



KERNOW GLYNN

OPEN SPACES

The neighbourhood comprises 36 new houses built in woodland around an existing marsh and wetland. Careful consideration has been used in planning out the layout of the site to maximise privacy and views for all homes.

PHASE ONE
HOUSES 1-9 & 32-37 AVAILABLE NOW
FOR OCCUPATION IN SPRING/SUMMER '22'

PHASE TWO
HOUSES 10-31
DATE TO BE CONFIRMED

FORMAL LAWN

THE CORNWALL
HOTEL & SPA

PENTEWAN ROAD

COMMUNAL
MEETING
POINT

EXISTING
POND

ISLAND

POND
EXTENSION

COMMUNAL
MEETING
POINT

- 1 DEROW
House type A
- 1 TEVY
House type B
- 1 FURZE
House type C
- 1 RAUN
House type D



DEROW

House type A



TEVY
House type B



FURZE
House type C



RAUN
House type D

DEROW

House type A

3 Bedroom
 Ground Floor (GIA) – 60.06m²
 First Floor (GIA) – 60.05m²
 Total – 120.11m²
 External Store – 5.35m²



GROUND FLOOR

FIRST FLOOR

Property Numbers
6, 7, 8, 9, 12, 14, 17, 18, 20, 25, 37

Room	Measurements
Kitchen	4.5 x 3.2m ²
Dining	4.5 x 2.4m ²
Lounge	5.5 x 4.6m ²
Bedroom 1	3.5 x 3.6m ²
Bedroom 2	3.5 x 3.1m ²
Bedroom 3	4.8 x 2.7m ²
Bathroom	2.1 x 3.2m ²

S – Storage

TEVY

House type B

2 Bedroom
 Ground Floor (GIA) – 99.15m²
 External Store – 3.98m²



GROUND FLOOR

Property Numbers
15, 16, 28, 29, 30, 31, 32

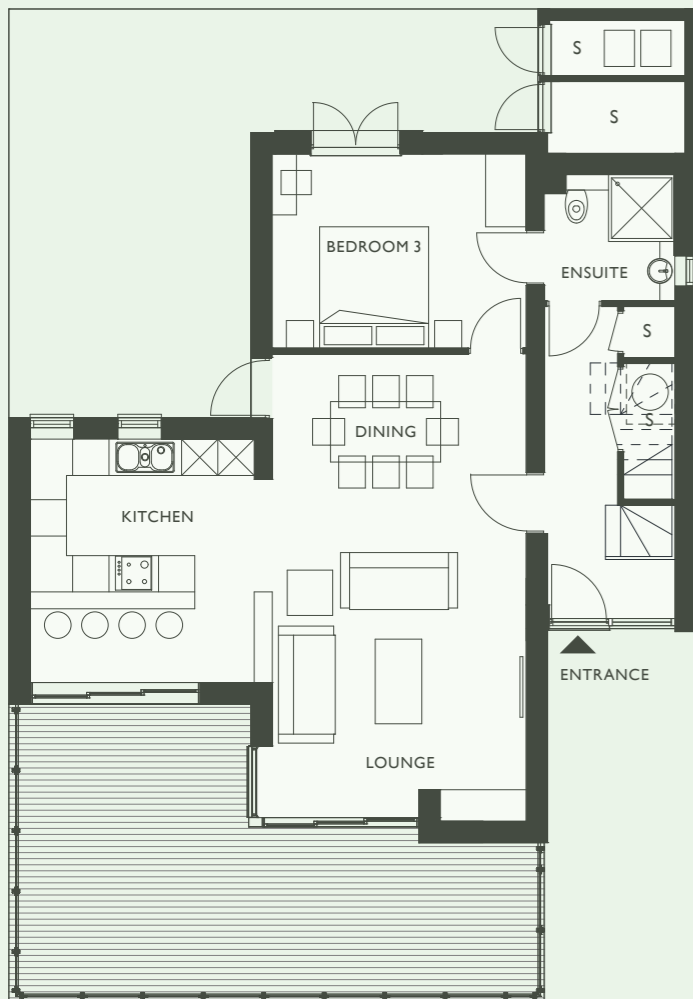
Room	Measurements
Kitchen	3.1 x 3.4m ²
Dining	3.1 x 2.5m ²
Lounge	4.2 x 4.9m ²
Bedroom 1	4.2 x 3.4m ²
Bedroom 2	3.5 x 4.1m ²

S – Storage

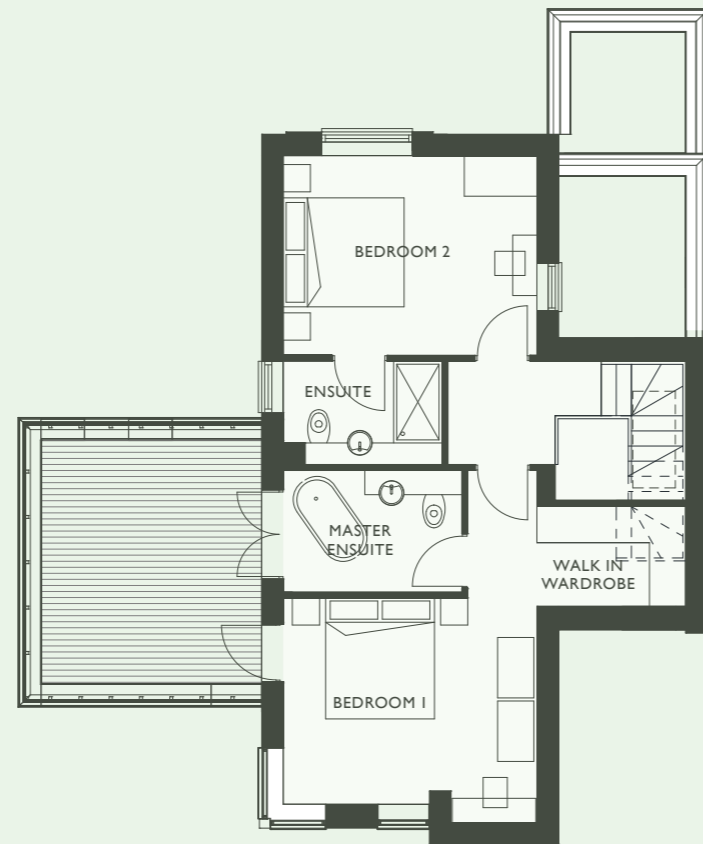
FURZE

House type C

3 Bedroom
 Ground Floor (GIA) – 80.17m²
 First Floor (GIA) – 55.30m²
 Total – 135.47m²
 External Store – 4.98m²



GROUND FLOOR



FIRST FLOOR

Property Numbers
5, 10, 11, 22, 24

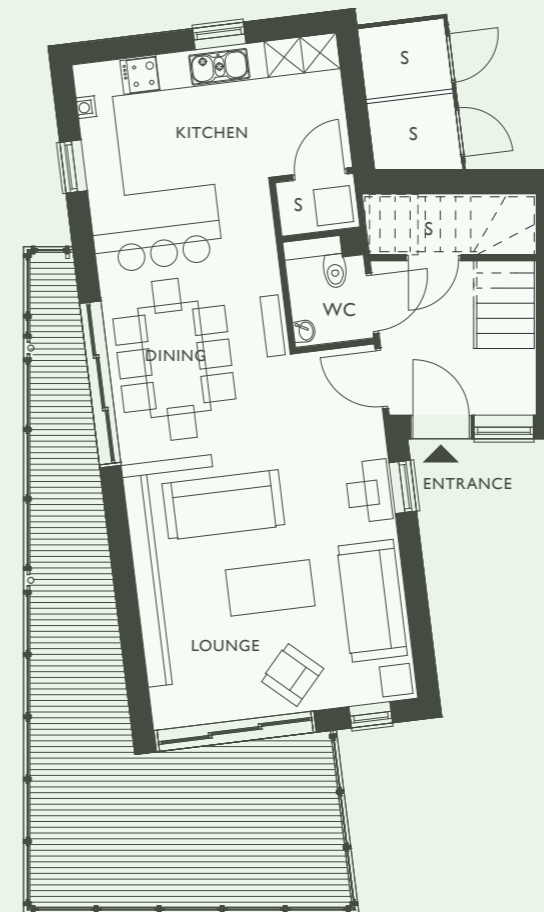
Room	Measurements
Kitchen	3.7 x 4.0m ²
Dining	4.2 x 2.7m ²
Lounge	4.2 x 4.6m ²
Bedroom 1	4.2 x 3.4m ²
Bedroom 2	4.2 x 3.3m ²
Bedroom 3	4.2 x 3.3m ²
Master Ensuite	2.3 x 2.0m ²
Walk in Wardrobe	1.0 x 0.6m ²

S – Storage

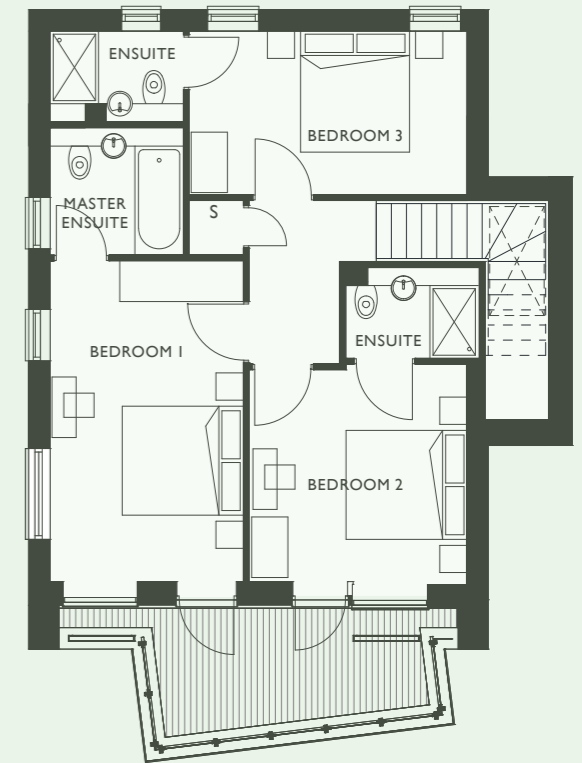
RAUN

House type D

3 Bedroom
 Ground Floor (GIA) – 58.92m²
 First Floor (GIA) – 67.64m²
 Total – 126.56m²
 External Store – 3.54m²



GROUND FLOOR



FIRST FLOOR

Property Numbers
1, 2, 3, 4, 19, 21, 23, 26, 27, 33, 34, 35, 36

Room	Measurements
Kitchen	4.4 x 3.1m ²
Dining	3.0 x 3.1m ²
Lounge	4.4 x 4.4 m ²
Bedroom 1	3.2 x 5.3m ²
Bedroom 2	3.6 x 3.5m ²
Bedroom 3	4.6 x 2.7m ²
Master Ensuite	2.2 x 2.1m ²

S – Storage





KERNOW GLYNN

www.kernowglynn.co.uk
sales@kernowglynn.co.uk
01726 932126

Kernow Glynn, Pentewan Road, Saint Austell PL26 7AB



House layouts provide approximate measurements only. The information contained within this document was correct at the time of publication. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

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