

# Trethowel

St Austell



A Small Select Development of New 5 Bedroom Homes



## Trethowel, St Austell

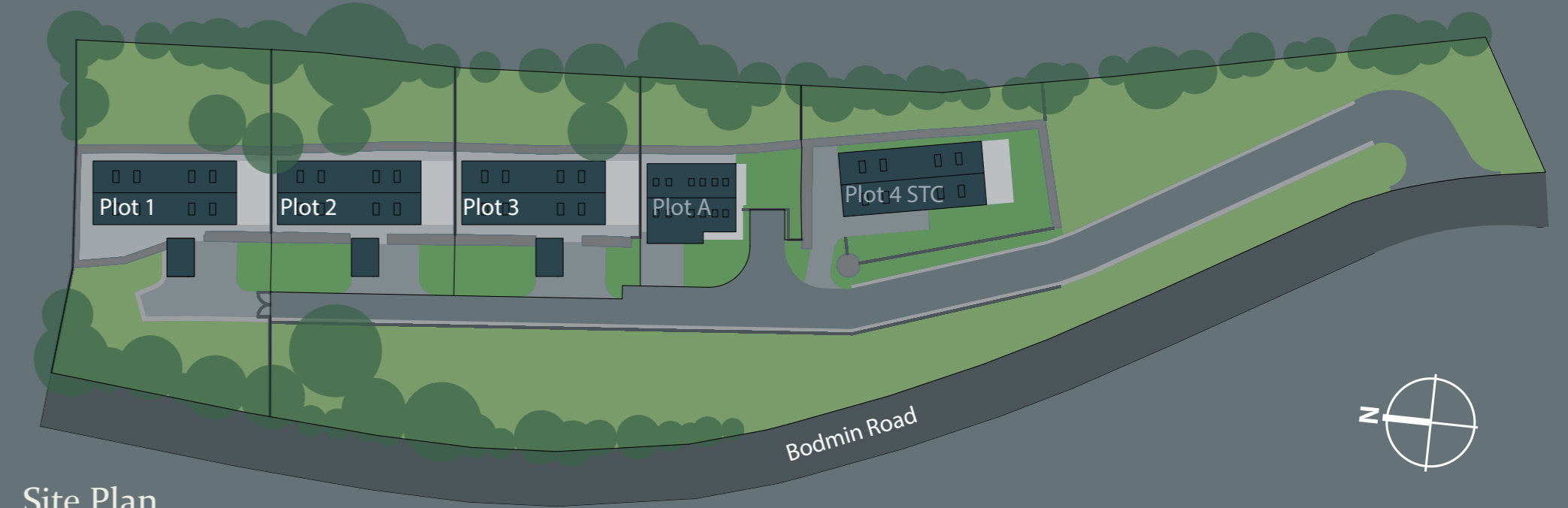
Millerson are delighted to bring Trethowel development to the market, an exclusive Cornish farmstead style development of 5 bed dwellings of high architectural quality utilising a palette of natural materials that echo the local vernacular, situated in an idyllic rural spot just two miles from the market town of St Austell and 7 miles from the famous Eden project.

Nestled in and around beautiful woodlands with gated access to the well-known cycle way of the Camel Trail and Coast to Coast Trail. The plots are arranged to utilise the topography of the site, providing private gardens and patioed areas to each plot alongside maximising the views towards the countryside beyond the development.

These dwellings are of a high architectural quality, utilising natural materials such as stone, cedar cladding, natural slate roofing, Bi-fold doors and galvanised gutters and downpipes.

All properties will benefit from an attached garage, two en-suites, family bathroom, utility room, a range of high-end integrated appliances and extensive fully boarded loft spaces. Heating will be by way of modern combination gas fired boilers, mains drainage will be connected and the properties will be double glazed throughout.

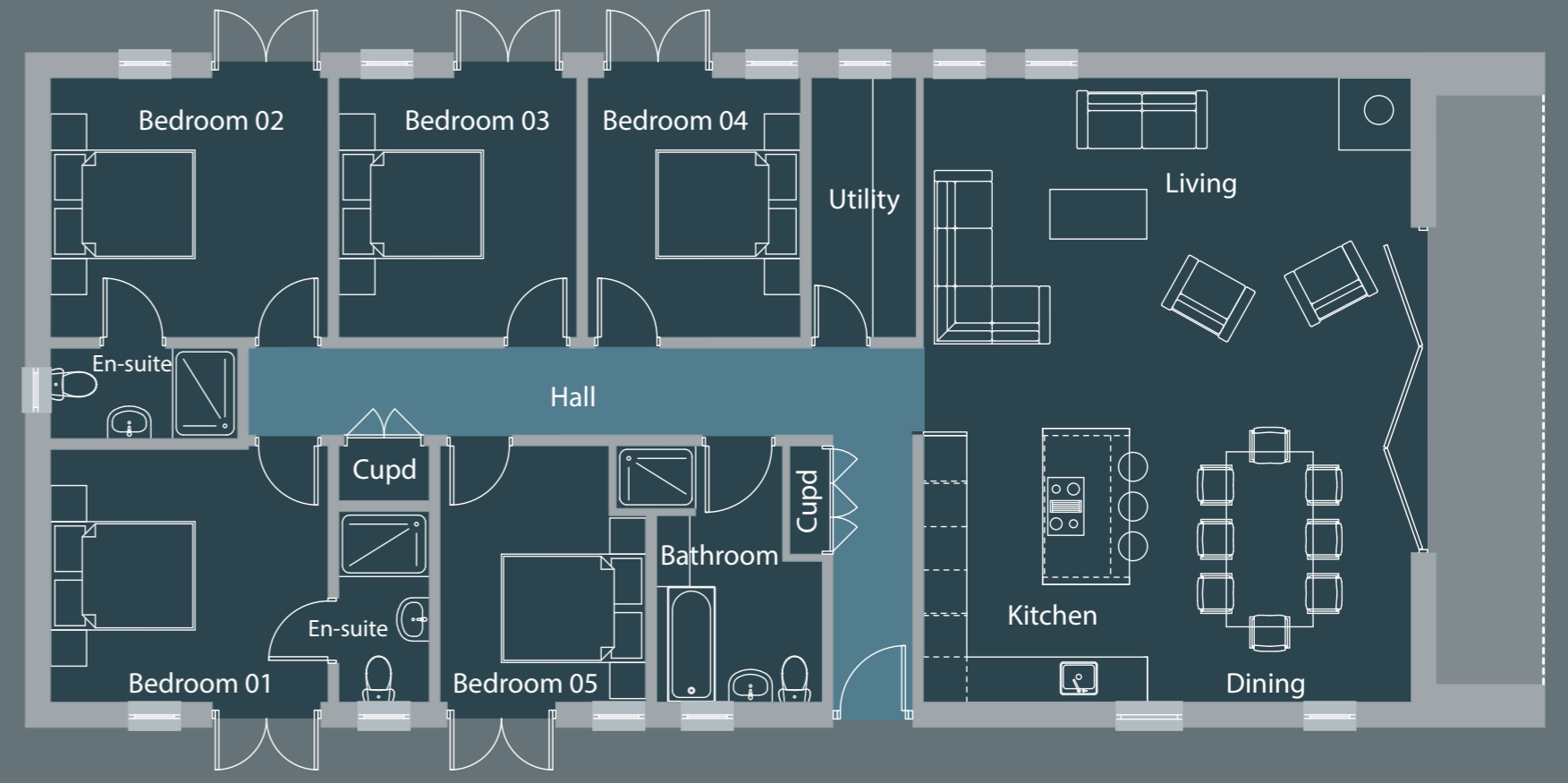
Rarely do detached bespoke Cornish Farmstead style bungalows come to market in this area, and as such interest is expected to be high. Accordingly, all interested parties are advised to make an early viewing to purchase or reserve one of these superb 5 bedroom two bathroom family bungalows.



Site Plan



## Typical Floorplan



### Typical room dimensions (max)

Kitchen/Living/Dining	6.75m x 8.64m	58.32 m <sup>2</sup>	Bedroom 02	3.84m x 3.6m	13.82m <sup>2</sup>
Utility	1.45 x 3.6m	5.22m <sup>2</sup>	Ensuite	2.6m x 1.25m	3.24m <sup>2</sup>
Bathroom	2.29m x 3.5m	8.02m <sup>2</sup>	Bedroom 03	3.3m x 3.6m	11.88m <sup>2</sup>
Bedroom 01	3.84m x 3.5m	13.44m <sup>2</sup>	Bedroom 04	2.95m x 3.6m	10.62m <sup>2</sup>
Ensuite	1.25m x 1.74m	2.18m <sup>2</sup>	Bedroom 05	2.85m x 3.5m	9.98m <sup>2</sup>

\* Room dimensions maximum measurements

Please note floorplans and dimensions are taken from architectural drawings and are for guidance only. Please ask your sales representative for specific details.



## Typical Interior Finishes

These superb properties certainly give you the best of luxury living offering contemporary design homes with an open plan living space of over 600sq ft which is flooded with light, thanks to spectacular vaulted ceilings. The space additionally expands out externally via bi-fold doors onto the patio garden area. The properties are finished to an exceptionally high standard with no attention to detail overlooked





## Location

Trethowel is situated on the fringe of St. Austell and offers an abundance of interesting walks and is ideal for dog lovers and cyclists. St. Austell itself is situated approximately 2 miles away and has many amenities in the town centre which include the mainline railway station to London Paddington, leisure centre, public library and cinema.

Nearby attractions include the historical Georgian port of Charles Town which is in the history of the local cinema industry and has been well documented for period dramas and feature films. The Eden Project is within 7 miles distance and the traditional fishing village of Mevagissey with its meandering streets, restaurants and harbour.

The Cathedral city of Truro being the main centre in Cornwall for business and commerce is approximately 15 miles away.

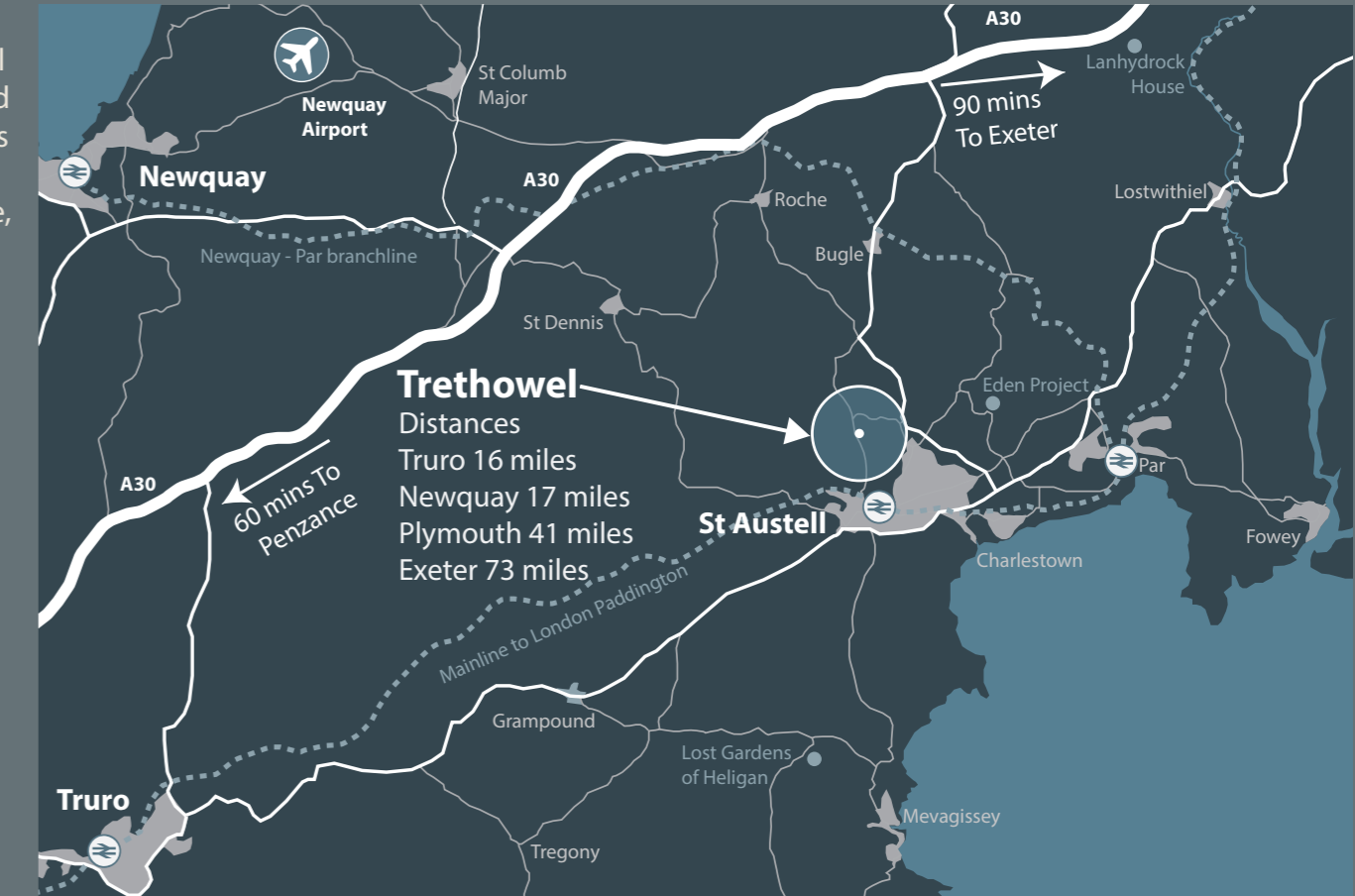
## Millerson

5-6 Market St  
St Austell  
Cornwall PL25 4BB  
Telephone: 01726 72289  
Email: [st.austell@millerson.com](mailto:st.austell@millerson.com)

[www.millerson.com](http://www.millerson.com)



Design by D3V [www.d3v.co.uk](http://www.d3v.co.uk)



Disclaimer: Artist impressions are for illustrative purposes only. Floor plans are for identification purposes only. All prospective buyers should note they are intended for guidance only and nothing contained therein should be a statement of fact or representation or warranty. All areas and dimensions are approximate and should not be relied upon in any way and in particular, room dimensions should not be used to determine measurements of furniture, appliances or floor coverings. Every effort has been made to ensure no statements are misleading. The site plan is not to scale and may be inaccurate and does not form any part of a contract of sale