

TREMENA VIEW

ST ERTH



Tremena View

Tremena View, is an exclusive collection of 38 contemporary new homes nestled in the charming West Cornwall village of St Erth, offering a range of 2, 3 and 4 bedroom homes including houses and dormer bungalows.

Tremena View takes its name from the heritage of St Erth as a traditional river crossing point to the town of Hayle.



The Development

Each home at Tremena View has been designed to offer a harmonious blend of modern comfort and style. From spacious interiors to contemporary fittings and features, every detail has been carefully considered to meet the needs of discerning homeowners, from young professionals, to growing families, to those looking for their forever home.

Here you can embrace the charm and tranquillity of Cornwall's stunning countryside and the warmth of the local community whilst enjoying the easy convenience of local amenities and services just moments away.

And with some of the country's most stunning beaches and picturesque towns also on the doorstep, Tremena View will capture your heart and provide a lifetime of cherished memories.

“You can always tell when it's a
Gilbert & Goode home”





Gilbert & Goode



About Gilbert & Goode

From humble beginnings in 1972, Gilbert & Goode has grown to become a leading multi award-winning property developer and contractor in the South West of England.

Our previous new build developments have included Parklands and Five in Truro, North Hill Gardens in Blackwater, Heyl View in Fowey, Lannanta Forge in St Ives, and more recently the 125-home development, Copper Hills in Hayle, Cornwall.

Known for our focus on providing exceptional customer service and creating high quality homes and neighbourhoods, Gilbert & Goode are committed to making a positive difference to communities across the region.

This includes investing profits from the companies newbuild home sales into the development of affordable homes in Cornwall, through our group partners Ocean Housing Group.

In addition, we work with local landowners, suppliers, and businesses, and actively promote the use of sustainable local products and services to support the region's economy.

We also make contributions towards highways, schools, and other local facilities, including the development of open spaces for families to enjoy.

Gilbert & Goode is committed to sustainability and environmental responsibility. The company has won numerous awards for its green building practices, including the Considerate Constructors Scheme Gold Award and the National Federation of Builders' Sustainable Construction Award.

“Gilbert & Goode provided a fantastic service from start to finish”

“We absolutely love our home and still feel so lucky that we have it”

Captivating Cornwall



With its miles of pristine sandy beaches, spectacular rugged coastline, traditional fishing villages, and windswept moors, Cornwall is truly a unique place to live. Home to the picturesque seaside towns that make up the Cornish Riviera, as well as the vibrant and bustling cathedral city of Truro, not to mention the awe-inspiring Eden Project, there is always something amazing to see and do here.

Explore the ruins of Tintagel Castle, steeped in Arthurian mythology, or the hidden coves and secret caves of Land's End - the most westerly point of mainland England - before visiting the historic fishing village of Port Isaac with its narrow winding streets and quaint cottages. Or catch a wave at the world famous Fistral Beach in Newquay that attracts surfers from around the world, or trek across the breathtaking landscape of Bodmin Moor, where echoes of Cornwall's mining heritage linger amidst rolling hills and ancient stone circles.

Captivating Cornwall is also home to numerous art galleries, museums, theatres, and music festivals, providing ample opportunity for residents to immerse themselves in a rich mix of cultural and creative activities. And it is renowned for an abundance of local produce, including fresh seafood, artisan cheeses, and locally grown vegetables, that can be found at regular farmers' markets and enjoyed at a wide range of award-winning restaurants, cafés, and bars.



Enchanting St Erth

Located just a few minutes away from the World Heritage port town of Hayle with its miles of sandy beaches and stunning coastal walks, the idyllic village of St Erth is a hidden gem in the heart of West Cornwall, offering a delightful blend of natural beauty, historical charm, and a welcoming community.

Named after Saint Ercus, an Irish bishop who came to Cornwall during the Dark Ages, here quaint cottages and character properties rub shoulders with a vast array of historical landmarks including the 14th century St Erth Parish Church and six ancient stone crosses that offer a glimpse into Cornwall's rich past.

The traditional crossing point of the River Hayle that runs through the village, St Erth is also known for hosting various popular family events throughout the year, including the annual Good Friday rubber duck race and a Christmas lights switch-on celebration, that brings residents and visitors together. The village also boasts a Grade II listed train station first opened in 1852 offering direct mainline services to locations including Plymouth, Exeter, London, Cardiff, and Edinburgh, as well as scenic branch line services to nearby towns and villages.

In addition, it is just four miles from picturesque St Ives - a haven for artists and home to the world famous Tate St Ives gallery - and six miles from beautiful Penzance, both of which feature traditional harbours, unspoiled beaches, and plenty of picture perfect places where you can unwind and relax. And for those who want to fully immerse themselves in village life, there is a range of local groups and clubs, from the St Erth Film Club to a parents and toddlers group, as well as a popular farmers' market every Saturday.



Welcome to the Community

With a traditional rustic pub, a community hall, a warm and welcoming primary school, historic places of worship, a village shop and Post Office, and fun local attractions, St Erth is the perfect place for families of all ages.

Village Store and Post Office

Offering everything from home-made fresh cakes to foreign currency, the St Erth Village Store and Post Office provides all the essential services that local residents need. Featuring a tearoom with wi-fi, it is a village focal point open seven days a week.

The Star Inn

Dating back to the 17th century, the Star Inn located in the heart of the village is full of charm and character. A Grade II listed building, it features gorgeous beamed ceilings, roaring log burners, a stunning decked patio area, and a sunny garden perfect for relaxing after a day exploring. Renowned for its real ales and delicious food, the pub also hosts live music and events throughout the year.

Places of worship

St Erth is home to two historic places of worship - St Erth Parish Church and St Erth Methodist Chapel. The Parish Church is believed to date back to the 14th century and features a bell tower with six bells and a pretty churchyard close to the river running through the village. The Methodist Chapel was built in 1827 and features a rare Forster and Andrews organ, believed to be the only one of its kind still intact and playable.

St Erth Community Primary School and St Erth Nursery

A warm and welcoming village school, St Erth Community Primary provides a safe, supportive, and rich learning environment for youngsters aged between four and eleven. Part of the Truro and Penwith Academy Trust, it is rated as good by Ofsted and offers a full programme of before and after school activities for its students. Located in its grounds is St Erth Nursery that offers a fun and stimulating learning environment for pre-school children.

Penwith Pitch and Put

Located on the outskirts of the village, Penwith Pitch and Putt offers an 18 hole crazy golf course, a 12 hole pitch and putt course, and a 9 hole football golf course, all set in acres of beautiful Cornish countryside. It also features a tearoom and an outside play area for little ones.


Kart Track

For the more adventurous, the Coast 2 Coast Karting outdoor track offers the thrill of kart racing all year round. Perfect for youngsters as well as those young at heart, it runs racing clubs, grand prix races, and karting sessions for drivers of all abilities and ages. The track is surrounded by the natural beauty of the local area, close to Penwith Pitch and Putt.



Tremena View Development Layout

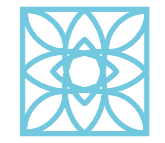


-  The Branwell - 4 bed
Plots 17, 21, 22 & 38
-  The Rundle - 3 bed
Plot 3
-  The Florence - 3 bed
Plots 1, 13, 14, 15, 16, 20, 27, 28, 29, 30 & 31
-  The Bray - 3 bed
Plots 2, 12, 18, 19, 23, 26 & 32
-  The Davy - 2 bed
Plots 24, 25, 36 & 37
-  The Healey - 2 bed
Plot 11
-  Affordable Housing

Scale 1:250@100%



PLEASE NOTE:
This is an illustrated representation of the sites layout. Some landscape details have been simplified or omitted.
Purchasers should satisfy themselves of the exact landscaping detail by consulting their Sales Executive.



TREMENA VIEW
ST ERTH

Style & Quality. Inside & Out

With Gilbert & Goode, style and quality come as standard. Contemporary designs are perfectly complemented by a range of finishes, including modern appliances, fixtures and fittings, and spacious living areas that enjoy plenty of natural light.

You'll enjoy every moment of living in a Gilbert & Goode home, whether you're relaxing in your comfortable living room, whipping up a delicious meal in your sleek kitchen, or drifting off to sleep in your cosy bedroom.

The design moments don't stop at your front door - outside, you'll find landscaped gardens, offering the perfect space to simply relax and enjoy the Cornish sunshine, plus a range of thoughtfully designed exteriors, shaped to complement their established surroundings.

From every angle, Tremena View is guaranteed to impress.

“The house is amazing and we are in love with it! We are so happy with our purchase.”

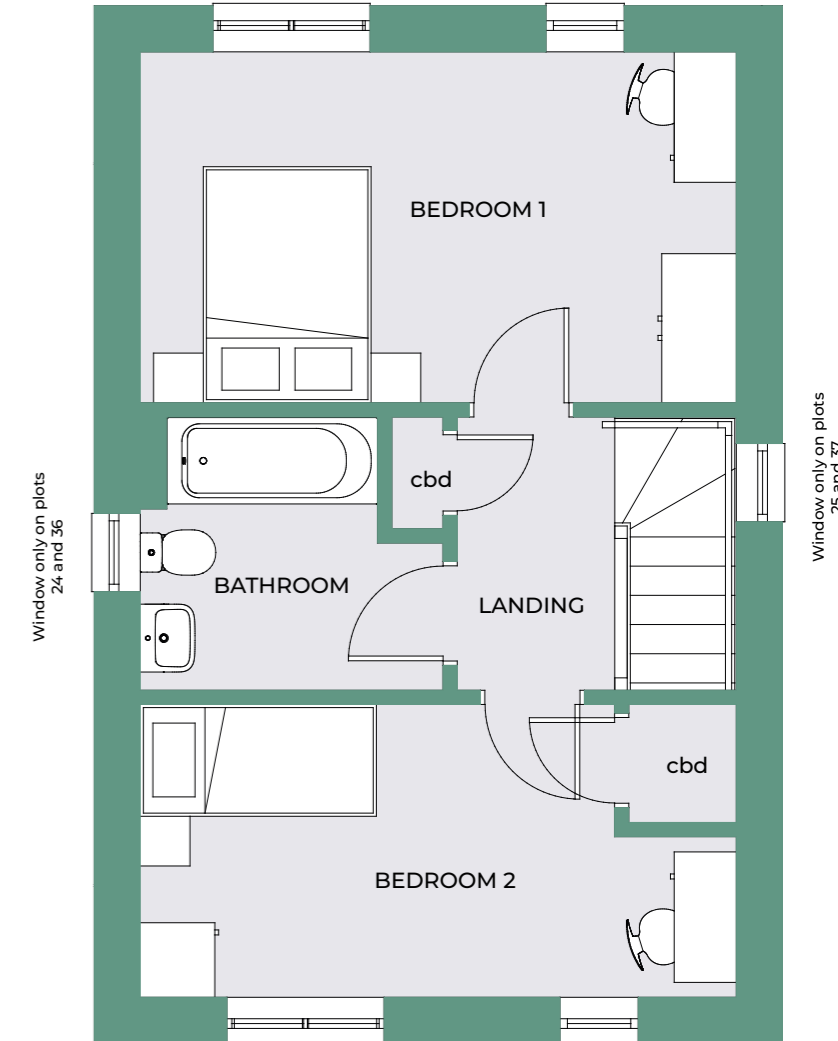
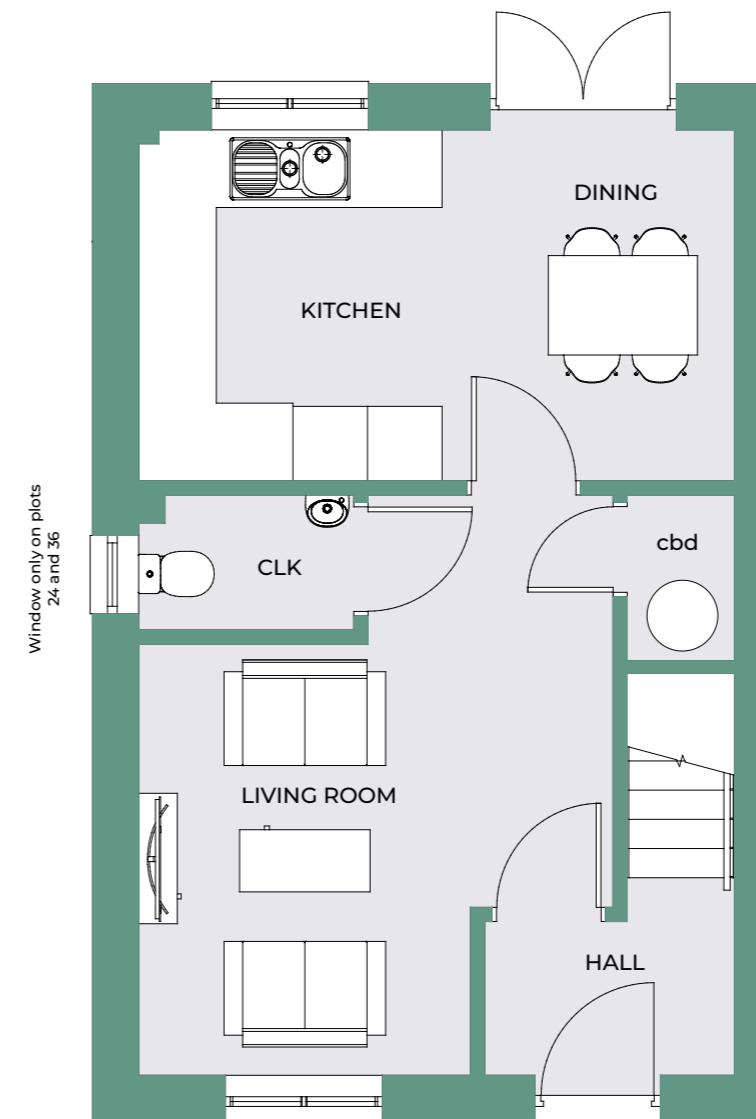


The Davy

THIS TWO BEDROOM HOME ENJOYS A COMBINED KITCHEN/DINING AREA, PLUS SEPARATE LIVING ROOM.

This two bedroom home enjoys a combined kitchen/dining space with French doors opening onto the rear garden, plus separate living room.

Upstairs offers two well-proportioned rooms with storage in bedroom two plus the home's main bathroom.



Ground Floor

Living Room	3.82m(max) x 3.47m	12' 6"(max) x 11' 4"
Kitchen/Dining	4.80m x 2.82m	15' 9" x 9' 3"
Cloakroom	1.73m x 1.09m	5' 8" x 3' 7"

First Floor

Bedroom 1	4.80m x 2.82m	15' 9" x 9' 3"
Bedroom 2	4.80m(max) x 2.36m	15' 9"(max) x 7' 9"
Bathroom	2.44m x 2.20m	8' 0" x 7' 2"

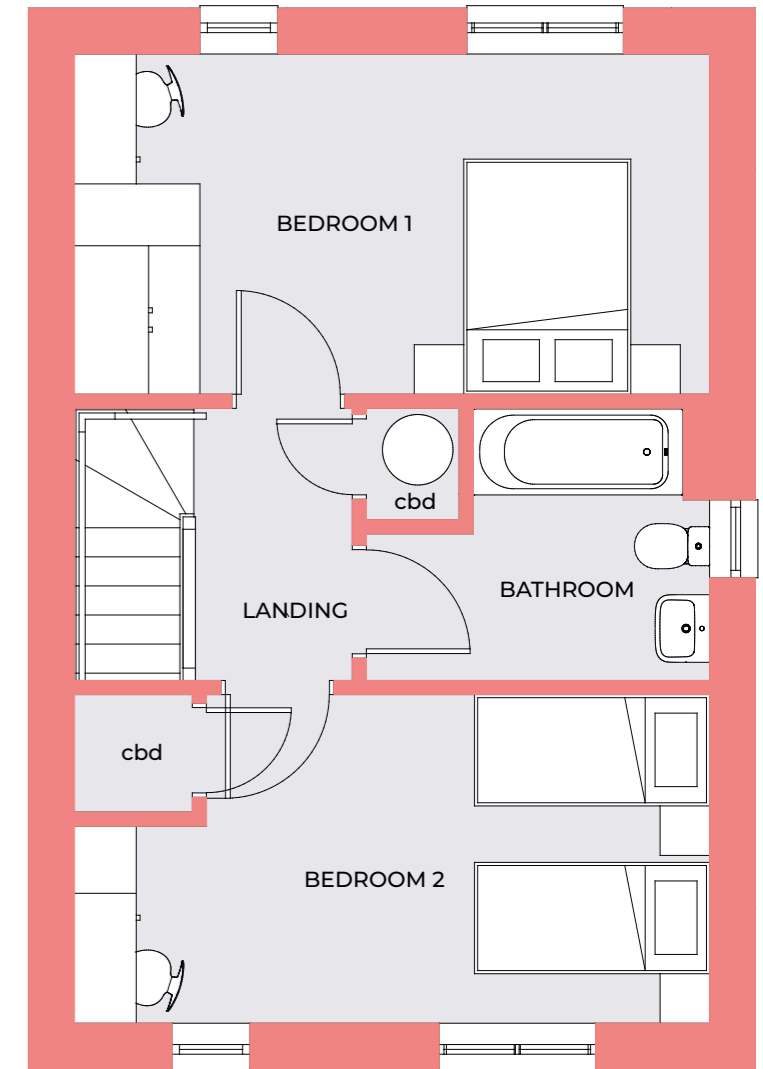
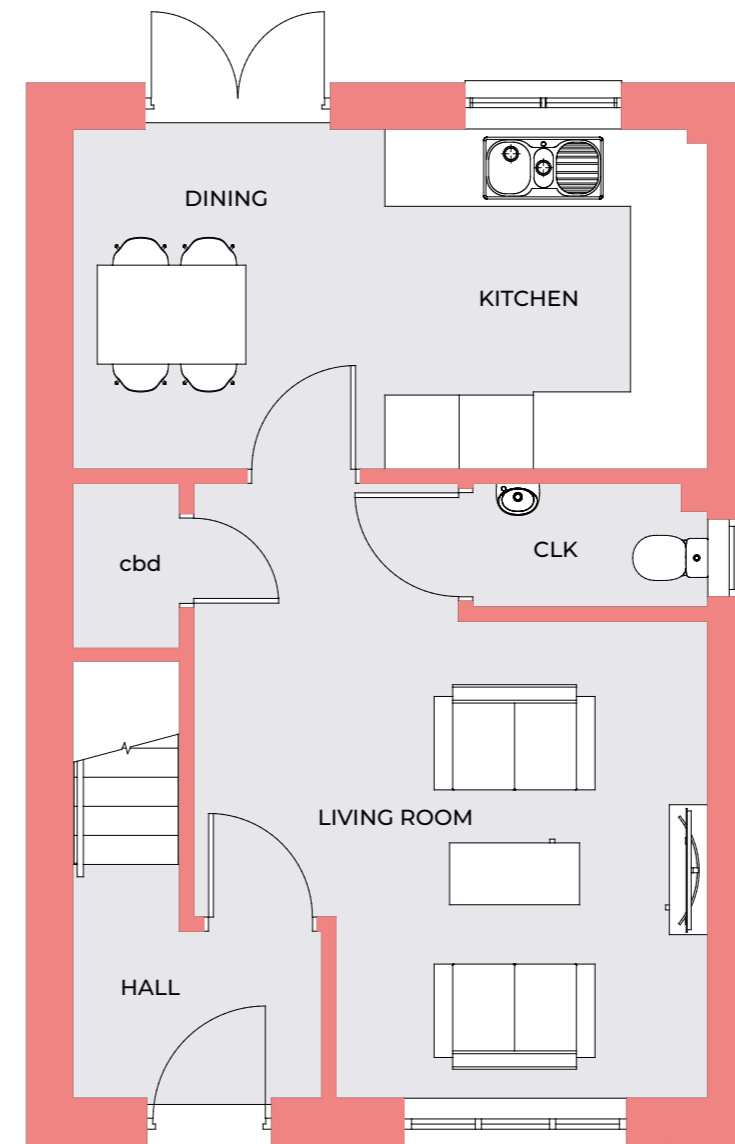
Plots 24, 25, 36 & 37

The Healey

A MODERN TWO BEDROOM HOME WITH A KITCHEN/DINING SPACE AND SEPARATE LIVING ROOM.

A two bedroom home with an open-plan kitchen/dining room stretching the width of the property with French doors leading onto the enclosed rear garden.

A cosy lounge, handy cloakroom and storage cupboard completes the ground floor space.



Ground Floor

Living Room	4.15m(max) x 3.86m	13' 7"(max) x 12' 8"
Kitchen/Dining	5.13m x 2.75m	16' 10" x 9' 0"
Cloakroom	1.90m x 1.00m	6' 3" x 3' 3"

First Floor

Bedroom 1	5.13m x 2.75m	16' 10" x 9' 0"
Bedroom 2	5.13m(max) x 2.66m	16' 10"(max) x 8' 8"
Bathroom	2.77m(max) x 2.20m	9' 1"(max) x 7' 2"

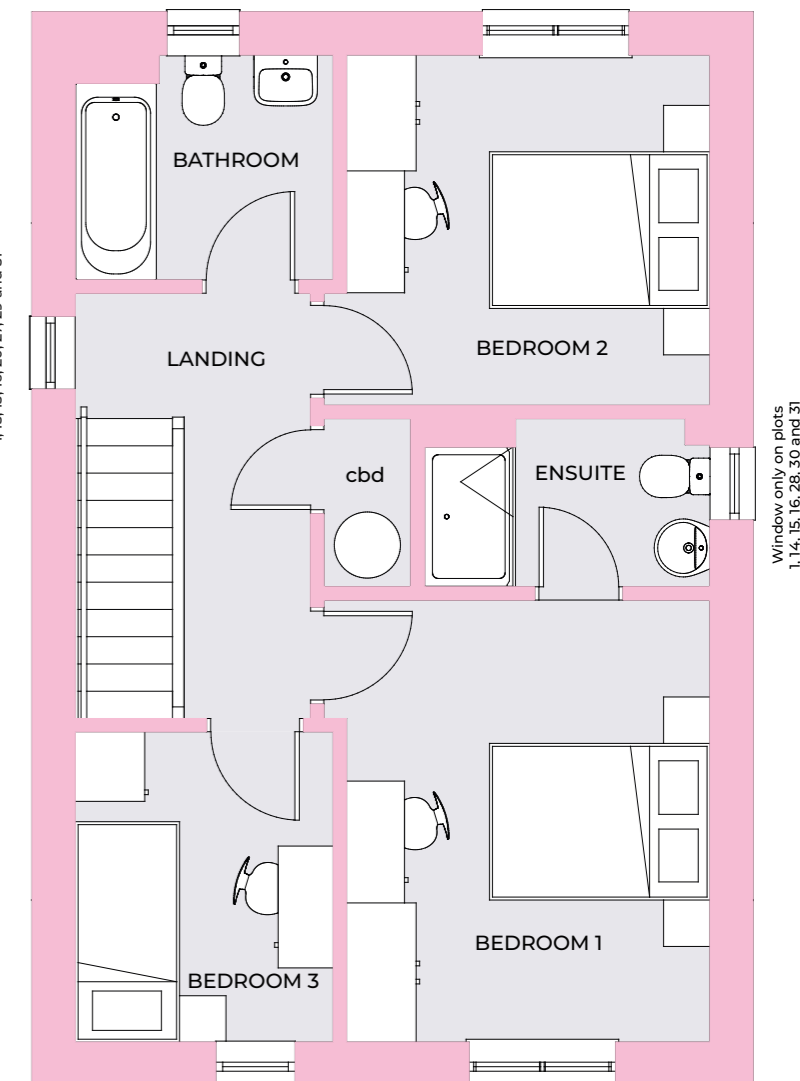
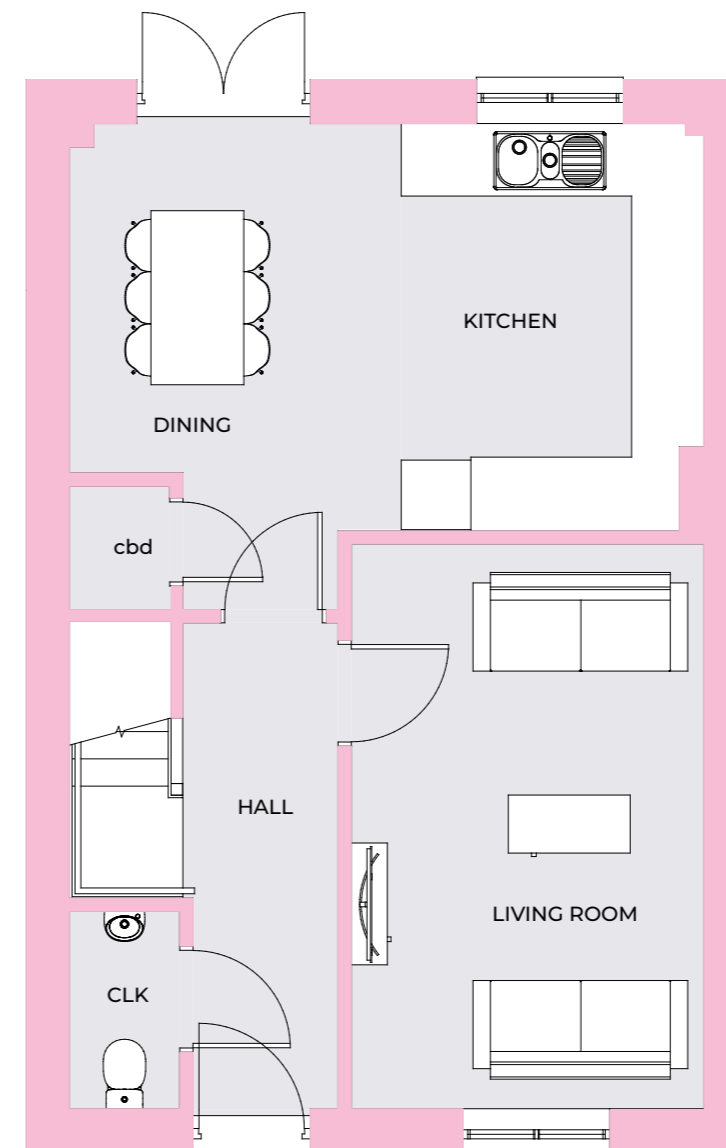
Plot 11

The Florence

A SPACIOUS THREE BEDROOM HOME, OFFERING A MODERN LAYOUT FOR FAMILY LIFE.

The Florence offers a spacious lounge with a kitchen diner that opens onto the garden through French doors.

Upstairs two double bedrooms, a single bedroom and a family bathroom all lead from the landing. Bedroom one benefits from an ensuite.



Ground Floor

Living Room	3.04m x 4.87m	9' 11" x 15' 11"
Kitchen/Dining	5.47m x 3.50m(max)	17' 11" x 11' 6"(max)
Cloakroom	0.95m x 1.70m	3' 1" x 5' 7"

First Floor

Bedroom 1	3.13m x 3.81m	10' 3" x 12' 6"
Ensuite	2.46m x 1.45m	8' 1" x 4' 9"
Bedroom 2	3.13m x 3.02m	10' 3" x 9' 11"
Bedroom 3	2.22m x 2.68m	7' 3" x 8' 9"
Bathroom	2.22m x 1.94m	7' 3" x 6' 4"

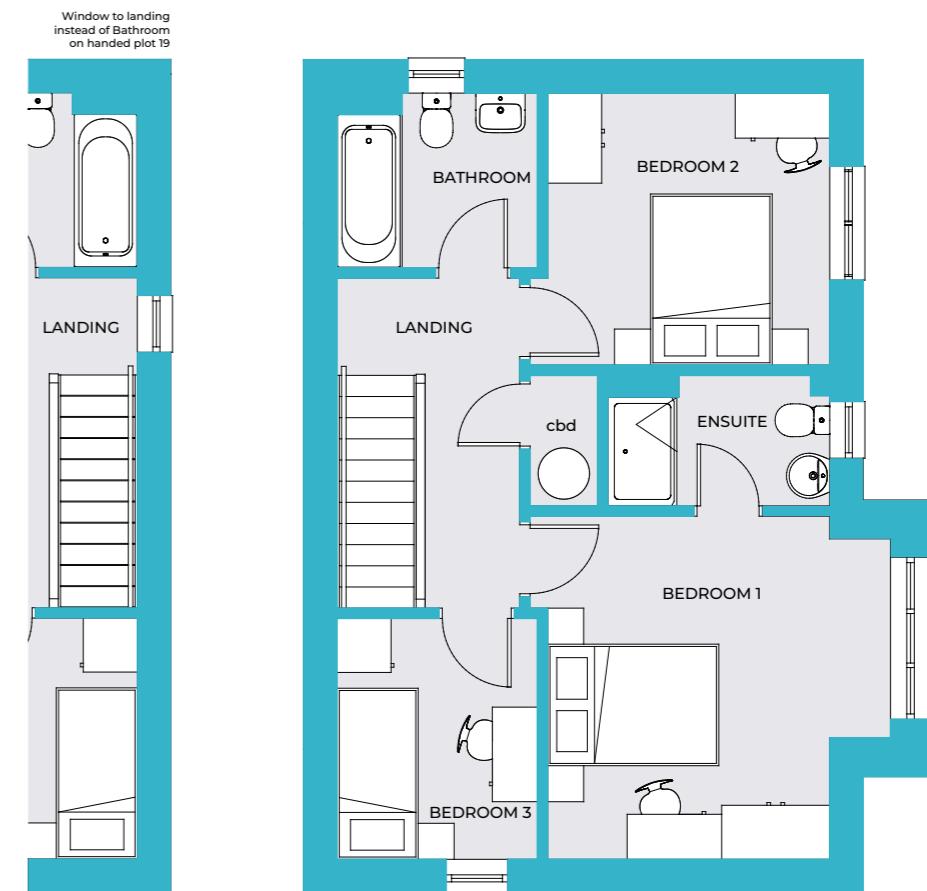
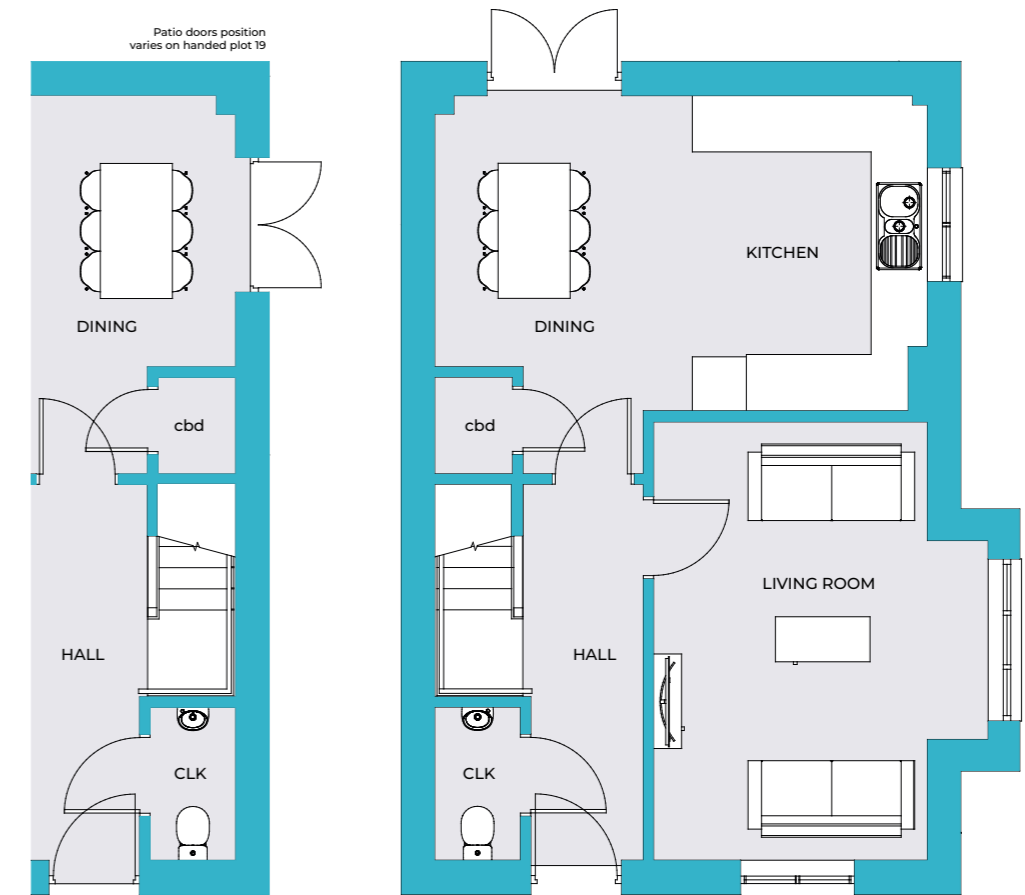
Plots 1, 13, 14, 15, 16, 20, 27, 28, 29, 30 & 31

The Bray

A THOUGHTFULLY DESIGNED THREE BEDROOM HOME THAT OFFERS A BRIGHT KITCHEN/DINING AREA WITH FRENCH DOORS THAT LEAD ONTO THE REAR GARDEN.

The Bray is a three bedroom home with an open plan kitchen/dining area that leads to the garden via French doors. The separate living room is well proportioned and enjoys a feature bay window.

To the first floor is the main bathroom and three bedrooms, with bedroom 1 benefitting from an ensuite shower room.



Ground Floor

Living Room	3.72m(max) x 4.87m	12' 2"(max) x 15' 11"
Kitchen/Dining	5.47m x 3.50m(max)	17' 11"(max) x 11' 6"
Cloakroom	0.95m x 1.70m	3' 1" x 5' 7"

First Floor

Bedroom 1	3.81m(max) x 3.81m	12' 6"(max) x 12' 6"
Ensuite	2.46m x 1.45m	8' 1" x 4' 9"
Bedroom 2	3.13m x 3.02m	10' 3" x 9' 11"
Bedroom 3	2.22m x 2.68m	7' 3" x 8' 9"
Bathroom	2.23m x 1.95m	7' 3" x 6' 4"

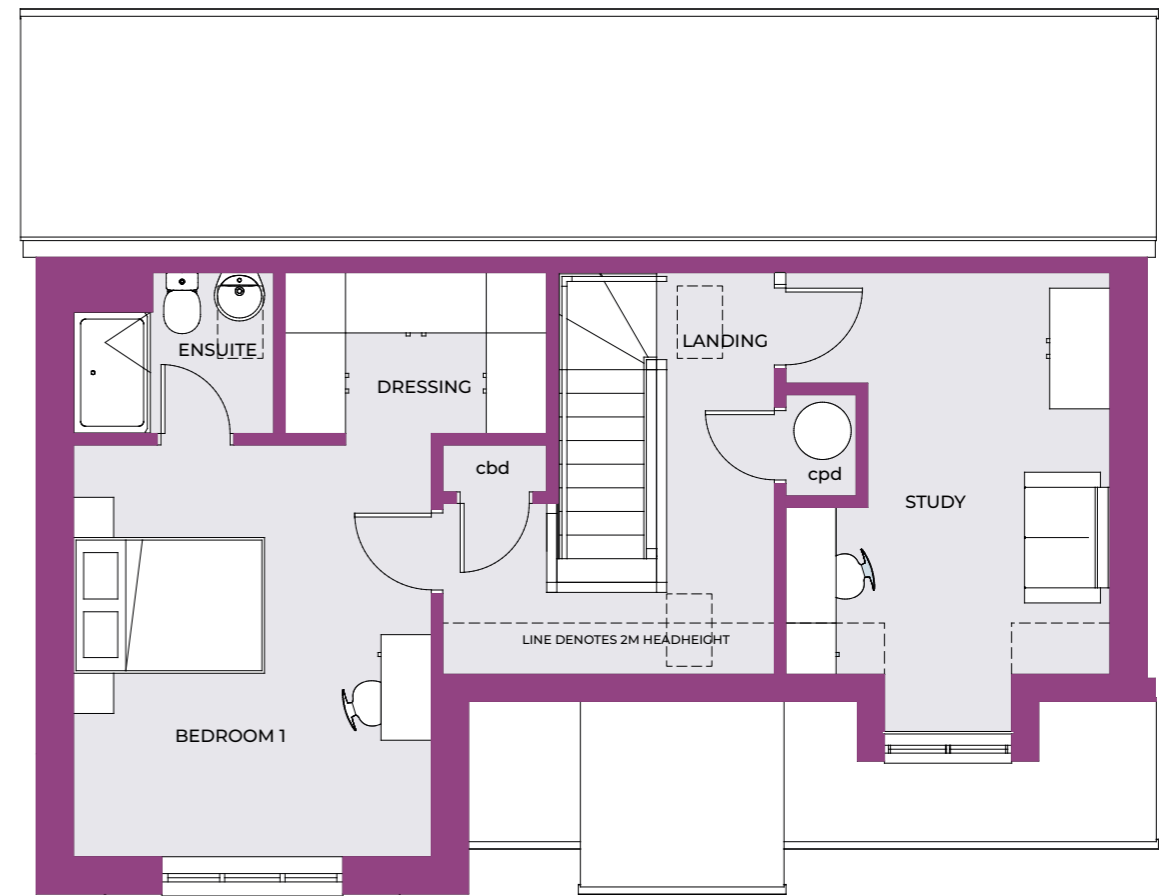
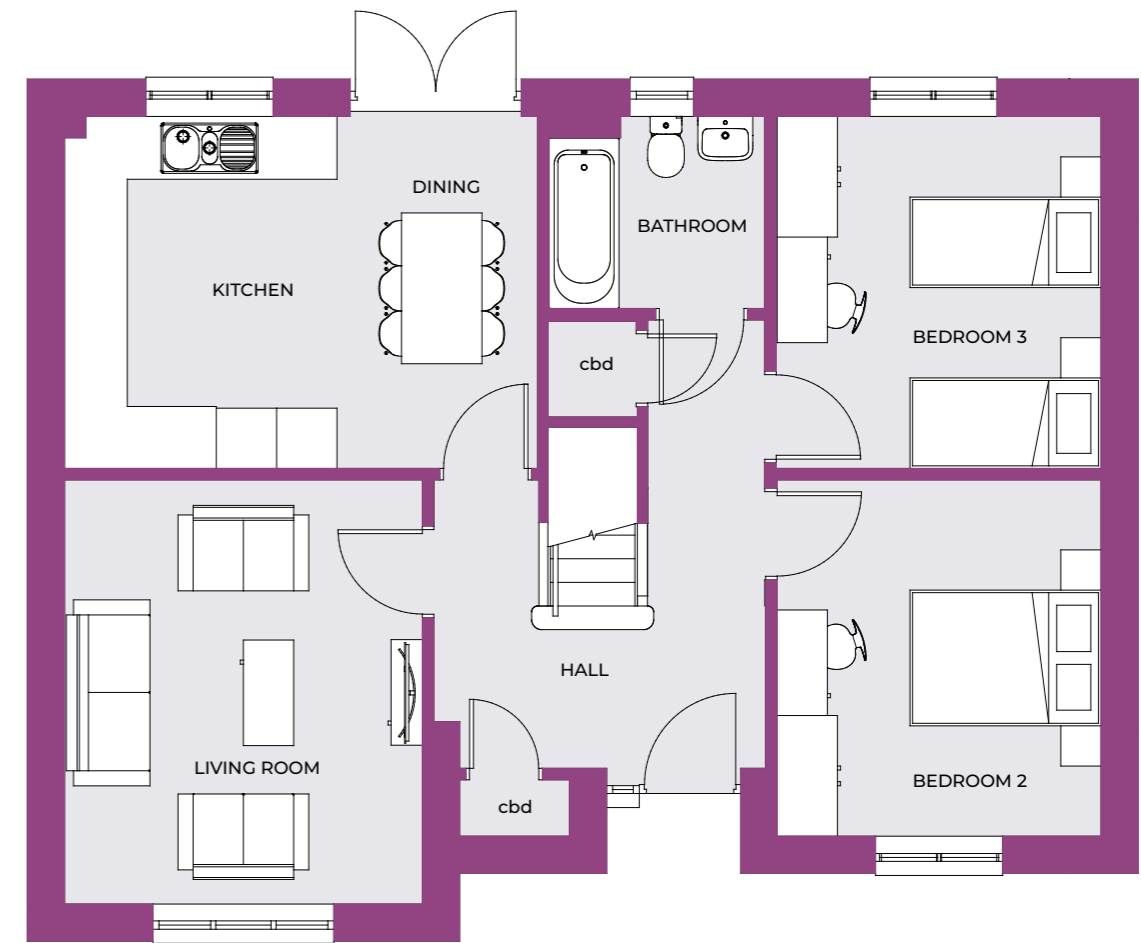
Plots 2, 12, 18, 19 (handed), 23 (handed), 26 & 32

The Rundle

A CONTEMPORARY THREE BEDROOM DORMER BUNGALOW WITH MASTER SUITE AND STUDY.

This three bedroom home offers a distinctive design that makes the very most of its space. Leading off the home's central hallway are the kitchen/dining room, living room, bathroom and two bedrooms.

Upstairs is a spacious study and master suite which benefits from an ensuite and dressing area.



Plots 17, 21. :

Ground Floor

Living Room	3.56m x 4.22m	11' 8" x 13' 10"
Kitchen/Dining	4.71m x 3.50m	15' 5" x 11' 6"
Bathroom	2.14m x 1.91m	7' 0" x 6' 3"
Bedroom 2	3.22m x 3.54m	10' 7" x 11' 7"
Bedroom 3	3.23m x 3.50m	10' 7" x 11' 6"

First Floor

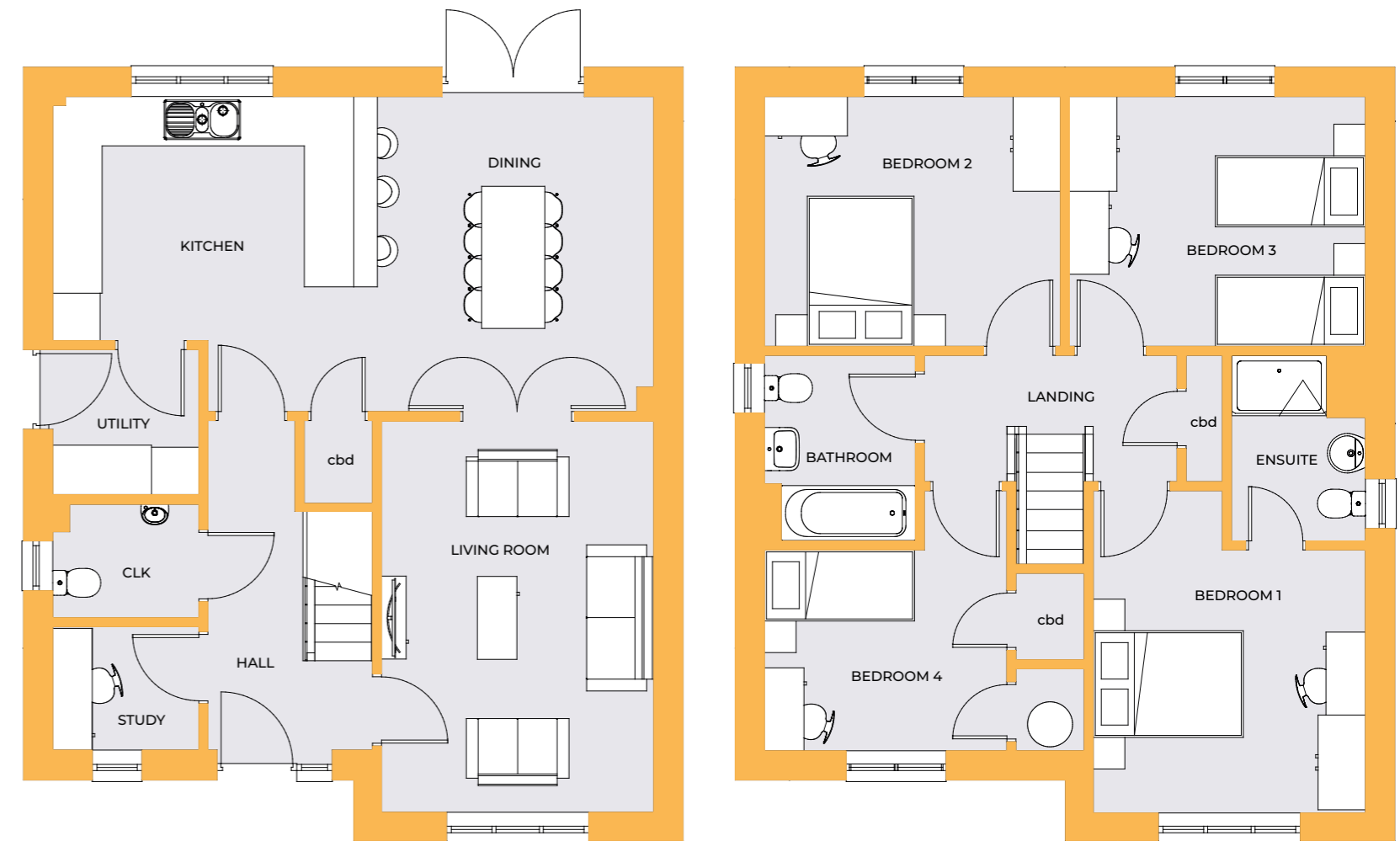
Bedroom 1	3.56m x 4.10m	11' 8" x 13' 5"
Ensuite	1.99m x 1.60m	6' 6" x 5' 3"
Dressing Room	2.60m x 1.60m	8' 6" x 5' 3"
Study	3.22m(max) x 4.00m	10' 7"(max) x 13' 1"

The Branwell

AN IMPRESSIVE FOUR BEDROOM HOME OFFERING SPACIOUS LIVING AREAS AND DEDICATED STUDY.

This beautifully designed home boasts a dedicated study, a generously proportioned open-plan kitchen/dining area with a breakfast bar, a separate utility room, and a living room with double doors that open into the dining space, creating a seamless flow to the ground floor.

Upstairs, you'll find the main bathroom and four bedrooms, with bedroom one benefitting from an ensuite shower room.



Ground Floor

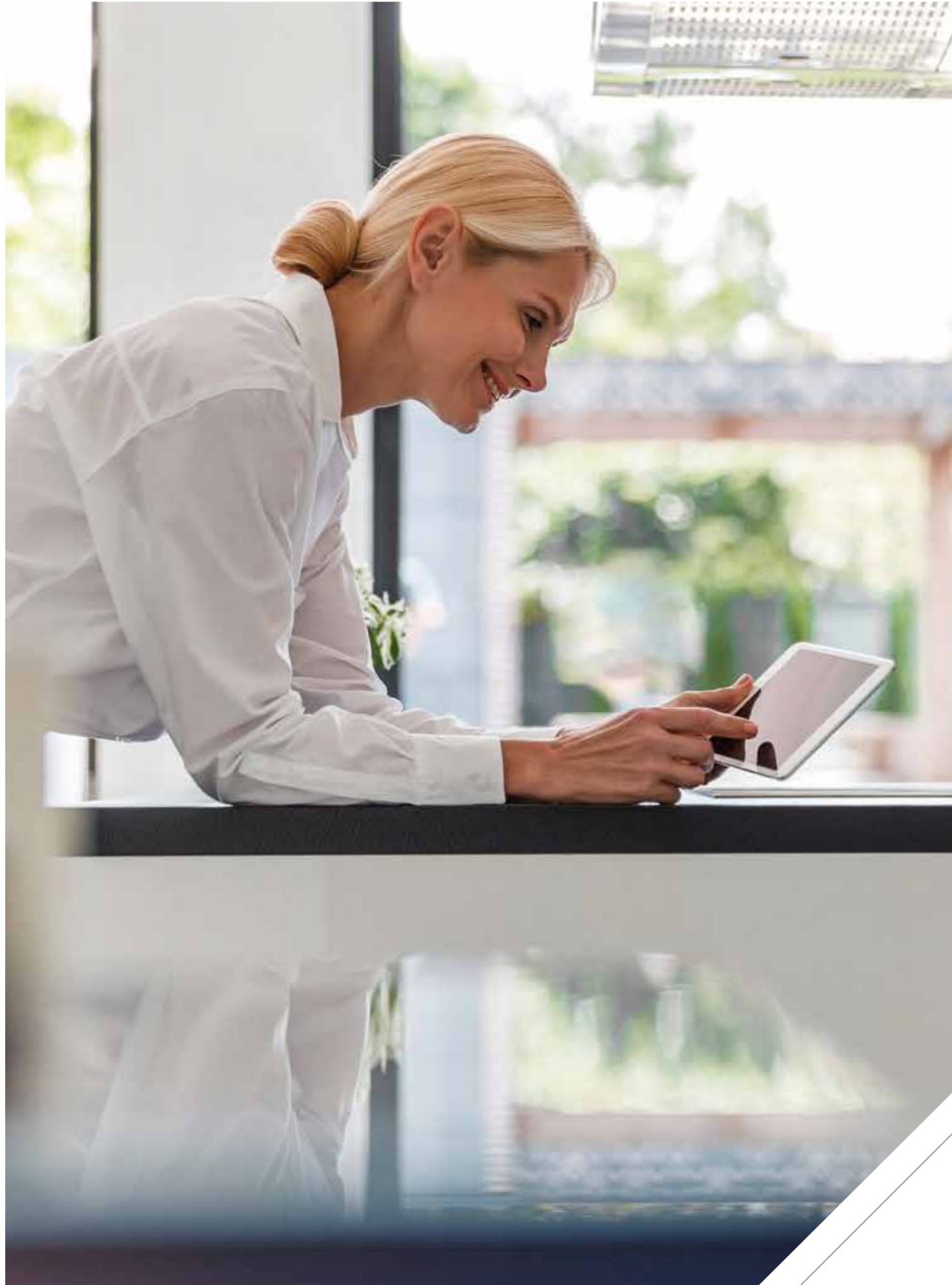
Living Room	3.45m x 4.95m	11' 3" x 16' 3"
Kitchen/Dining	7.61m x 3.99m ^(max)	24' 11" x 13' 1" ^(max)
Utility	1.85m x 1.83m	6' 1" x 6' 0"
Cloakroom	1.85m x 1.44m	6' 1" x 4' 8"
Study	1.85m x 1.56m	6' 1" x 5' 1"

First Floor

Bedroom 1	3.45 x 4.08m ^(max)	11' 3" x 13' 4" ^(max)
Ensuite	1.70m x 2.35m	5' 7" x 7' 8"
Bedroom 2	3.75m x 3.16m	12' 3" x 10' 4"
Bedroom 3	3.75m x 3.16m	12' 3" x 10' 4"
Bedroom 4	3.07m x 2.54m	10' 1" x 8' 4"
Bathroom	1.91m x 2.35m	6' 3" x 7' 8"

Plots 17, 21, 22 & 38





Warranties and Accreditations

NEW BUILDMARK WARRANTY

The LABC warranty is your assurance that your new home has been built to the highest technical standards. It is the leading new build warranty in the UK covering 1.5 million homes, providing protection from the moment contracts are exchanged through to 10 years after the build has been completed.

In addition, in the first two years after your purchase, Gilbert & Goode will carefully review any concerns you may have with your new home so that you have complete peace of mind.

CONSUMER CODE FOR HOME BUILDERS

Gilbert & Goode is also a supporter of the Consumer Code for Home Builders that provides protection for buyers and ensures they are treated fairly and are kept fully informed about their purchase before and after they sign the contract.

ACCREDITATIONS

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.

Amongst its many awards is the 2023 Gold Award in Customer Satisfaction from independent survey company In-house Research. The award is based on customer feedback and recognises housebuilders who achieved a recommendation score of 90% or more.



Find Us

Sat Nav: TR27 6JD

TO AND FROM

Tremena View is perfectly located in St Erth just minutes away from beautiful beaches and picturesque villages, with easy transport links across the county and to further afield.

The London to Land's End A30 road - parts of which date back to the 17th century - is just a stone's throw away and provides quick access to charming coastal towns such as Penzance to the south (just seven miles away), as well as a direct route to cities such as Exeter to the north-east on the way to the capital.

Closer to home, Hayle, with its miles of unspoilt beaches, is a short six minute drive away (less than two miles), whilst the B3311 provides easy access to stunning St Ives just over six miles to the north (16 minutes by car).

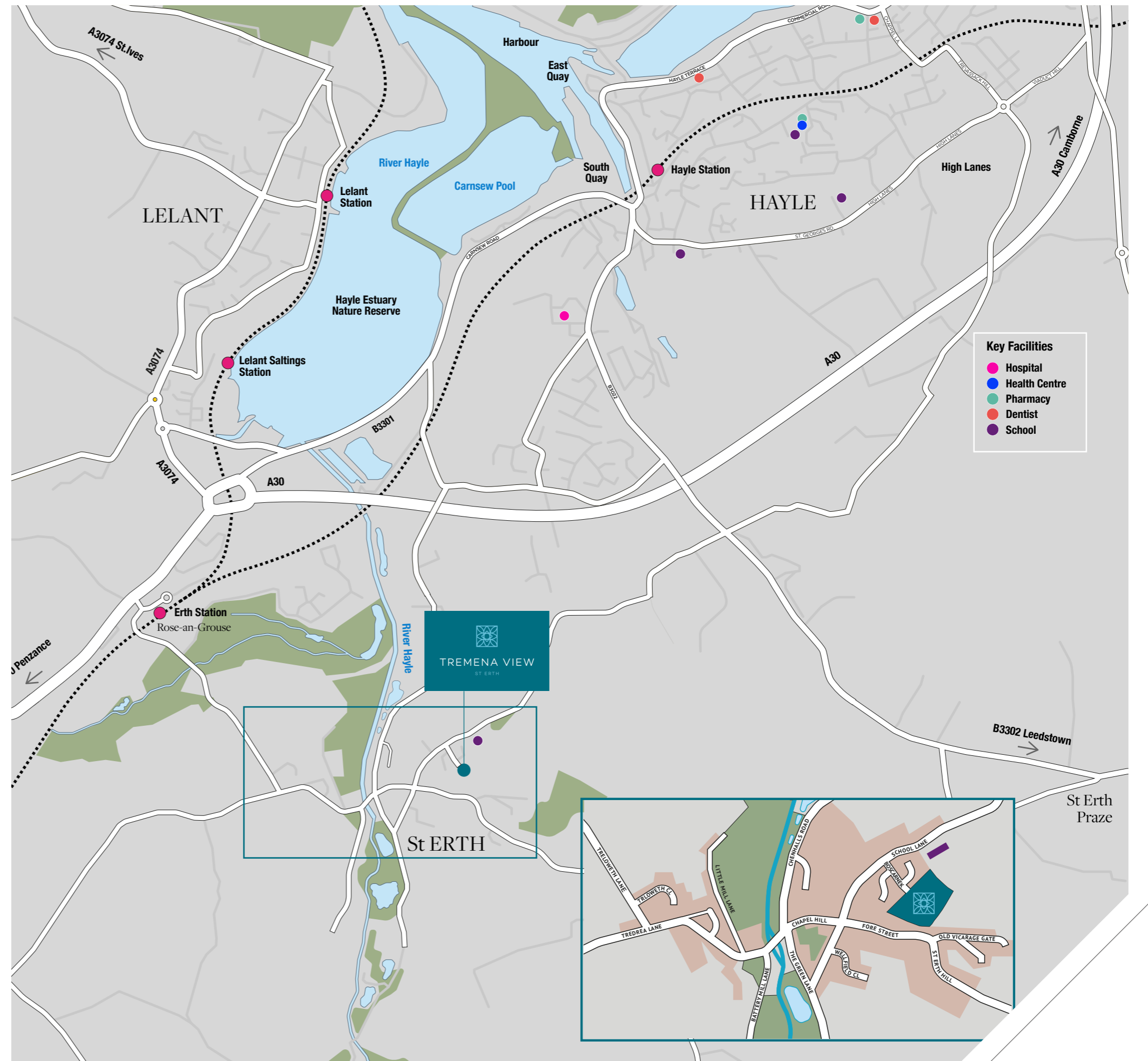
For air travellers, Cornwall Airport Newquay is just over 35 miles away (less than an hour's drive), providing regular direct flights to and from locations including London Gatwick, Dublin, Edinburgh, Faro, Alicante, Zurich, and Malaga amongst others.

And for those who prefer a more scenic way to travel, the Grade II listed St Erth railway station - with its easy park and ride service - provides regular direct rail links to popular destinations including many Cornish Riviera towns, villages & cities including Truro, Plymouth, and London.

St Erth to Plymouth - 1h 45m

St Erth to London Paddington - 4h 58m

Journey times taken from Google Maps and National Rail information.





Gilbert & Goode

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