



North Hill Gardens

Blackwater



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North Hill Gardens will provide a total of twelve stylish two, three and four bedroom houses for sale within the village of Blackwater. Careful consideration has been given to the design and specification to ensure you will enjoy your new home from the very start.

Blackwater lies in the parish of St Agnes, approximately three miles from the beautiful north Cornish coastline. Trevaunance Cove with its dramatic coastal walks and breath-taking scenery is a secluded beach within St Agnes favoured by local families and surfers.

The picturesque village of St Agnes has a thriving local community. Various family events are held within the village including carnivals and theatre performances – most famously the annual giant bolster pageant. There are also various local shops, eateries, galleries and craft workshops.

St Agnes was a historic and modern centre for the Cornish mining industry until the 1920's and some of the historic landmarks such as Wheal Coates engine house can still be found in the area.

Local amenities within the village of Blackwater include a primary school, Post Office, local shops and public house. A more comprehensive choice of banking, retail and leisure facilities can be found in the city of Truro approximately six miles from Blackwater.

The cathedral city of Truro is a vibrant centre of festivals, shopping, culture and impressive architecture. Truro offers a fantastic range of sporting facilities for all ages and is surrounded by award winning family parks.



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About Gilbert & Goode

Gilbert & Goode was established in 1972 and is now one of the largest Cornish construction companies in the region. We build a range of properties which reflect the versatility and skills of our workforce, from major construction projects and refurbishment to minor works and maintenance contracts.

Gilbert & Goode have been producing quality homes for sale since 2012. We pride ourselves on the specification we offer in the market place.

As part of the Ocean Housing Group we are at the heart of the community - investing and building in local neighbourhoods, generating significant business for the local economy and providing jobs for a large number of local people.

**Gilbert
& Goode**
HOMES
www.gilbertandgoode.co.uk



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SITE PLAN



Please note: This plan is not to scale and is for guidance purposes only. Boundaries and layout might change as the development progresses.



The Polberro (far left) & The Mithian



The Edward



The Passmore & The Clinton



Left: The Towan

Below: The Trevellas & The Bryanick



House information

	NO.	NO. BEDS	HOUSE TYPE	TYPE	PARKING
	1	3	End Terrace	The Polberro	2 Parking Spaces
	2	2	Mid Terrace	The Mithian	2 Parking Spaces
	3	2	Mid Terrace	The Mithian	2 Parking Spaces
	4	2	End Terrace	The Mithian	2 Parking Spaces
	5	2	Semi-Detached	The Edward	2 Parking Spaces
	6	2	Semi-Detached	The Edward	2 Parking Spaces
	7	3	Semi-Detached	The Passmore	2 Parking Spaces
	8	3	Semi-Detached	The Clinton	2 Parking Spaces
	21	4	Detached	The Towan	2 Parking Spaces
	22	4	Detached	The Towan	2 Parking Spaces
	23	3	Semi-Detached	The Trevellas	2 Parking Spaces
	24	4	Semi-Detached	The Bryanick	2 Parking Spaces

* Ocean Homebuy/Shared Ownership



North Hill Gardens Specification highlights - Plots 1-4 & 21-24.

INTERNAL FEATURES

Timer controlled economical air source central heating including radiators with thermostatic valves

Television and telephone points throughout

White painted doors with dual finished chrome door furniture

Oak doors with dual finished chrome door furniture (**Plots 21 & 22**)

White painted skirting and architrave

Smooth plastered ceilings

Matt emulsion painted walls

Recessed energy efficient LED spotlights to Kitchen area, Cloakroom, Bathrooms & En Suites with pendant lighting to the remaining rooms

Amtico flooring to Entrance Hall, Cloakroom, Kitchen/Diner with carpet to all remaining rooms (**Plots 1 & 23**).

Amtico to Entrance Hall, Cloakroom, Kitchen with carpet to all remaining rooms (**Plots 2,3,4**)

Amtico flooring to Entrance Hall, Cloakroom, Kitchen/Diner, Bathroom and En Suite (**Plots 21 & 22**) with carpet to all remaining rooms

BATHROOM & EN SUITE

White bathroom suites

Choice of wall tiles (subject to build timing)

Glass shower screen

Chrome mono bloc taps

Thermostatic shower

Vinyl floor covering (**Plots 1-4, 23 & 24**)

KITCHEN

Fully fitted with a range and choice (subject to build timing) of quality base and wall mounted units and roll edge work surfaces and up-stands (**Plots 1-4, 23 & 24**)

Fully fitted with handle-less quality base and wall mounted units with granite worktops and up-stands (**Plots 21 & 22**)

Integrated indesit (or similar) appliances; oven, induction hob with splash back and extractor hood, dishwasher*, fridge and freezer, washing machine

1.5 bowl sink with mono block tap (**Plots 1-4, 23 & 24**)

Inset sink with mono block mixer tap (**Plots 21 & 22**)

EXTERNAL FEATURES

Patios & Walkways to all properties

Front & Rear external lighting

Boundary fencing

Turf laid to gardens

External water tap & power point

In-curtilage parking

Garage (**Plots 21 & 22**)

PEACE OF MIND

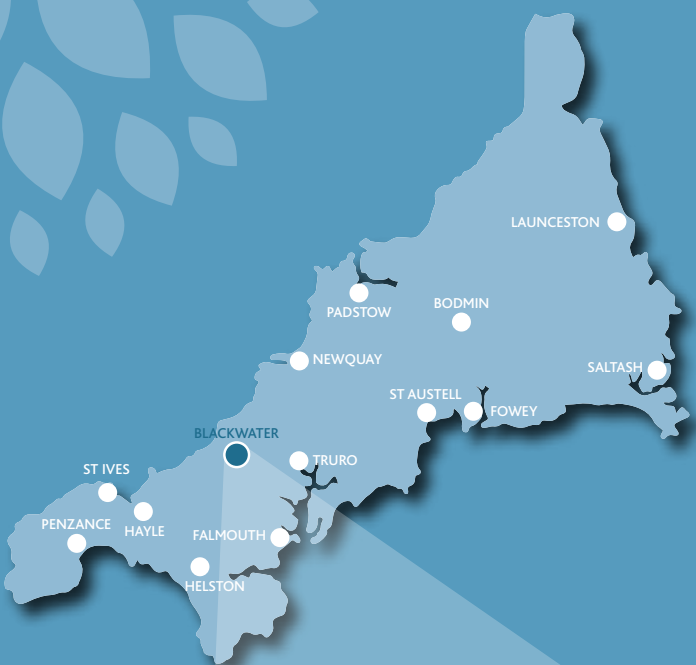
10 Year Premier Warranty

Mains operated smoke and heat detectors

Highly efficient Timber Frame

* Dishwasher not included in two bed properties





Location

Sat Nav postcode - TR4 8ES

North Hill Gardens is conveniently located within a mile of the A30 for westbound links to Redruth, St Ives and Penzance and Eastbound links to Newquay, Bodmin, St Austell and Launceston. Truro train station is within 6 miles and is on the main Penzance to Paddington line. A local bus service provides links to Truro and the north Cornwall coastline. Newquay airport is within 22 miles offering various flights throughout the UK and the continent.

Viewing

SALES

Call sole agents, Lewis Haughton Wills to arrange a viewing **01872 264120**

The Bay & City Estate Agents
Lewis Haughton Wills

SHARED OWNERSHIP

Call Ocean Homebuy to arrange a viewing **01726 874450**



Disclaimer: The details within this brochure are correct at time of printing. The text, photographs, plans, CGI images and distances cannot be relied upon and are for guidance only and are not necessarily comprehensive. The photographs contained within this brochure are not views from or to the marketed site. The developer reserves the right to amend any details relating to the specification, every effort will be made to inform the marketing agent, however it is advised to request up to date information from the selling agent prior to committing to purchase.



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