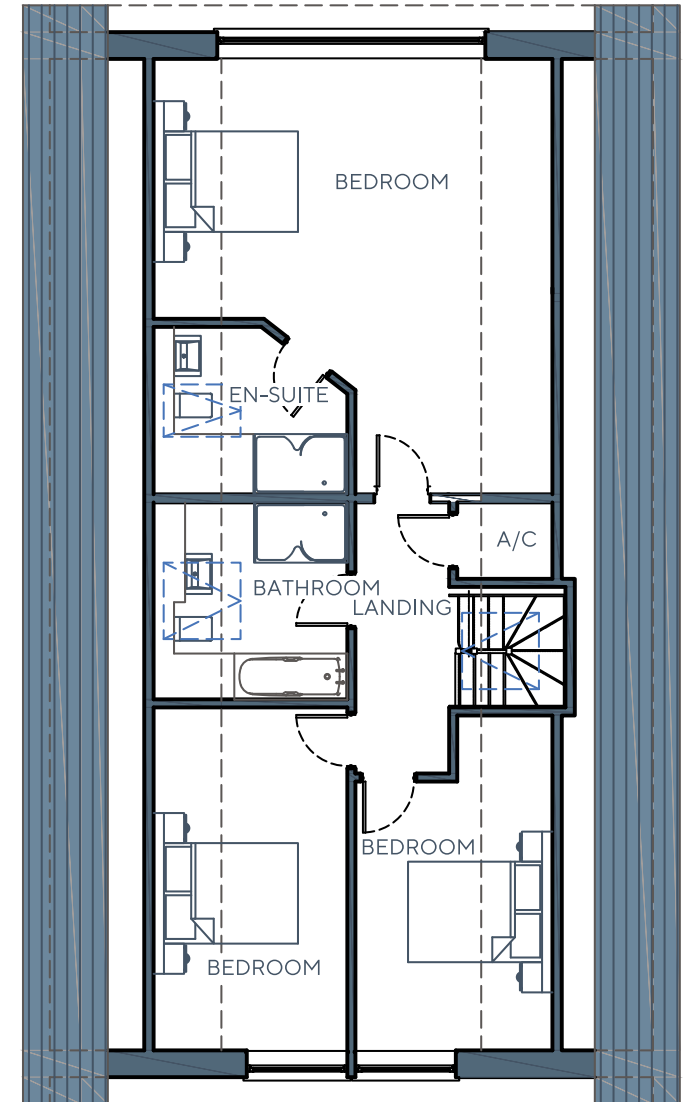
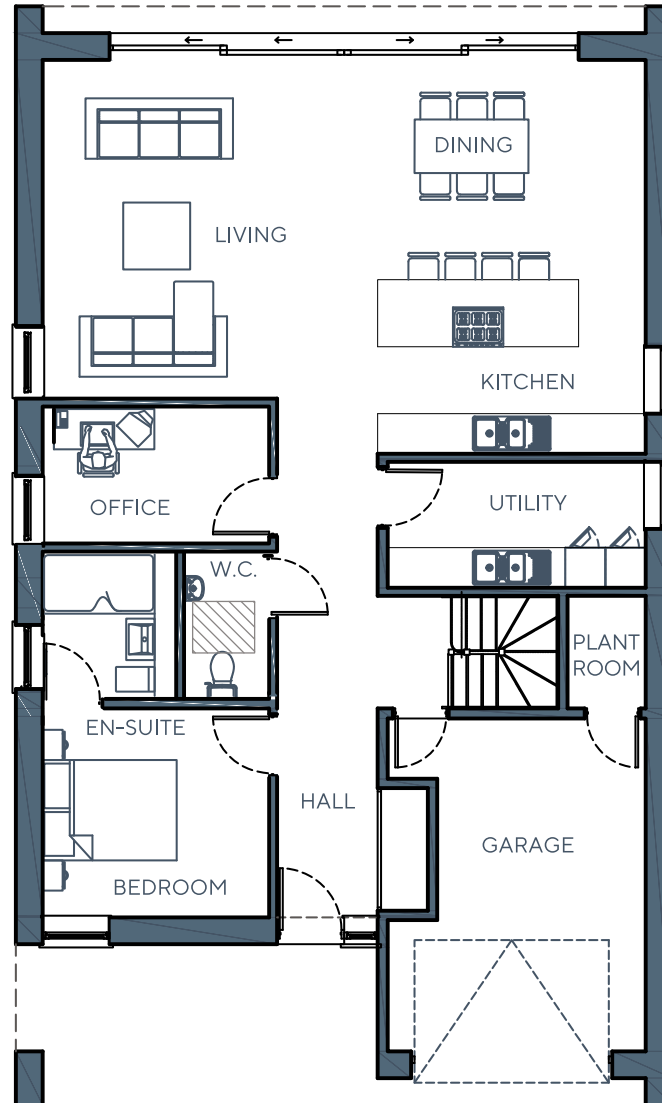
## PLOT 2

### GROUND FLOOR

- Kitchen/Dinning Room/Lounge 9.1m x 5.9m \*
- Utility 3.9m x 1.9m
- Office 3.4m x 2m
- Bedroom four 3.4m x 3m
- Ensuite 2.2m x 1.7m
- W/C 2.2m x 1.2m
- Garage 4.9m x 3.6m \*
- Plant room 1.7m x 1.1m
- Cupboard 2m x 0.6m

### FIRST FLOOR

- Master bedroom 5.9m x 6.5m \*
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- Bedroom two 5.1m x 2.9m
- Bedroom three 5m x 2.9m \*
- Bathroom 2.9m x 2.9m
- A/C 1.4m x 1.2m



\* Denotes max room size





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