GOON RINSEY MEADOWS

ASHTON • CORNWALL

A small collection of executive 3 & 4 bedroom homes in a village setting.





GOON RINSEY MEADOWS

Ashton is a small village on the precipice of the market town of Helston and a stone's throw from numerous superb beaches.

Ashton offers the perfect combination of a gentle village life with long cliff walks and sea swims together with the added benefit of not one, but two bustling market towns providing all your day to day facilities.

Helston; Famous for its 'Flora Day' dance and without a doubt the biggest date in the calendar for the locals! Helston is one of the oldest, most established towns in Cornwall. The town combines an abundance of quirky tea rooms and independent shops as well as a range of high street names.

Penzance; West Cornwall's largest town, steeped in history and home to the Jubilee Pool and promenade and offering an array of art galleries, unique independent shops, gardens and eateries. Penzance is also exceptionally well connected via road and rail being located at the very end of the A30, whilst the mainline railway station provides direct routes to London Paddington.











3 MILES **SURFING IN PORTHLEVEN**



17 MILES WATERFRONT PUBS IN FALMOUTH



FROM 2 MILES A STROLL ALONG **PRAA SANDS BEACH**



5 MILES MARAZION

GOON RINSEY MEADOWS IS PERFECTLY LOCATED FOR ALL YOU NEED!

9 MILES **FEEL THE MAGIC** OF PENZANCE



16 MILES STUNNING COASTLINE AT LIZARD POINT



11 MILES **EXPLORE THE HISTORIC TOWN OF CAMBORNE**



26 MILES **RETAIL THERAPY** IN TRURO



14 MILES FISHING HARBOUR AND **SEASIDE TOWN OF ST IVES**





DEVELOPMENT

LAYOUT

The Penpol - No. 1, 2, 5 & 7

The Kensey - No. 3 & 6

The Tonnow - No. 4

The Penpol

No. 1, 2, 5 & 7

A beautifully designed, traditional family home offering impressive and versatile living space, double garage and driveway. 'The Penpol' enjoys multiple living areas, four double bedrooms and master en suite and the added benefit of a utility room. Externally the property enjoys a double garage and driveway providing parking for multiple vehicles.



Ground Floor

Entrance hall

Cloakroom

Kitchen

8.97m x 3.01m (29'5" x 9'10") max

Lounge

5.01m x 3.17m (16'5" x 10'4") max

Study

2.81m x 3.17m (9'2" x 10'4") max

Utility

2.08m x 1.57m (6'9" x 5'1") max

First Floor

Bedroom 1

3.62m x 3.69m (11'11" x 12'1") max

En Suite

Bedroom 2

3.21m x 4.30m (10'6" x 14'1") max

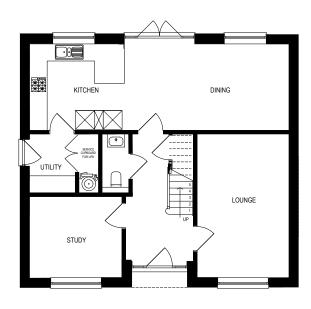
Bedroom 3

3.21m x 3.72m (10'6" x 12'2") max

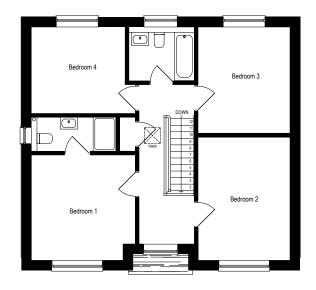
Bedroom 4

3.26m x 3.00m (10'8" x 9'10") max

Bathroom







First Floor

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.



The Kensey

No. 3 & 6

Faced with traditional stone, The attractive 'Kensey' offers a spacious family home with accommodation comprising three bedrooms, master en-suite, a spacious lounge and a kitchen diner enjoying French doors out onto the rear garden patio, as well as a ground floor WC and family bathroom. Externally this home enjoys off-road parking, garage and enclosed rear garden.

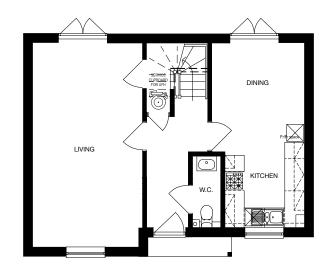


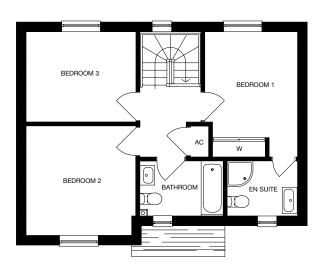
Ground Floor

Entrance hall Cloakroom Kitchen / Dining 2.83m x 5.56m (9'3" x 18'2") Lounge 3.26m x 6.17m (10'8" x 20'2")

First Floor

Bedroom 1 2.83m x 3.07m (9'3" x 10'0") En suite Bedroom 2 3.14m x 3.39m (10'3" x 11'1") Bedroom 3 3.26m x 2.66m (10'8" x 8'8") Bathroom





Ground Floor

First Floor



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The Tonnow

No. 4

The Tonnow is a semi-detached home and is an ideal choice for a growing family. Inside, there's a large kitchen/dining room which overlooks the garden, a very spacious lounge, and there's also a separate WC. On the first floor there are three double bedrooms (one with ensuite) and a family bathroom.

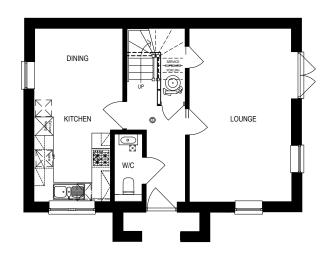


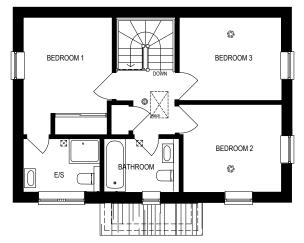
Ground Floor

Entrance hall Cloakroom Kitchen / Dining: 2.83m x 5.56m (9'3" x 18'2") max Lounge: 3.26m x 5.56m (11'10" x 18'2") max W/C:

First Floor

Bedroom 1: 2.83m x 3.07m (9'4" x 10'0") max En Suite Bedroom 2: 3.14m x 2.79m (10'3" x 9'1") max Bedroom 3: 3.26m x 2.66m (10'8" x 8'8") max Bathroom:





Ground Floor

First Floor

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Property Specifications

All of the new homes at Goon Rinsey Meadows have been cleverly designed for today's modern living and for people of all ages. The wide range of properties available will attract and build a diverse community.

Our high specification living accommodation combines beautifully stylish bathrooms and modern fitted kitchens throughout our entire range. Our team of designers, architects, builders, and craftsmen have worked hard to bring you the very best possible.



- Front garden areas will be landscaped / turf to rear gardens
- Patio areas are available in gardens
- Outside taps
- Low maintenance double glazed windows and doors in uPVC (except main entrance doors)
- Composite entrance door
- Outside lights to front and ground floor patio/ French doors

Internal Features:

- Contemporary, oak veneer doors with chrome furniture
- · Smooth finish to ceilings
- Air sourced heat under floor heating
- Internal woodwork decorated in white gloss
- Generous provision of low energy light fittings
- Ample, well placed power points throughout



Additional Features:

- 10 year, insurance backed structural warranty available for all home owners
- Contemporary bathroom furniture which compliments the clean lines of our homes
- A fantastic choice of fitted kitchens are available (dependent upon stage of construction)
- Solar panels to most plots
- Fibre to premises for improved internet
- 7.0kw EV chargers
- MVHR (mechanical heat recovery ventilation)

"Innovative design combined with the traditional values we pride ourselves on have created a development we are exceptionally proud of." The specification of the houses is correct at the date of print but maybe subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Some of the images shown are computer generated. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



















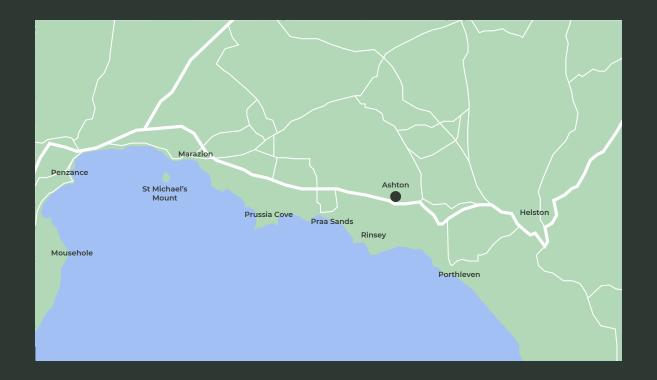
Robertson Developments Limited is the product of two generations of family-owner endeavour in the property development industry.

The locally based company specialises in providing responsibly planned residential developments especially within West Cornwall. Over the years, hundreds of successfully built properties consisting of a range of styles have led to the creation of bespoke communities.

Tried and trusted, the company has been commended by nationally recognised bodies on several occasions including the NHBC (National House-Building Council) 'Pride In The Job' and, the LABC (Local Authority Building Control) 'Building Excellence' awards.

Known throughout the region for quality and reliability, the Robertson Developments team consistently builds to the needs of the local market always keeping a close eye on what customers expect and delivering genuine value for money.





Finding us couldn't be easier...

From Helston

Take the A394 towards Penzance continuing onto Sithney Common Hill. Stay on the A394 through the village of Breage and upon entering the village of Ashton, Goon Rinsey Meadows can be found on the right hand side.

SAT NAV: TR13 9SR

From Penzance

Take the A30 via Eastern Green onto Eastern Green Bypass. At the roundabout take the 2nd exit onto the A394 towards Helston. Continue on the A394 through Rosudgeon and Newtown and upon entering Ashton, Goon Rinsey Meadows can be found on the left hand side.

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