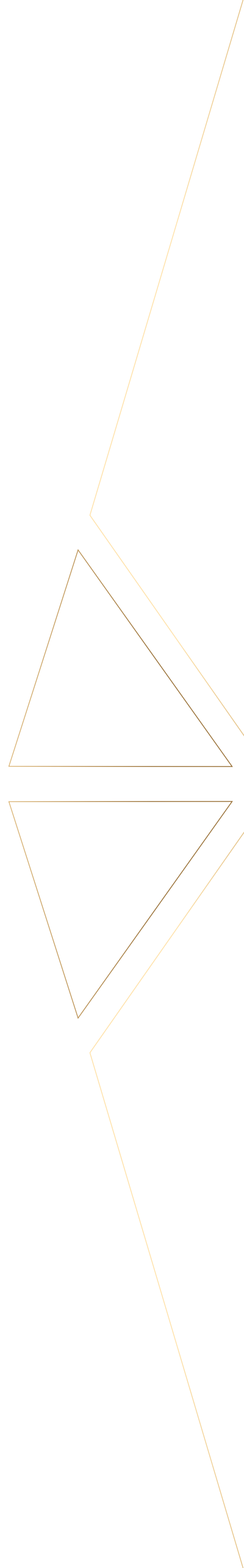




# COPPER HILLS

HIGH LANES. HAYLE



## THE DEVELOPMENT

# Immerse yourself in Hayle's newest community

Gilbert & Goode are proud to bring to you the second phase of Copper Hills, a collection of two, three and four-bedroom homes in one of the north Cornish coast's most popular estuary towns - Hayle. Three miles of golden sands, a thriving local community, and the highest quality homes make Copper Hills the ideal place to put down roots.



# The perfect place to put down roots



From superb 'Ofsted outstanding' schools to learning how to surf at Hayle Surf Life Saving Club and picking your own fruit and vegetables at Trevaskis Farm, Hayle is the perfect place for families to put down roots.

Whether you're enjoying the beach and spectacular woodland, venturing into the town centre, or visiting the dentist or GP, everything you need is on your doorstep. But it's the feeling you get from living in a thriving community where people look out for one another that makes Hayle so special and the reason why you won't want to leave.

# SITE MAP





BOSCH

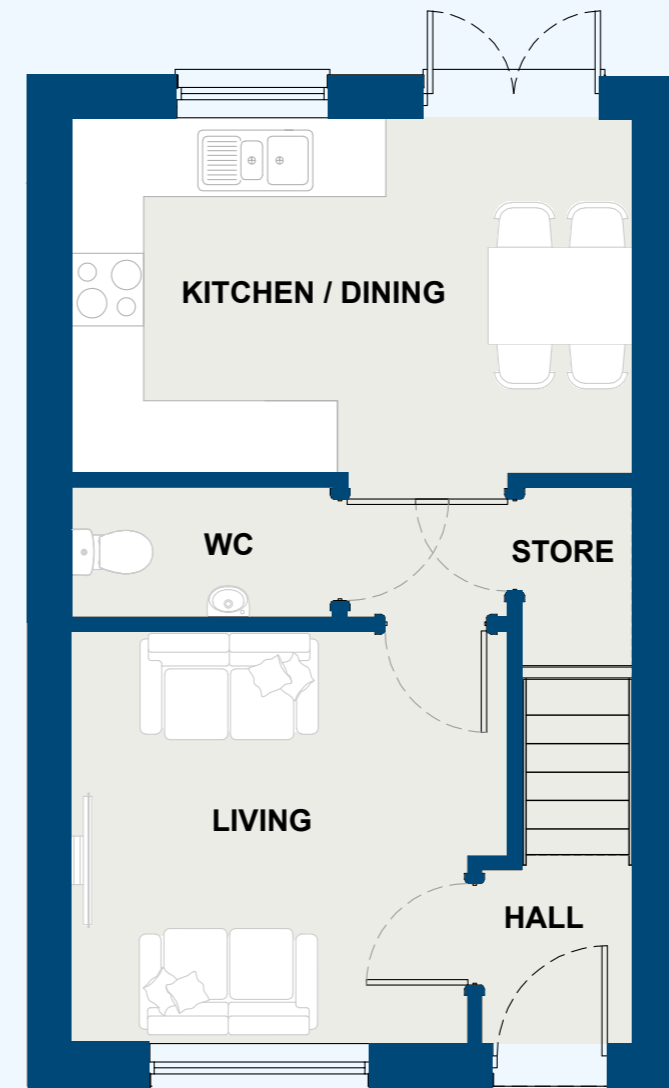


# The Hepworth

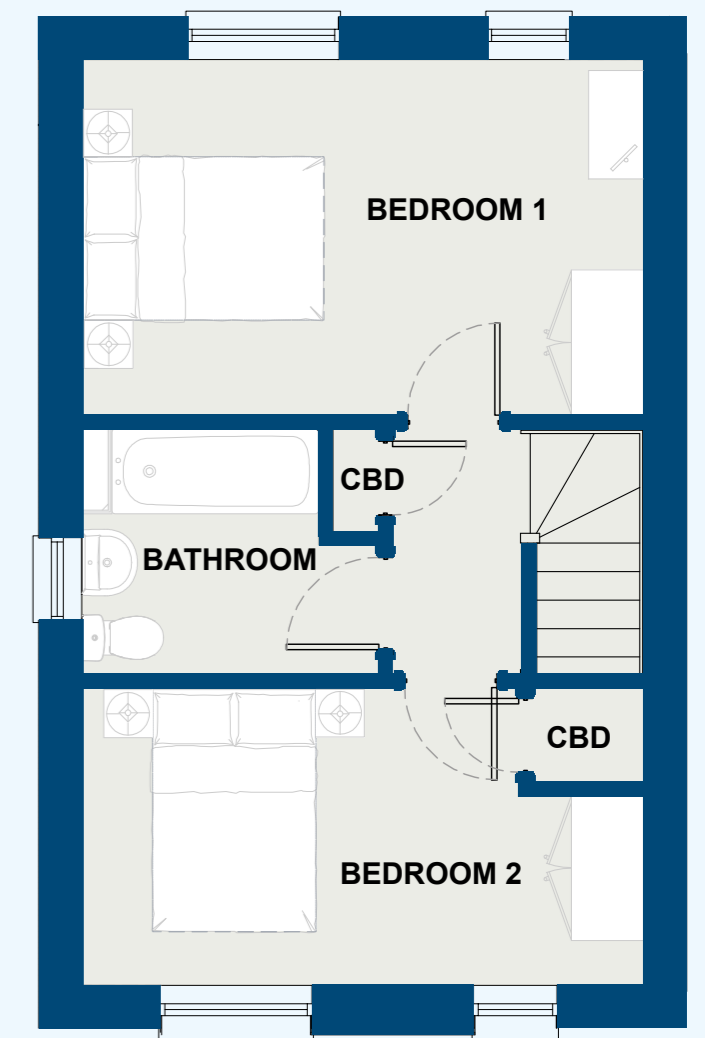
**THE HEPWORTH IS A TWO-BEDROOM SEMI-DETACHED HOUSE OFFERING TWO BEDROOMS AND A FAMILY BATHROOM ON THE FIRST FLOOR; AND A KITCHEN/ DINING ROOM WITH FRENCH DOORS TO THE GARDEN, SEPARATE LIVING ROOM AND CLOAKROOM ON THE GROUND FLOOR.**

The property benefits from a fully fitted kitchen with base and wall mounted units and work surfaces with upstands. Integrated Hotpoint appliances include single oven, gas hob, stainless steel cooker hood and fridge freezer.

Bathrooms feature white ceramic sanitaryware, thermostatic showers and full height tiles to shower and bath areas with tiles from the Porcelanosa range.



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

\*Plots have window variations, please speak to a sales advisor for further information.

**GROUND FLOOR**  
 Living 3.60m x 3.40m  
 Kitchen/Dining 4.64m x 2.93m

**FIRST FLOOR**  
 Bedroom 1 4.64m x 2.93m  
 Bedroom 2 4.64m x 2.46m  
 Bathroom 2.45m x 2.02m

# The Lanyon

**THE LANYON IS A THREE-BEDROOM HOUSE WITH LINK-DETACHED AND SEMI-DETACHED VARIETIES. THE PROPERTIES OFFER A MASTER SUITE, TWO FURTHER BEDROOMS AND A FAMILY BATHROOM ON THE FIRST FLOOR; WITH A CLOAKROOM AND THE OPTION OF EITHER A FULLY OPEN-PLAN KITCHEN/DINING/LIVING SPACE OR KITCHEN/DINER AND SEPARATE LIVING ROOM ON THE GROUND FLOOR. THE LINK-DETACHED VARIETIES BENEFIT FROM A GARAGE.**

The property benefits from a fully fitted kitchen with base and wall mounted units and work surfaces with upstands. Integrated Hotpoint appliances include single oven, gas hob, stainless steel cooker hood and fridge freezer.

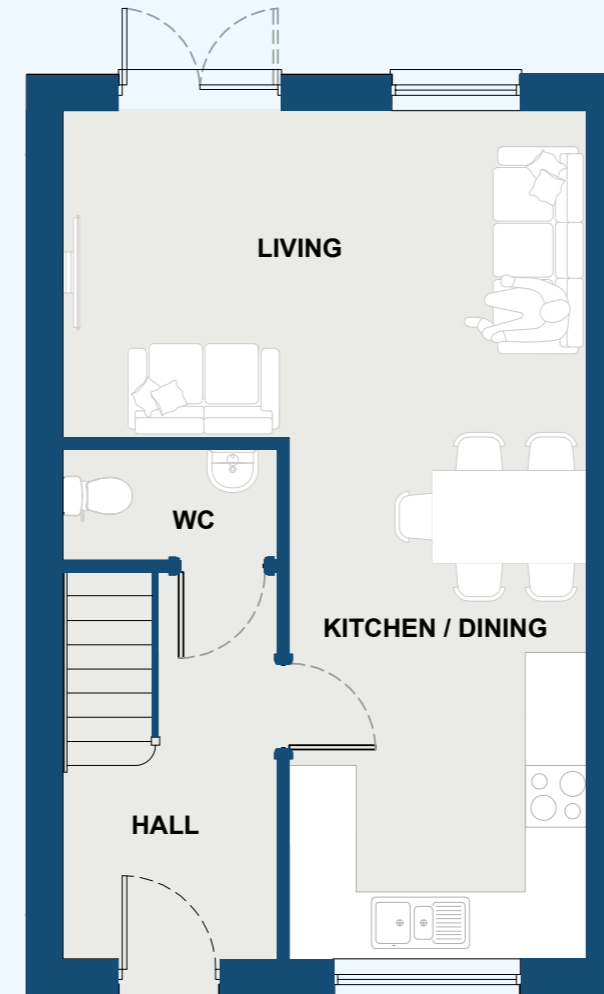
Bathrooms feature white ceramic sanitaryware, thermostatic showers and full height tiles to shower and bath areas with tiles from the Porcelanosa range.



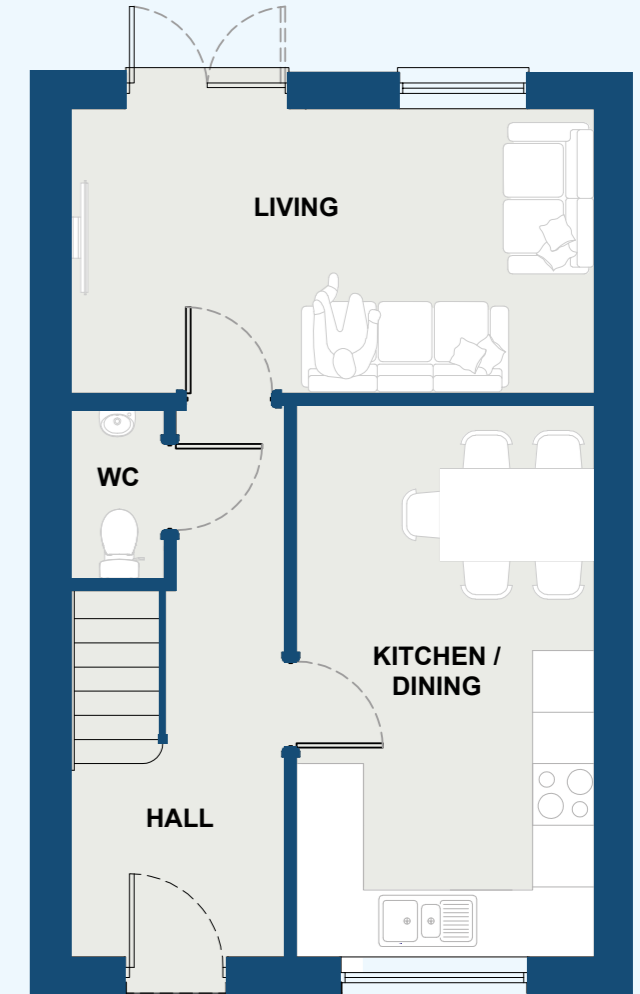
Link-detached



Semi-detached



GROUND FLOOR PLAN



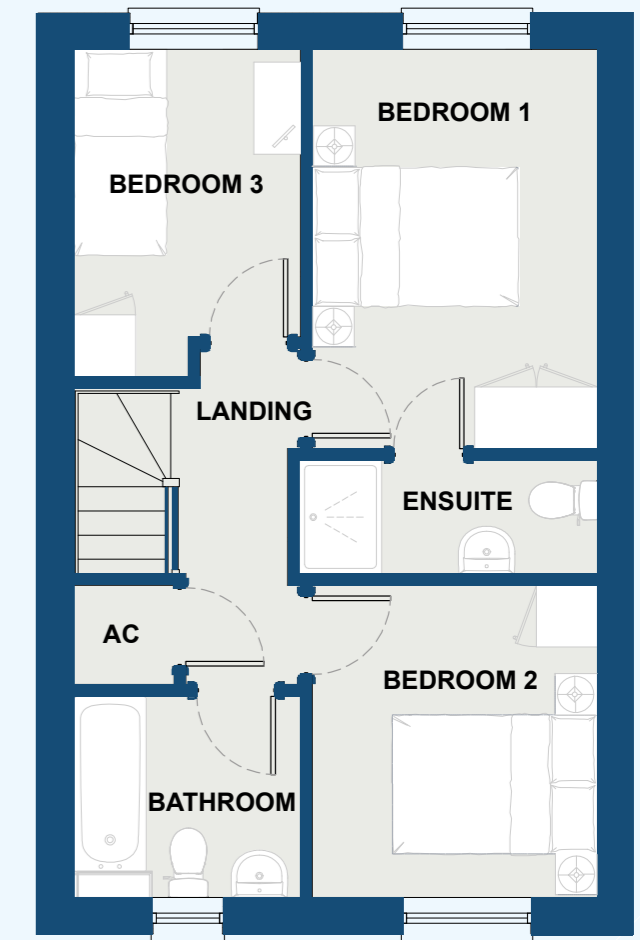
GROUND FLOOR PLAN - VARIATION

\*Plots have window variations, please speak to a sales advisor for further information.

**GROUND FLOOR**  
 Living 5.09m x 3.18m  
 Kitchen/Dining 5.06m x 2.89m

**GROUND FLOOR - VARIATION**  
 Living 5.09m x 2.76m  
 Kitchen/Dining 5.36m x 2.89m

**FIRST FLOOR**  
 Bedroom 1 3.88m x 2.78m  
 Ensuite 2.90m x 1.10m  
 Bedroom 2 3.03m x 2.78m  
 Bedroom 3 3.18m x 2.20m  
 Bathroom 2.20m x 1.95m



FIRST FLOOR PLAN

# The Luxon

**THE LUXON IS A FOUR-BEDROOM DETACHED HOUSE OFFERING A MASTER SUITE ON THE FIRST FLOOR WITH THREE FURTHER BEDROOMS AND A FAMILY BATHROOM. ON THE GROUND FLOOR IS A KITCHEN/DINING ROOM WITH DOUBLE DOORS LEADING TO A SEPARATE LIVING ROOM, TOGETHER WITH A UTILITY ROOM AND CLOAKROOM. THE LUXON FINISHES INCLUDE MODERN OAK STYLE DOORS WITH CHROME DOOR FURNISHINGS, KARNDÉAN FLOORING IN THE ENTRANCE HALL AND PRIVATE REAR GARDEN.**

The property benefits from a fully fitted kitchen with base and wall mounted units, work surfaces and upstands. Integrated Bosch appliances include an eye level double oven, stainless steel 5-ring gas hob and extractor hood, dishwasher and fridge/freezer. There is also a freestanding Bosch washing machine in the utility room.

Bathrooms feature white ceramic sanitaryware, thermostatic showers and full height tiles to shower and bath areas with tiles from the Porcelanosa range.



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

\*Plots have window variations, please speak to a sales advisor for further information.

<b>GROUND FLOOR</b>	
Living	5.09m x 4.43m
Kitchen/Dining	6.57m x 3.55m
Utility	2.33m x 1.96m

<b>FIRST FLOOR</b>	
Bedroom 1	4.46m x 3.55m
Ensuite	2.06m x 1.55m
Bedroom 2	4.13m x 2.78m
Bedroom 3	3.86m x 2.78m
Bedroom 4	3.32m x 2.51m
Bathroom	2.18m x 1.96m

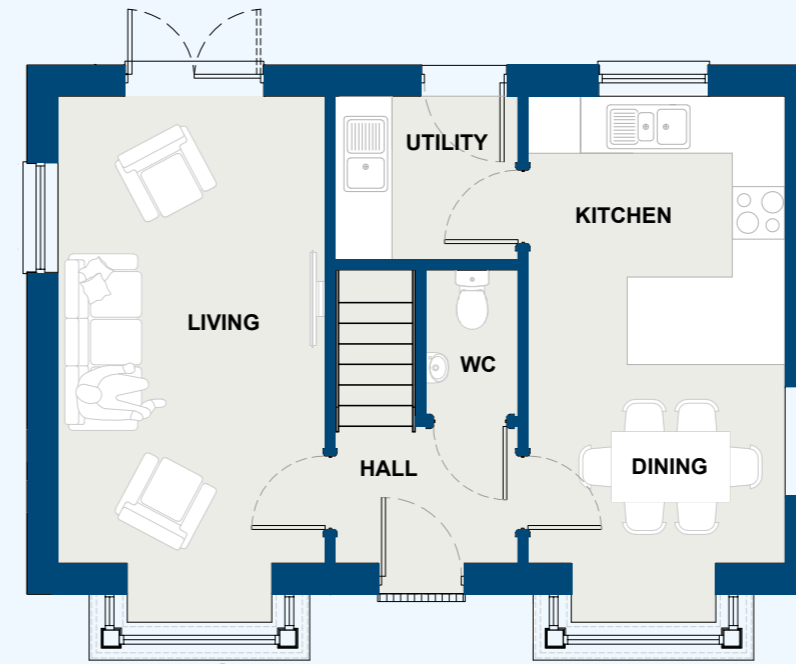


# The Fleetwood

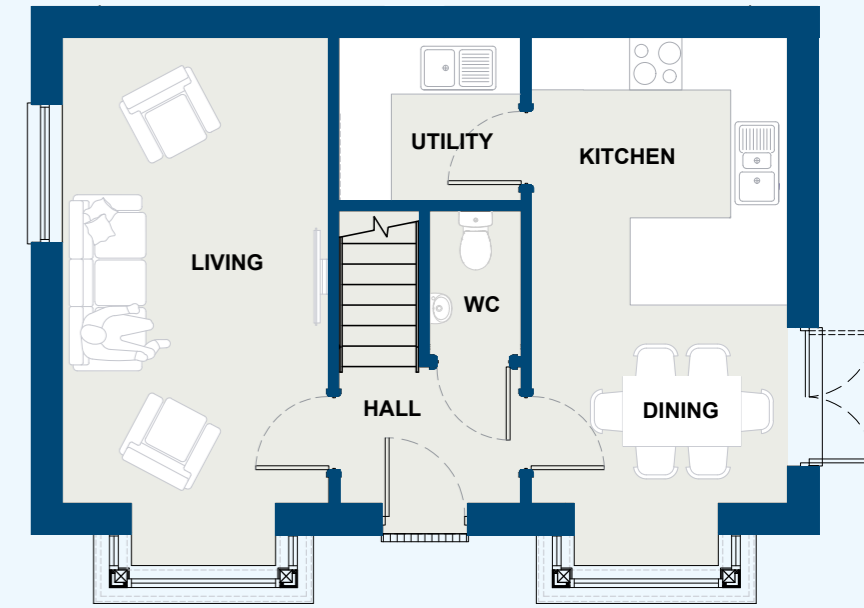
**THE FLEETWOOD IS A THREE-BEDROOM DETACHED HOUSE OFFERING A MASTER SUITE, TWO FURTHER BEDROOMS AND A FAMILY BATHROOM ON THE FIRST FLOOR; AND A KITCHEN/DINING ROOM, SEPARATE LIVING ROOM, UTILITY ROOM, CLOAKROOM AND GARAGE ON THE GROUND FLOOR.**

The property benefits from a fully fitted kitchen with base and wall mounted units, work surfaces and upstands. Integrated Hotpoint appliances include a single oven, gas hob, stainless steel cooker hood, dishwasher, and fridge/freezer.

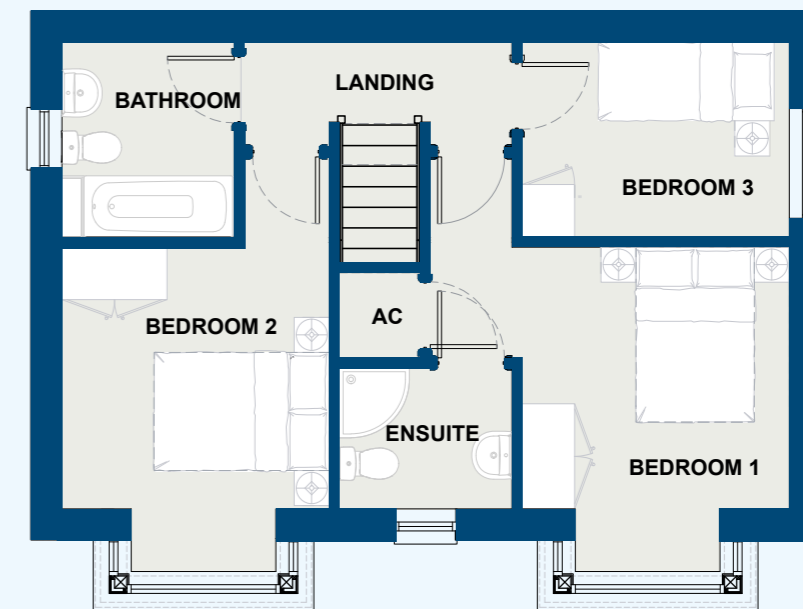
Bathrooms feature white ceramic sanitaryware, thermostatic showers and full height tiles to shower and bath areas with tiles from the Porcelanosa range.



GROUND FLOOR PLAN



GROUND FLOOR PLAN - VARIATION



FIRST FLOOR PLAN

\*Plots have window variations, please speak to a sales advisor for further information.

**GROUND FLOOR**  
 Living 5.33m x 3.05m  
 Kitchen/Dining 5.33m x 2.93m  
 Utility 2.08m x 1.87m

**GROUND FLOOR - VARIATION**  
 Living 5.33m x 3.05m  
 Kitchen/Dining 5.33m x 2.93m  
 Utility 2.08m x 1.86m

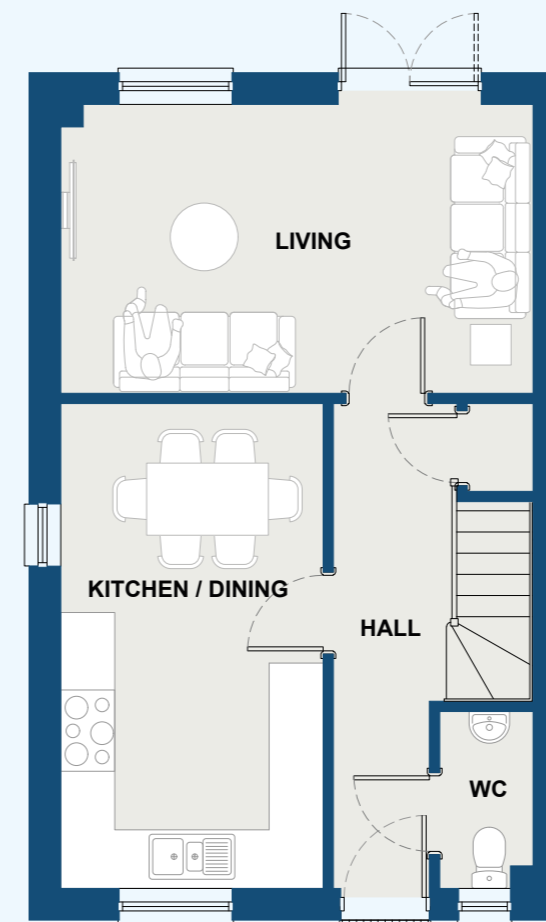
**FIRST FLOOR**  
 Bedroom 1 3.05m x 2.99m  
 Ensuite 1.97m x 1.61m  
 Bedroom 2 3.05m x 2.99m  
 Bedroom 3 3.05m x 2.23m  
 Bathroom 2.23m x 1.96m

# The Pearson

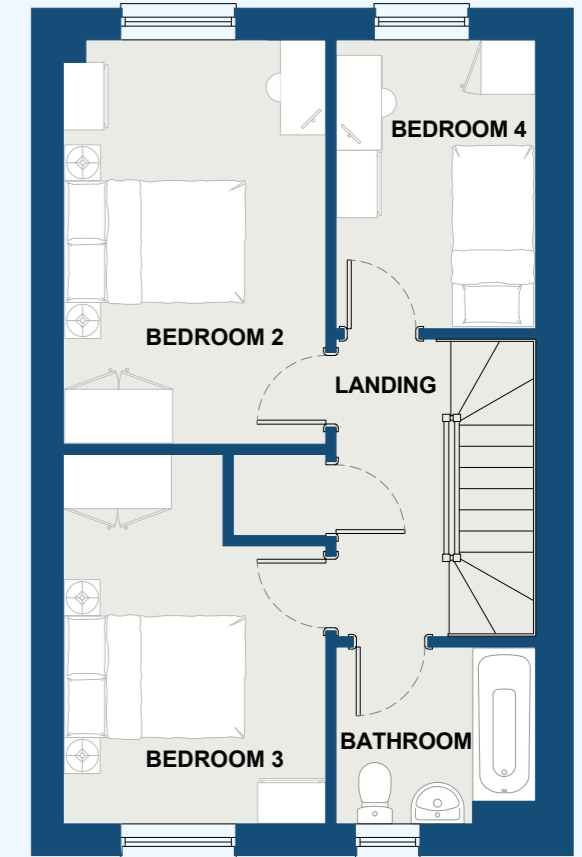
**THE PEARSON IS A FOUR-BEDROOM, SEMI-DETACHED HOUSE, SPACED ACROSS THREE FLOORS. THE GROUND FLOOR PROVIDES A KITCHEN/DINING ROOM LEADING THROUGH TO A SEPARATE LIVING ROOM PLUS CLOAKROOM. THE FOUR BEDROOMS ARE LOCATED ON THE FIRST AND SECOND FLOORS OF THE HOME, WITH THREE BEDROOMS AND THE FAMILY BATHROOM ON THE FIRST FLOOR, AND THE MASTER SUITE ON THE SECOND FLOOR. THIS HOUSE-TYPE ALSO BENEFITS FROM A SINGLE GARAGE AND PRIVATE REAR GARDEN. THE PEARSON FINISHES INCLUDE MODERN OAK STYLE DOORS WITH CHROME DOOR FURNISHINGS AND KARDEAN FLOORING IN THE ENTRANCE HALL.**

The property benefits from a fully fitted kitchen offering a range of base and wall mounted units, plus work surfaces with modern matching upstands. Integrated Bosch appliances include an eye level double oven, stainless steel 5-ring gas hob and cooker hood, dishwasher, washing machine and fridge/freezer.

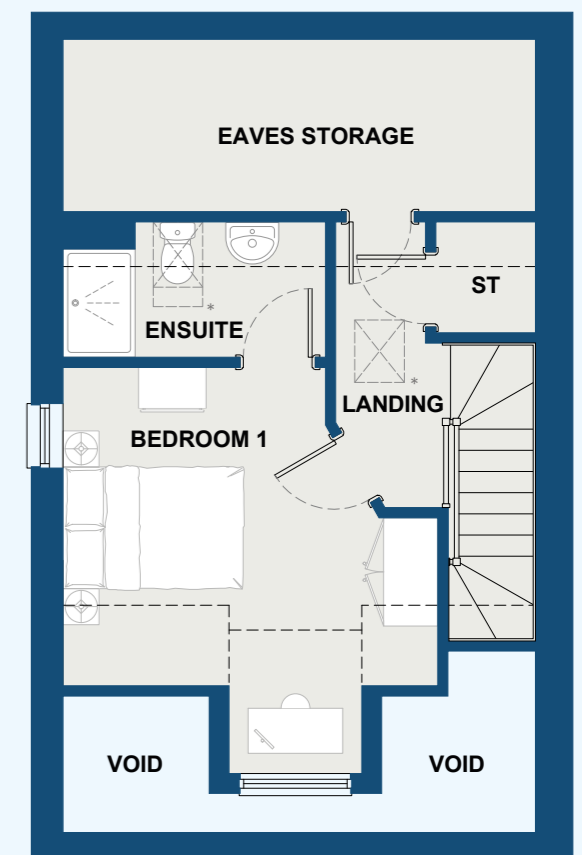
Bathrooms feature white ceramic sanitaryware, thermostatic showers and full height tiles to shower and bath areas with tiles from the Porcelanosa range.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

\*Plots have window variations, please speak to a sales advisor for further information.

**GROUND FLOOR**

Living 5.24m x 3.20m  
 Kitchen/Dining 5.37m x 2.91m

**FIRST FLOOR**

Bedroom 2 4.48m x 2.91m  
 Bedroom 3 4.09m x 2.91m  
 Bedroom 4 3.20m x 2.21m  
 Bathroom 2.21m x 1.96m

**SECOND FLOOR**

Bedroom 1 4.15m (max) x 3.53m  
 Ensuite 2.91m x 1.50m

# THE SPECIFICATION

## INTERNAL FEATURES

- Fibre broadband connection to all homes
- Gas fired combination boiler feeding radiators (excluding the Luxon and Pearson, which have a system boiler)
- uPVC double glazed windows
- uPVC doors opening to patio and rear garden
- White satinwood 5-panel doors with contemporary chrome door furniture (Modern oak-style doors in the Luxon and Pearson, including oak-style glass doors between the living room and dining room in the Luxon house-type.)
- White painted newel strings and spindles (oak handrail to stairs in the Luxon and Pearson)
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of Karndean flooring to entrance hall, cloakroom, kitchen / dining room and utility in the Luxon, Pearson and Fleetwood\* (no utility in the Pearson)
- Choice of quality vinyl flooring to entrance hall, cloakroom, kitchen / dining room in the Lanyon and Hepworth\*

## KITCHEN

- Choice of fully-fitted quality kitchens with laminate worktops and upstands (choice from our premium range in the Luxon and Pearson)\*
- Breakfast bar in the Luxon and Fleetwood
- Under wall unit lighting in the Luxon, Pearson and Fleetwood
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- Luxon and Pearson Bosch appliances:
  - Integrated eye level stainless steel double oven
  - 5-burner gas hob with stainless steel cooker hood
  - Integrated fridge freezer
  - Integrated dishwasher
  - Washing machine in the utility (Luxon). Intergrated washing machine in the kitchen (Pearson)
- Fleetwood, Lanyon and Hepworth Hotpoint appliances:
  - Integrated stainless steel single oven
  - 4-burner gas hob with stainless steel cooker hood
  - Integrated fridge freezer
  - Integrated dishwasher (Fleetwood only)
  - Plumbing and electrics for a dishwasher (Lanyon and Hepworth only)

A kitchen upgrade package is available which includes a choice of premium base and wall mounted units (optional glass fronted wall units available in shaker style range), under wall unit lighting, premium work surfaces and choice of glass splashback to hob\*.



## BATHROOM AND EN-SUITE

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath in main bathroom
- Chrome two-function thermostatic shower with slide rail in en-suite
- White low level shower tray with shower enclosure or quadrant shower in en-suite (depending on room layout)
- Full height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range\*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range\*
- Chrome heated towel rail in bathroom and en-suite
- Choice of Karndean flooring in the Luxon and Pearson\*
- Choice of quality vinyl flooring in the Fleetwood, Lanyon and Hepworth\*

## LIGHTING AND ELECTRICAL

- LED downlights in kitchen (kitchen / dining room in the Luxon and Pearson), bathroom and en-suite
- Pendant lights in hallway, living room, dining room (excluding Luxon and Pearson), bedroom and cloakroom
- Multigrad appliance switch in the kitchen
- Multimedia socket in the lounge
- Double plug sockets with additional USB plug sockets in kitchen and bedrooms
- TV points in living room, dining room and bedrooms
- Terrestrial TV aerial
- White shaver socket in bathroom and en-suite

## EXTERNAL FEATURES

- Patios and walkways to all properties\*\*
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens with a mixture of planting and turf
- Garage with power and light to Luxon, Pearson, Fleetwood and Lanyon link-detached
- In curtilage or allocated parking

## PEACE OF MIND

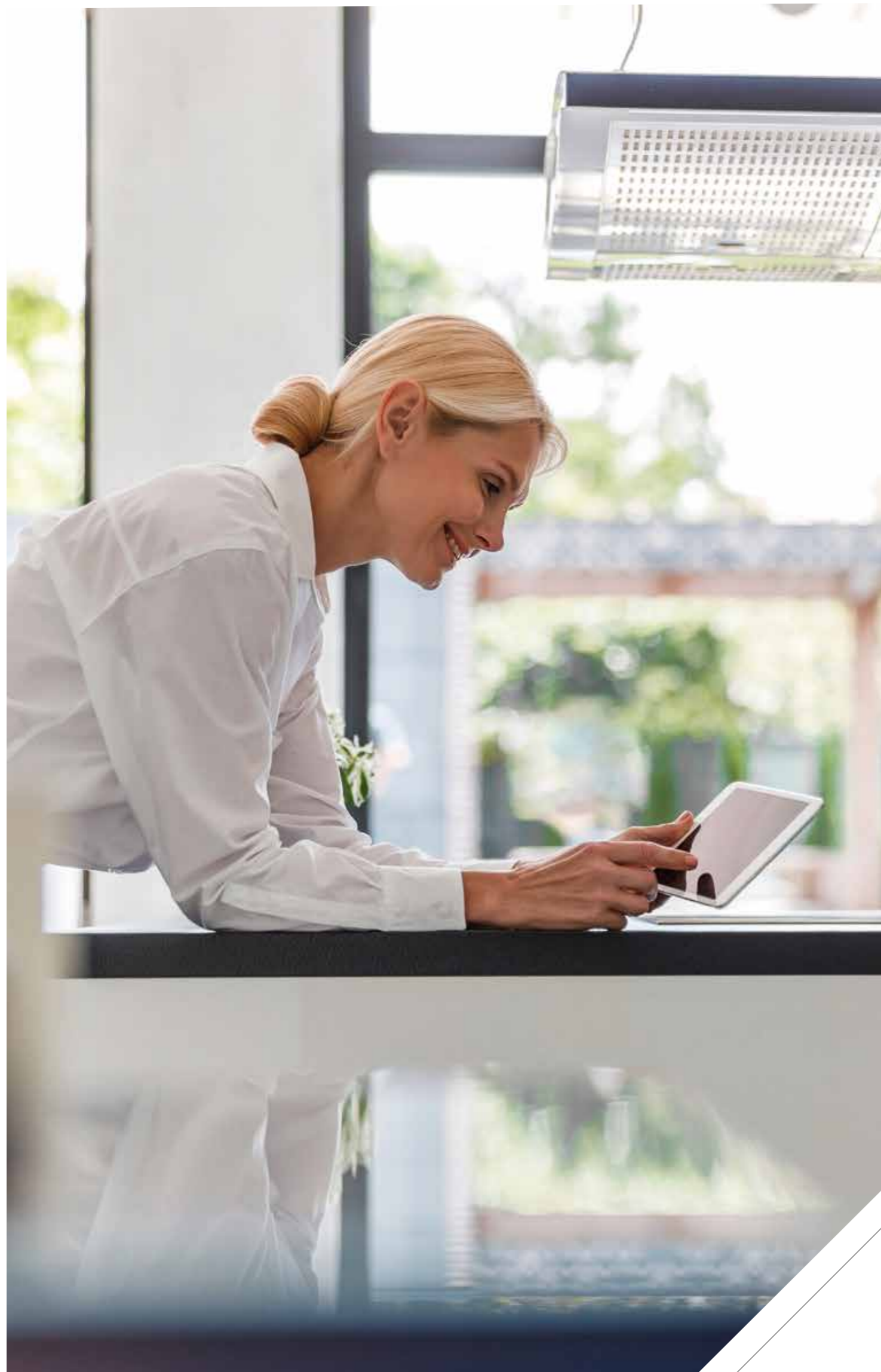
- 10 Year Premier Warranty
- Mains operated smoke, heat and carbon monoxide alarms
- Highly efficient timber frame

\*Choices and upgrades are subject to stage of construction. Speak to a Sales Adviser for more information.

\*\*Some walkways are shared access. Speak to a Sales Adviser for more information  
Specifications may change depending on house type and are subject to availability and product supply.







## WARRANTIES AND ACCREDITATIONS

### **NEW BUILD WARRANTIES**

Enjoy peace of mind with a 10-year New-Build Structural Warranty. Additionally, during the first two years following your purchase we will review any concerns you may have with your new home. Your Premier Warranty will provide structural cover for up to 10 years from build completion. Speak to one of our sales advisors for further information.

### **AWARD-WINNING**

With a reputation for creating inspiring homes across Devon and Cornwall, Gilbert & Goode is an award-winning developer that has been praised for its green credentials, high standards of construction and contribution to the built environment.

# FIND US

## Hayle TR27 5HR England

### FROM A390/ A30 TRURO

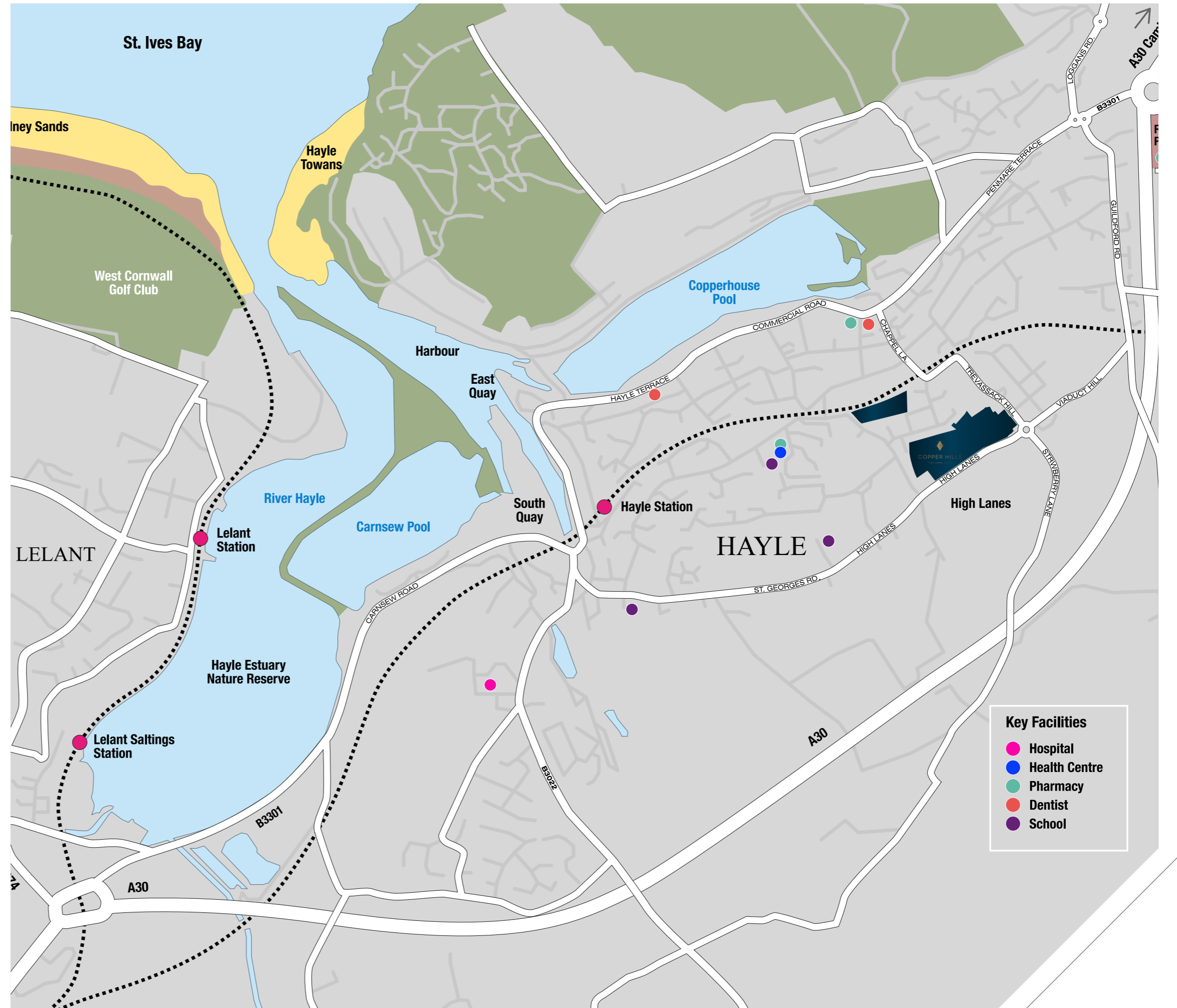
From Chapel Hill, turn right onto Treyew Road/A390. At Treliske Roundabout, take the 2nd exit onto Tresawls Road/A390. At the roundabout, take the 2nd exit onto Higher Besore Rd/A390. At the roundabout, take the 2nd exit onto A390. At Chiverton Cross, take the 1st exit onto Blackwater Bypass/A30.

Continue to follow A30. At Loggans Moor, take the 4th exit onto Carwin Rise/B3301. At the roundabout, take the 1st exit onto Guildford Road. Turn right onto Viaduct Hill. Continue onto High Lanes.

### FROM A30 PENZANCE

At Branwell Lane Roundabout, take the 3rd exit onto Eastern Green/A30. Go through 1 roundabout. At Chy-An-Mor Roundabout, take the 2nd exit onto Long Rock Bypass/A30. At Newtown Roundabout, take the 1st exit onto A30.

At St Erth Roundabout, take the 2nd exit onto Griggs Hill/B3301. Continue to follow B3301. At the roundabout, take the 2nd exit onto Foundry Square/B3302. Turn left onto Foundry Square. Continue onto Penpol Road. Continue straight onto St George's Road. Continue onto High Lanes.





## Gilbert & Goode

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Stennack House, Stennack Road,  
St Austell, Cornwall,  
PL25 3SW  
01726 64800

