

Karrek Parc

— CARGREEN —



AN EXCLUSIVE DEVELOPMENT OF 9 DETACHED EXECUTIVE HOMES



Karrek Parc, Cargreen

Nestled on the quiet riverbank of the Tamar valley lies the charming riverside village of Cargreen. Historically described as Cornwall's Covent Garden, the quayside would have been a hive of activity in Victorian times as market gardeners from all over the valley brought their produce to be ferried across the river to Devon. Now, the river plays host to more leisure activities with a thriving Yacht Club and ample opportunity for water sports and riverside walks.

Surrounded by breath taking river views and unspoilt countryside is The Tamar Valley Area of Outstanding Natural Beauty - a landscape shaped and defined by the Tamar, Tavy and Lynher rivers. Famous for its mining heritage, market garden history, and a haven for wildlife there are numerous places nearby to explore - from the magnificent gardens of Pentillie Castle to the historic Quay at Cothele Estate. There are plenty of opportunities for leisure activities too, from sailing and windsurfing to walking, golfing or exploring the many beautiful beaches along the Rame Head Peninsula - there really is something for everyone to enjoy.



... Karrek Parc is truly
an enviable location in
which to make your home





The nearby waterside town of Saltash and market town of Callington have an array of local facilities, whilst the vibrant hub of Plymouth is just 12 miles away. Plymouth: Britain's Ocean City, is home to breath taking views and you'll be spoilt for choice with plenty to see and do - shop till you drop in the city centre, explore the cobbled streets of the historic Barbican, take a dip in the Art Deco Tinside Lido, climb the iconic Smeatons Tower Light House, or experience live theatre at the Royal William Yard.



Cargreen is conveniently situated for travel too - with the A38 offering road links to the heart of Cornwall and in the other direction Exeter and beyond. The mainline railway station is located just 6 miles away at Saltash and provides rapid connections to the more westerly parts of Cornwall as well as London Paddington. Plymouth's cross channel ferry port, along with Newquay and Exeter Airports offer plenty of opportunities for an international getaway.

With so much to enjoy in the area, and such exceptional new homes, Karrek Parc is truly an enviable location in which to make your home.



Discover The Tamar Valley

- 1 Morwellham Quay
- 2 National Trust - Cotehele
- 3 National Trust - Buckland Abbey
- 4 St Mellion Estate
- 5 Pentillie Castle & Estate
- 6 China Fleet Country Club
- 7 Port Eliot House & Garden
- 8 National Trust - Antony House & Garden
- 9 Mount Edgcumbe House & Country Park
- 10 Royal William Yard
- 11 National Marine Aquarium
- 12 National Trust - Saltram House & Garden







Karrek Parc

CARGREEN



-  Tamar Plots 1, 2, 3, 4 & 5
-  Tavy Plots 6, 7, 8 & 9

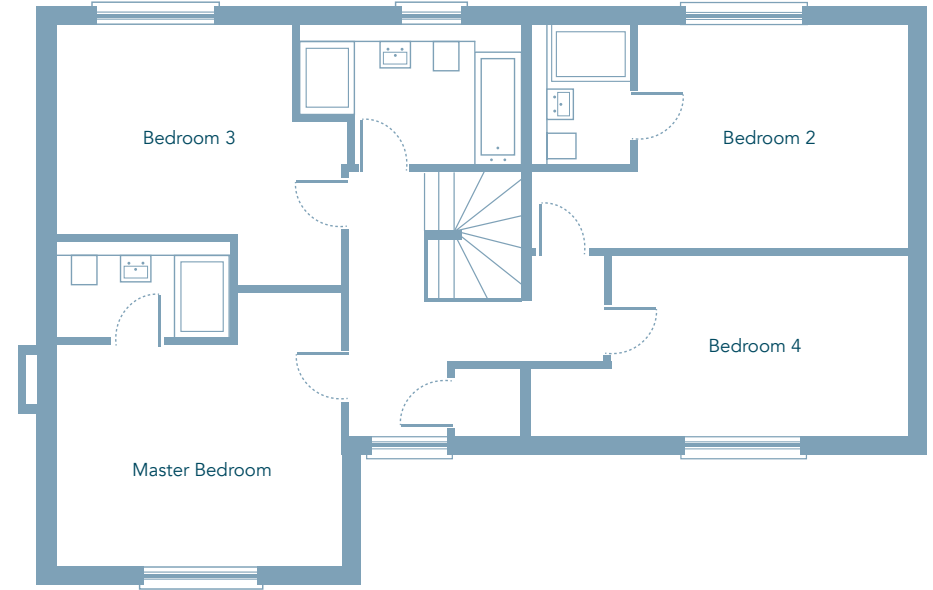
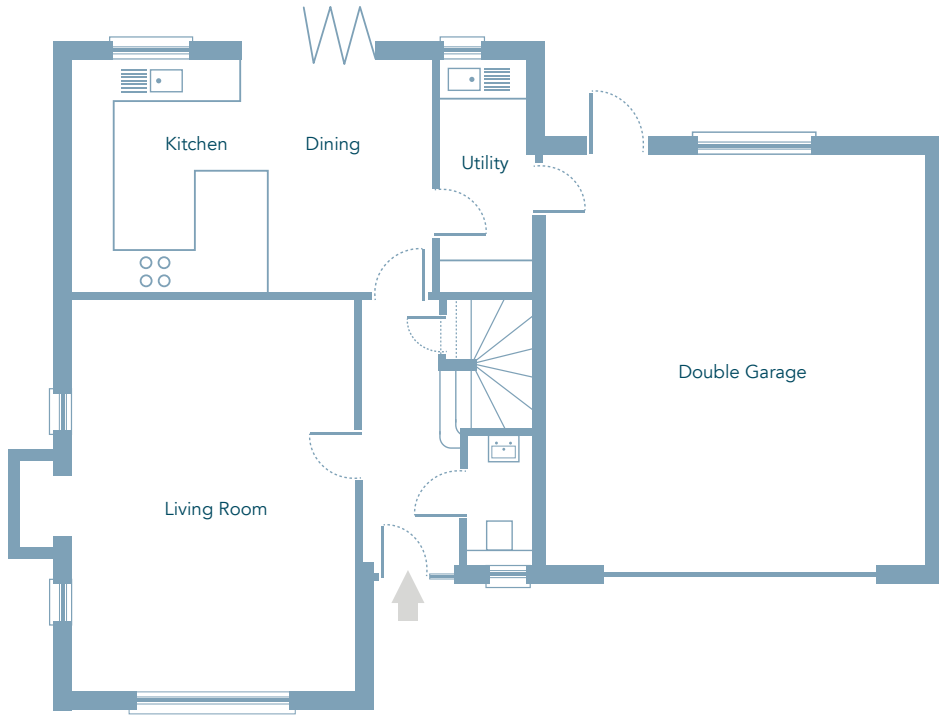




The Tamar
4 bedroom, 3 bathroom
detached house
CGI of the Tamar

Karrek Parc

CARGREEN



The Tamar

Kitchen/Dining	5.50	x	3.60	18' 0"	x	11' 10"	Bedroom 2	4.18	x	3.40	13' 9"	x	11' 2"
Utility	3.60	x	1.29	11' 10"	x	4' 3"	Bedroom 3	3.52	x	3.18	11' 7"	x	10' 5"
Living Room	6.08	x	4.32	19' 11"	x	14' 2"	Bedroom 4	4.58	x	2.78	15' 0"	x	9' 1"
Master Bedroom	4.32	x	3.38	14' 2"	x	11' 1"	Garage	6.32	x	5.80	20' 9"	x	19' 0"
Master En-Suite	2.58	x	1.48	8' 6"	x	4' 10"							

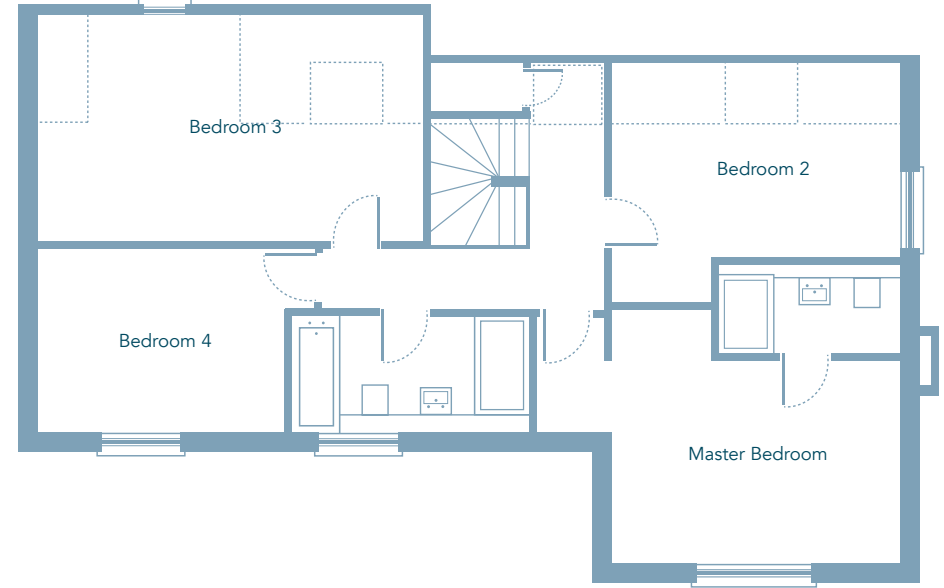
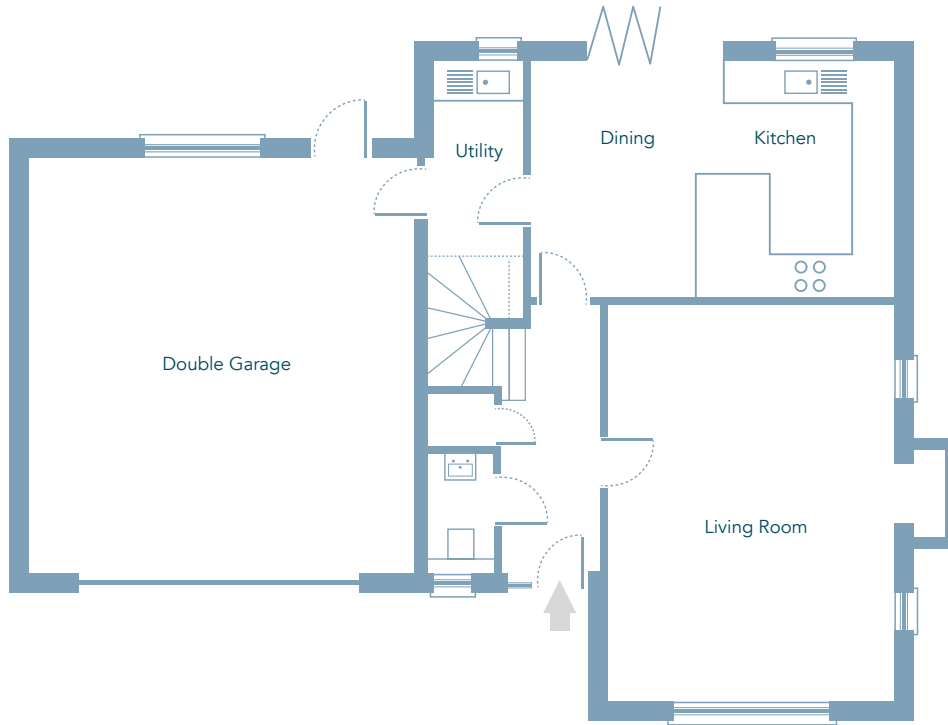




The Tavy
4 bedroom, 2 bathroom
detached house
CGI of the The Tavy

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CARGREEN



The Tavy

Kitchen/Dining	5.50	x	3.60	18' 0"	x	11' 10"	Bedroom 2	4.32	x	2.90	14' 2"	x	9' 6"
Utility	2.90	x	1.29	9' 6"	x	4' 3"	Bedroom 3	5.85	x	3.40	19' 2"	x	11' 2"
Living Room	6.08	x	4.32	19' 11"	x	14' 2"	Bedroom 4	3.75	x	2.78	12' 4"	x	9' 1"
Master Bedroom	4.32	x	3.06	14' 2"	x	10' 0"	Garage	6.32	x	5.80	20' 9"	x	19' 0"
Master En-Suite	2.68	x	1.36	8' 10"	x	4' 6"							



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CARGREEN

SPECIFICATION

KITCHEN

Fitted base and wall units

Soft close hinges and drawers

Quartz work surfaces with matching upstands and splashback to hob

Family breakfast bar

Feature LED lighting under wall units and along plinths

Range of Integrated Neff appliances including:

- 2 x 'Slide and Hide' single stainless steel fan ovens
- 80cm 5 Zone Induction hob
- Tall larder fridge
- Tall frost-free freezer
- Dishwasher

Stainless steel undermounted one and half bowls sinks

UTILITY

Neff integrated washing machine

Space for tumble dryer

Fitted base and wall units

Duropol work surfaces with matching upstands

Stainless steel single bowl sink with drainer

FAMILY BATHROOM AND MASTER EN-SUITE

Luxury bath and shower rooms with white sanitaryware

Half height tiling to all walls - full height in shower enclosures

Thermostatic shower with Rainshower head

Chrome plated heated towel radiator

Illuminated /demisting mirror with shaver socket

Wall hung vanity units with drawers

BED 2 EN-SUITE (Tamar Only)

Luxury white sanitaryware

Half height tiling to all walls - full height in shower enclosure

Thermostatic shower

Chrome plated heated towel radiator

Illuminated /demisting mirror with shaver socket

CLOAKROOM

Luxury white sanitaryware

Half height tiling to all walls

ELECTRICAL

Ample double sockets and USB double sockets

High level TV points throughout

CAT 6 Data points in living room, master bedroom and bed 4

Second low level TV point and CAT 6 data point in Living room

5 amp lamp circuit in living room

Sensor night lighting in bathroom and en-suite(s)

Recessed LED lights in kitchen/dining, utility, cloakroom, bathroom and en-suite(s)

Outside lights to front and rear

Door bell

BT fibre connectivity

Electrically operated insulated sectional garage door

INTERNAL FEATURES

Stylish flush oak finished doors

Skirtings and architraves finished in white satinwood paint

Smooth finish to ceiling

Engineered oak flooring in hallway, living room and cloakroom

Ceramic floor tiling in kitchen/dining room, utility, bathroom and en-suite(s)



EXTERNAL FEATURES

Crisp white self-coloured render*

Feature Cedral weatherboarding*

Feature slate hanging*

Feature stonework*

All garden areas turfed

Block paved driveways

Paved pathways and feature patio areas

Black gutters and downpipes

UPVc anthracite grey double glazed windows

Co-ordinating anthracite grey bi-fold doors

Slate roof

HEATING

Underfloor heating on ground floor with radiators on first floor

Air Source Heat Pump

MANAGEMENT COMPANY

A management company will be responsible for the maintenance of any areas not conveyed to the individual properties. Please ask for further information.

*External finishes vary - please ask for plot specific details

GUARANTEE

A full NHBC 10 year warranty. Each home will be independently surveyed during the course of construction by NHBC who will issue their certificate upon completion of the home.

All new homes will be sold in accordance with the Consumer Code for home builders. Please refer to www.consumercodesforhomebuilders.com or ask the Home Buying Advisor for further information.

NOTES:

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits.

Under the provision of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from Architect's working drawings.

Variations may occur in construction due to tolerances on materials or working practices. Purchasers should, therefore, satisfy themselves at the time of construction as to the actual finished dimensions.

Elevational treatments, window arrangements and materials may vary from plot to plot.

Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development.

These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a contract and purchasers are advised to check salient details for themselves.

Prior to exchange of contracts, purchasers will be required to inspect the working drawings for the property they are purchasing and confirm that they are satisfied regarding the details.

Established in 1974 and with nearly 50 years' experience in delivering high quality new homes, Pearce Fine Homes has for many years been a leader in incorporating modern design and technologies in new homes. Our aesthetically pleasing homes complement the surrounding area and combine contemporary finishes with open plan living spaces to suit modern family lifestyles. Working closely with local professionals and suppliers, we continue to source quality materials and fitments to build energy efficient homes that reduce carbon emissions and support a sustainable future.

Now more than ever, the future of property development has come into focus. As a new home builder, we have an important role to play in combatting climate change by reducing our impact and safeguarding our environment. That is why we are making sure that sustainability is at the heart of our projects, resulting in our build processes becoming greener.

We are committed to reducing our carbon footprint wherever possible, whilst providing each homeowner with economic and sustainable homes for the future. As a family-run business, we are delighted to be making our contribution to tackling climate change and consider that collaboration is essential for successful and sustainable regeneration.



“ Pearce Fine Homes understands the importance of building sustainable developments for the future. As a family business, our aim is for our legacy to last so local people can continue to benefit from and enjoy sustainable communities ”

Ben Pearce, Managing Director

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pearcfinehomes.com