

THE GWEL

Truro





THE GWEL
Truro



COUNTRYSIDE
Homes



THE GWEL



This exciting new development is on the outskirts of historic Truro, Cornwall's only city, famed for its Gothic-style cathedral and beautiful outdoor spaces.

The Gwel is just 1 mile from the centre of this 'Great Little City' that's brimming with culture, entertainment, shopping, sport, leisure and picturesque parks. Whether you fancy a coffee al fresco, a West End production, a car boot sale or a bustling market, Truro has it all. From park runs to poetry groups, cricket to crotchet, this vibrant community is a hub of activity.

Sitting alongside the River Truro and about 11 miles from the popular marine resort of Falmouth, Truro boasts 80 acres of outdoor spaces, including formal gardens and parks, wildflower meadows, woodlands, rivers, sports facilities and playgrounds.

National Trust's Trelissick Garden is less than 5 miles away and the unspoilt cliffs, creeks, woods and beaches of the stunning Roseland Peninsula is also close by, including pretty Loe Beach at Feock.

The Gwel is to the south of the city, just off the A390 and A39, two of the county's major routes. They provide link to the A30 and A394 for travel north and south-west. Truro Railway Station is a few minutes away and runs services to London Paddington, Penzance, Exeter, Bristol and Plymouth. Newquay Airport, 22 miles, has flights to London Gatwick, Dublin, Spain, Manchester and Scotland.

The Gwel's attractive range of 2, 3, 4 and 5-bedroom homes offers the perfect mix of contemporary design and classic style, created for the needs of today's busy lifestyles. Homes include popular features such as open-plan living, stylish fitted kitchens, bi-fold doors, higher ceilings and spacious master bedrooms with en suites.

So, if you're looking for a quality new home in Cornwall's stunning city of Truro, your search ends here!

THE PERFECT POSITION

EDUCATION FOR EVERYONE

This 'Great Little City' has a range of nursery, primary and senior schools, including several independents.

There's a selection of primary schools for younger children including Truro Learning Academy that's 1.5 miles from The Gwel, as is St Mary's Church of England Primary. The nearest primary is Bosvigo School, just 1 mile away.

For senior students aged 11 to 16, Penair Secondary School is 1.8 miles, while the Ofsted-rated 'outstanding' Truro and Penwith College, is a little under 3 miles away. Providing further education there's also a campus in Penzance, providing a wide range of courses from A-levels and diplomas, to business and professional development for students aged over 16 and adults.

Truro Cathedral
1.1 miles | 9 mins cycle

9
mins



Victoria Gardens
1.4 miles | 10 mins cycle

10
mins



Boscawen Park and Gardens
1.8 miles | 6 mins drive

6
mins



THE GWEL

Loe Beach, Feock
6.0 miles | 16 mins drive

16
mins



Lemon Street Market
1.0 mile | 4 mins drive

4
mins



The city is also home to one of the county's leading private schools, Truro School, that caters for pupils aged 3 to 18. Another independent, Truro High School for Girls, takes pupils aged from 4 to 18-year-old.

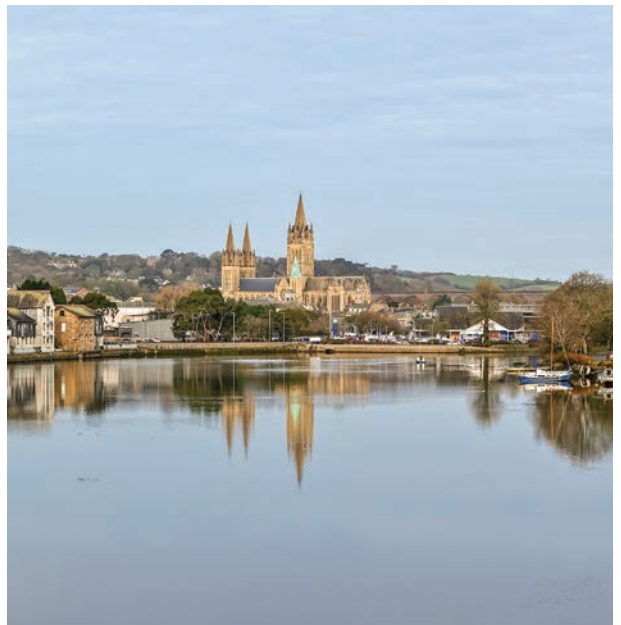
Truro Railway Station
1.2 miles | 30 mins walk

30
mins



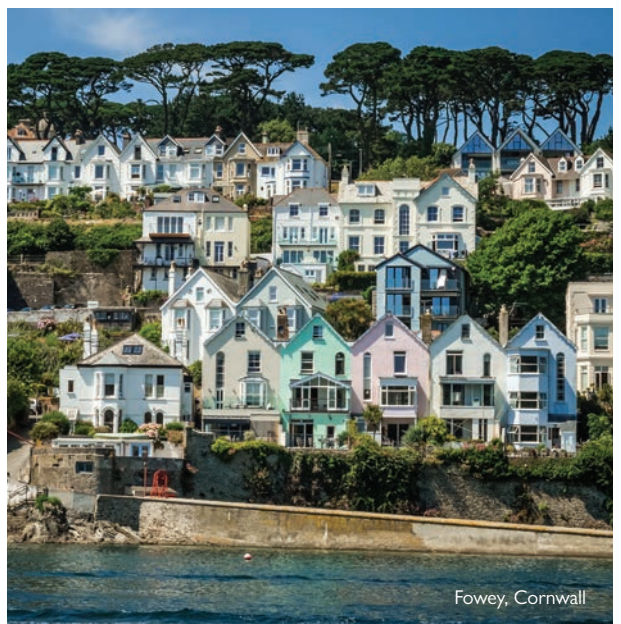
Truro Leisure Centre
4.2 miles | 14 mins drive

14
mins



Truro Pannier Market
0.9 miles | 22 mins walk

22
mins



Fowey, Cornwall

PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



PURCHASE SCHEMES

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

HOME EXCHANGE

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

ARMED FORCES

Helping members of the Armed Forces to own a home with assistance from Countryside Homes, the government and the Ministry of Defence.

TRINITY

DEPOSIT UNLOCK



An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

SMOOTH MOVE

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

SCAN ME FOR
DIRECTIONS



THE GWEL

Higher Newham Farm,
Truro, Cornwall TR1 2SN

01872 438261

Cover photograph a view of Truro. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry Cornwall South West region

Camberwell House, Grenadier Road, Exeter Business Park, Exeter, Devon EX1 3QF. Telephone: 01392 880 380

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Truro



Public open space

Allotments

1 bedroom apartments

2 bedroom apartments

3 bedroom homes

4 bedroom homes

Pre-sold homes

Lime View

Elm House

The Rowan

The Whitebeam

1 and 2 bedroom apartments

1 and 2 bedroom apartments

2 bedroom homes

The Spindle

The Lilac

1 bedroom apartments

Holly House

The Walnut

The Larch

2 bedroom apartments

Willow Rise

The Hornbeam

The Blackthorn

2 bedroom homes

The Laurel

The Bilberry

3 bedroom homes

bs bin store

cp carport

cs cycle store

leap local equipped play area



Footpath to Arch Hill

Footpath to Morlaix Avenue

Public open space

Footpath to Higher Newham Lane

Public open space

Footpath to Arch Hill

Public open space

Public open space

Public open space

Footpath to Newnham Trail

Footpath to Newnham Trail

Public open space

Public open space

Footpath to Newnham Trail

Footpath to Gas Hill

Youth provision



This plan has been produced for home identification purposes only and is not to scale.
The development layout, landscaping and tenure of all dwellings may be subject to change
throughout the course of the development. Finishes and materials may vary from those
shown on the plan. Please check the details of your chosen plot and house type with the
sales consultant. Development layout plan correct at time of production.

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COUNTRYSIDE
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THE LAUREL
2 bedroom home



COUNTRYSIDE
Homes

THE LAUREL

2 bedroom home



FIRST FLOOR	metres	feet / inches
Kitchen / living area	6.10 x 4.70	20' 0" x 15' 5"
Bedroom 1	4.00 x 3.15	13' 2" x 10' 4"
Bedroom 2	4.00 x 3.22	13' 2" x 10' 7"

ovn	oven	wms	washing machine space
h	hob	cyl	hot water cylinder
dws	dishwasher space	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points

The Laurel Plot 48 and 222 | The Gwel | Truro

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

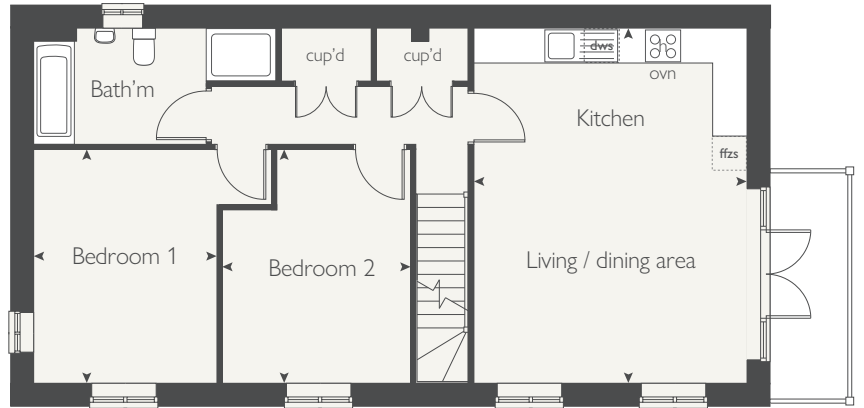
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details. Coachhouses may have garage doors, depending on NMA approval.

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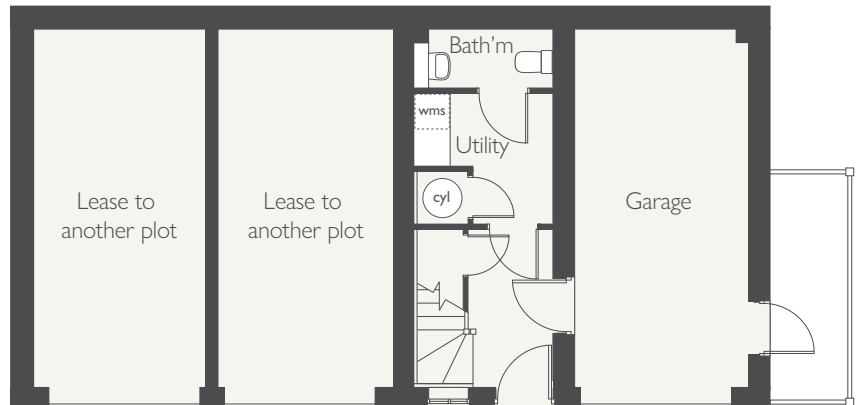
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



THE BILBERRY

3 bedroom home



COUNTRYSIDE
Homes

THE BILBERRY

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.40 x 4.63	17' 8" x 14' 3"
Sitting room	5.40 x 3.77	17' 8" x 12' 4"

FIRST FLOOR

Bedroom 1	3.93 x 3.31	12' 10" x 10' 10"
Bedroom 2	3.82 x 2.80	12' 6" x 9' 1"
Bedroom 3	2.66 x 2.51	8' 8" x 8' 2"

ovn	oven	cyl	hot water cylinder
h	hob	ffz	fridge freezer
d	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Integrated fridge freezer, washing machine and dishwasher to selected plots. Please see sales consultant for further details.

The Bilberry | 3F Truro |

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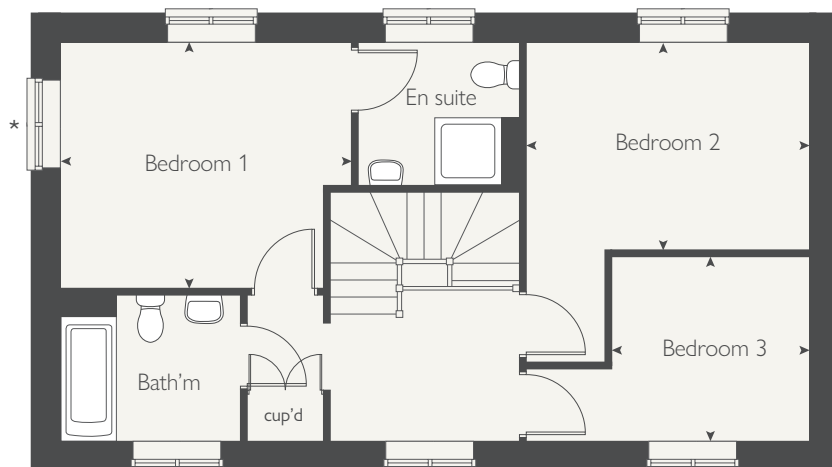
* Window applies to selected plots only. Please speak to our sales consultant for further details.

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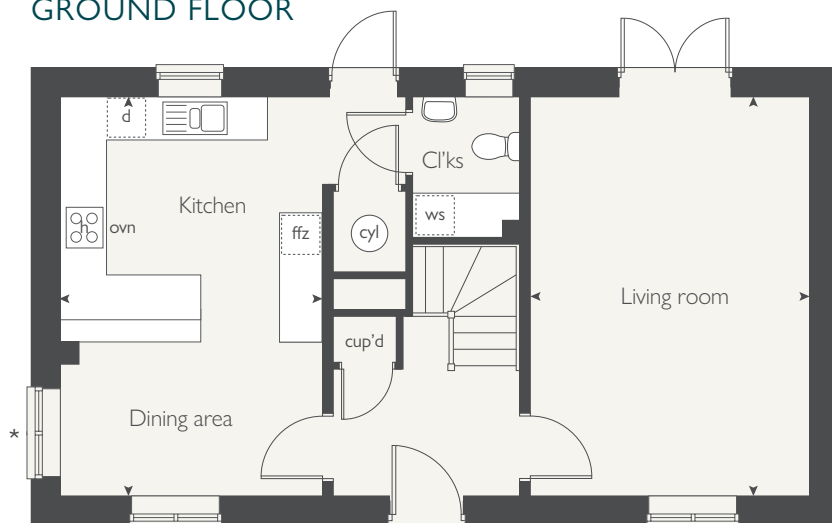
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FIRST FLOOR



GROUND FLOOR



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Homes



THE ROWAN
3 bedroom home



COUNTRYSIDE
Homes

THE ROWAN

3 bedroom home



GROUND FLOOR

	metres	feet / inches
Kitchen / dining area	5.60 x 3.47	18' 4" x 11' 4"
Sitting room	5.08 x 3.50	16' 8" x 11' 5"

FIRST FLOOR

Bedroom 1	3.91 x 3.17	12' 9" x 10' 4"
Bedroom 2	3.24 x 2.85	10' 7" x 9' 4"
Bedroom 3	3.24 x 2.66	10' 7" x 8' 8"

ovn	oven	cyl	hot water cylinder
h	hob	ffz	fridge freezer
d	dishwasher	cup'd	cupboard
ws	washing machine space	< >	measuring points

Integrated fridge freezer, washing machine and dishwasher to selected plots. Please see sales consultant for further details.

The Rowan | 3B Truro |

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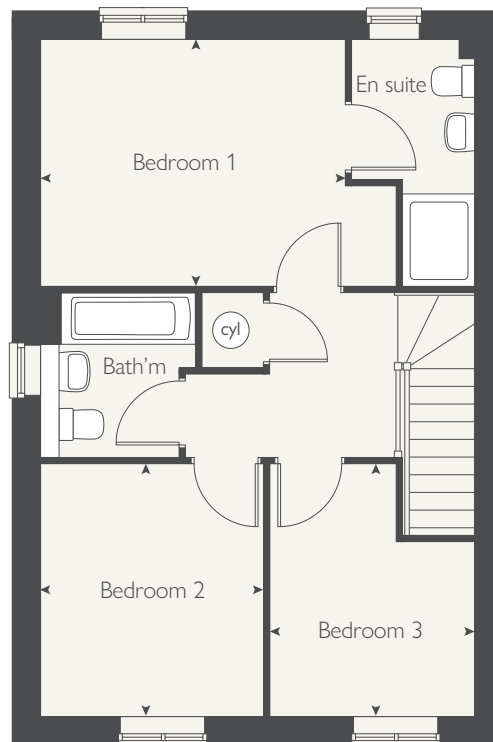
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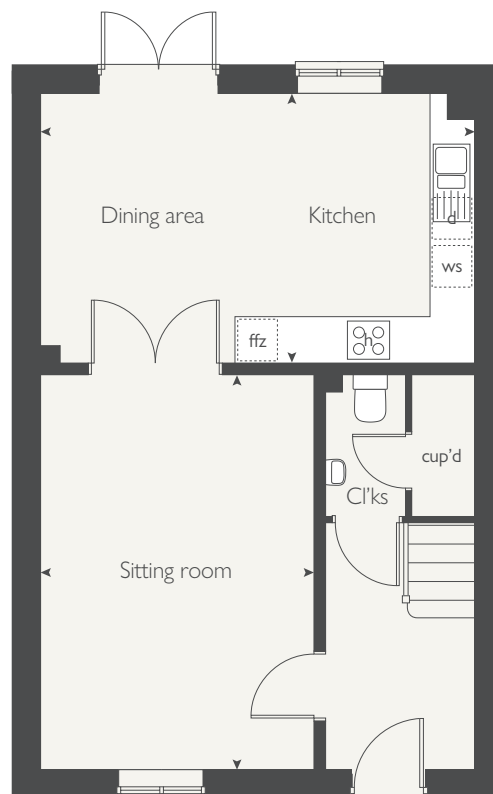


COUNTRYSIDE
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FIRST FLOOR



GROUND FLOOR





THE GWEL
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COUNTRYSIDE
Homes

THE GWEL

Truro

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.



3 bedroom
The Rowan
The Bilberry

KITCHEN

Choice of standard fitted kitchen (doors & worktops)	■	■
Stainless steel sink and drainer (single and a half bowl) with single lever mixer taps	■	■
Bosch induction hob (60cm) with built in Bosch double electric oven with glass splashback and chimney hood	■	■
White LED downlights to kitchen*	■	■
Bosch integrated 70/30 fridge / freezer	■	■
Bosch integrated dishwasher	■	■
Integrated Bosch washer dryer	■	■

BATHROOMS AND EN SUITE(S)

Ideal Standard contemporary white Concept Air sanitaryware	■	■
Ideal Standard close coupled WC to cloakroom	■	■
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, full-height over bath, and full-height to shower cubicle)*	■	■
Chrome towel warmer in bathroom and en suite(s) (where applicable)*	■	■

DOORS AND WINDOWS

Front door with multi-point security locking system and security chain	■	■
Slate house number plaque	■	■
PVCu double glazing to windows	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

DOORS AND WINDOWS

Double glazed PVCu French doors	■	■
Internal Oak veneer Cottage style doors with Brass Satin finish handles	■	■
Paving outside French / bi-fold door and path to garage personnel door* (where applicable)	■	■

GENERAL

White painted walls and smooth white ceilings	■	■
Combined usb/double sockets in kitchen and bedroom 1	■	■
Multi-media point in living room	■	■
TV point to bedroom 1 and family room (where applicable)	■	■
Master telephone socket to lounge and study where applicable	■	■
Oak handrail to staircase with matching newel caps	■	■
Fitted door bell	■	■
Fitted external tap	■	■
External light fitted to front porch and wiring for external light to rear door	■	■
Mains wired smoke detectors with battery back-up	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■
Enclosed fenced turfed rear garden, and garden gate (where applicable).	■	■
Landscaped front gardens	■	■
NHBC Buildmark cover	■	■
First two years' customer service support from Bovis Homes	■	■

SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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