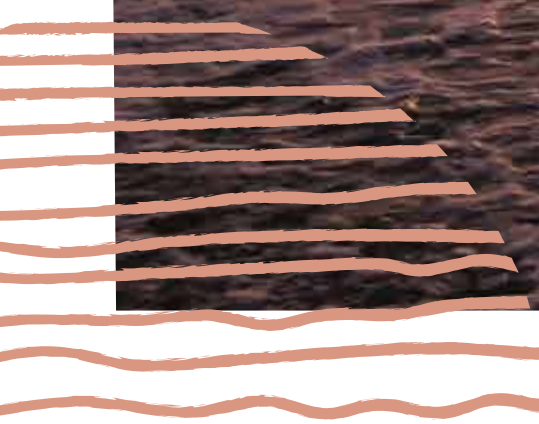


EVENTIDE

Viaduct Hill. Hayle

Live to the
ebb and flow
of the tides.



Welcome to Eventide



Where home
isn't just a
place it's a...
lifestyle



Step into a contemporary coastal home designed for flexible, functional living. Eventide is our brand new development in Hayle, where you can live to the ebb and flow of the tides. Here, beach life brushes with busy lives. And community, work and family life fuse seamlessly, inside and out.

Eventide is on the outskirts of a vibrant port town, where a rich industrial heritage meets modern coastal living. Open the door and it's just half a mile to town and 1.5 miles to the beach, making it a breeze to get around – to the shops, to school, and to three miles of sandy, surf-lashed shoreline.



There's no place like home



There's much more to
Hayle than sandy-toed
adventures.



There's no place like home. There's no place like Hayle. Make yourself at home in a vibrant coastal community, where beach life is yours to enjoy every day of the year.

Wake up early for a sea dip, or stay late for a sunset surf. Out of hours the beach is your playground. But there's much more to Hayle than sandy-toed adventures.

Meander along the mile-long King George Memorial Walk, where sub-tropical flora hems the tidal estuary. Pause for street food on the quay, do a few laps of the outdoor swimming pool, and watch the boats and birdlife on the estuary. Follow the water to the edge of the Atlantic, where surfers ride the waves. If you want the know-how to join them, sign up to Hayle Surf Life Saving Club and boost your ocean skills, or tap up the experts at Sandy Acres Surf School. Kit yourself up at Down the Line Surf, one of Cornwall's top surf emporiums, just a short walk from home.

You don't have to get your feet wet to enjoy beach life. Stand atop Hayle Towans and stare out to St Ives Bay, tuck into wood-fired food at the Cove Café, or slide down the dunes for bucket-and-spade family days. It's a dog's life, too. Neighbouring Porthkidney Sands is dubbed 'Happy Dog Beach', because there really is no better place for waggy-tailed walks in every season.

From golfing and go-karting, to a skate park and playing field, there's family entertainment for all ages and all weathers. And all the action is bound to work up an appetite, so will it be a pasty from the famous Philps, or lunch watching the wildlife from Birdie's Bistro? There are plenty of cafés beside the beach and in town, and even closer to home is the trendy St Ives Brewery Taproom – where the locals gather for tipples, tunes and food.





Feel at home beside
the sea

Home is a lifestyle



Hemmed by more than 400 miles of diverse coastline, Cornwall puts beach life at the heart of everyday life. And Eventide brings adventures within easy reach of your front door.

In a county synonymous with surfing, you can step out onto beaches aplenty and hit the waves with your board. Skip over the dunes to the surf breaks of Godrevy, Gwithian and Hayle, or when the elements blow white horses across the bay, seek shelter at Hawkes Point and Porthmeor. There are surf schools and hire outlets if you need kit and tuition, and a welcoming community with club sessions for all ages and levels.

Surfing's not the only sport beckoning you into the ever-present ocean. You can cast away on a paddleboard to coves and crannies, or putter along the estuary by boat or kayak. Adrenalin junkies can harness the wind and learn how to kitesurf, or dive deep to shipwrecks offshore.

Prefer to stay dry? There's three miles of golden sand begging you to kick off your shoes and take a break, and fill your lungs with fresh sea air on a hike along the coast path. Strike out along sea cliffs spotting seals and seabirds, or swap seascapes for treescapes in Tehidy Woods. However you immerse yourself in the dramatic scenery, it's sure to rouse your creative side; paint it on canvas John Miller style, wrap it into words like Virginia Woolf, or learn to sculpt like the great Barbara Hepworth.

In a location made for walking, a dog is the perfect companion and Eventide homes are made with four-legged friends in mind. A string of paw-friendly beaches will make tails wag, and you can explore nearby Tehidy Woods, Trencrom Hill and Tremeneheere Sculpture Gardens with your hound at your heels.

Up the ante by bike and freewheel along the Mineral Trails and West Cornwall Way, zigzagging from coast-to-coast via World Heritage Mining sites, granite peaks and wild moorland. If slow and steady is more your style, linger in the landscapes over a round of golf, while away hours in nature at an allotment near the sea, be inspired at the Tate Gallery, or take in the action from one of the shoreside cafés with a front-row view.



Location

TR27 5HT
What3words:
migrate.nature.lifeboats

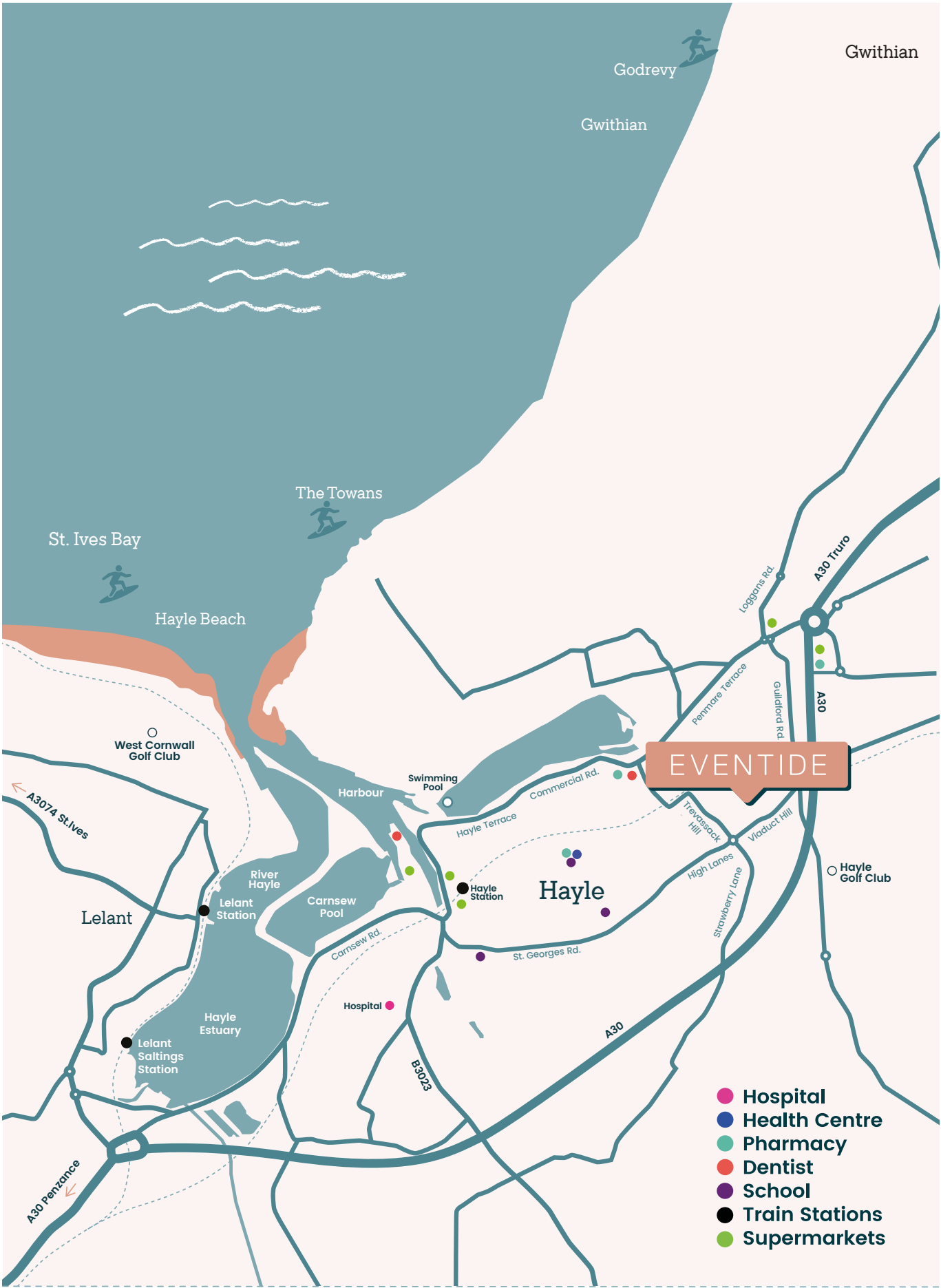
Hayle is located along the North Coast of West Cornwall and is well connected in the region. Wherever you want to go, getting around Cornwall from Hayle is easy with superb bus, rail and road links.

Whether you're setting off from Hayle railway station or going by road, Penzance (13 mins) and Falmouth (32 mins) are all within easy reach. For some of the county's most beautiful woodland, Tehidy Woods is a 16-minute drive. Or hop onto the St Erth to St Ives branch line for one of the most beautiful coastal train journeys in the UK.



Hayle to London Paddington	4 hrs 50 mins (via rail)
Hayle to Bristol Temple Meads	3 hrs 53 mins (via rail)
Hayle to Plymouth	1 hrs 45 mins (via rail)
Hayle to Newquay Airport	42 mins (via road)
Hayle to Truro	26 mins (via road)
Hayle to St Ives	12 mins (via road)

*Journey times taken from Google Maps and National Rail information.





Our favourite places



Our Favourite Things to Do

Want to feel right at home in Hayle? Get the area dialled with some of the Gilbert & Goode teams' favourite local spots and things to do on the doorstep.

Eat a Philps Pasty

Tuck into a famous Philps steak pasty – shortcrust, medium. Don't be tempted by the large unless you've got serious stamina. It's a Cornish rite of passage, but not for the faint-hearted.

Escape the Beach Crowds at Porthkidney Sands

Follow the track seaward from St Uny Church and you'll stumble onto a paradise beach where just a handful of dog walkers and surfers roam. It's perfect for shell hunting, wave jumping, and escaping the summer buzz – even at peak season.

Indulge in a Cream Tea at the Jam Pot Café

Tucked in the dunes behind Gwithian Beach, this tiny pot-shaped café dishes up bacon baps, Cornish cream teas and unbeatable views of St Ives Bay. Nab a table outside, and watch the surfers while you sip and snack.

Dip at Hayle Outdoor Swimming Pool

On a sunny afternoon, it's all tropical holiday vibes at this heated open-air pool on King George Memorial Walk. With a slide, sun loungers, and a café next door for post-swim treats, it's a brilliant family stop-off.

Eat and Drink by the Sea at Gilbert's

Right on the water where the estuary meets the sea, Gilbert's is a wooden shack serving up big flavour in a small, stylish space. Grab a drink, order seasonal small plates, and watch the sun melt into the ocean.

Take a Swing at Hayle Golf Club

A 12-hole short course, driving range, shop and café – all just up the road. Friendly, unfussy, and great for a relaxed hit-around, whatever your ability.

Relax at Lula's Beach Bar

Nestled in the Gwithian dunes next to three miles of golden sand. Stop off after a beach walk or surf to enjoy flavourful, local seasonal food from brunch to sundowners – where cocktails with a side of Cornish sunset are served. Shoes optional.

Stroll or cycle along King George V Memorial Walk

A favourite for gentle strolls and family bike rides – especially when it's closed to traffic – King George's Walk meanders along the estuary, with plenty of places to stop and explore the fishponds and gardens.

Shop at Pratts Market

Tucked away in the Old Foundry Chapel, Pratts Market is home to a huddle of independent shops selling vintage finds, vegan bakes, art, and threads – all from local makers.

Pick Your Own at Trevaskis Farm

A short hop from Hayle, Trevaskis Farm is a classic countryside day out: animals to see, strawberries to pick, a shop stacked with just-dug veg, and a restaurant dishing up home-cooked food (don't skip dessert).

Where home
is at the *heart*
of the action.



Development layout



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 Advisor.
*The location of affordable homes is indicative and the tenure of homes on a development may change over time.

The Cove

2-bedroom coach house

Re-imagine your life in a romantic, roomy coach-house close to the coast.

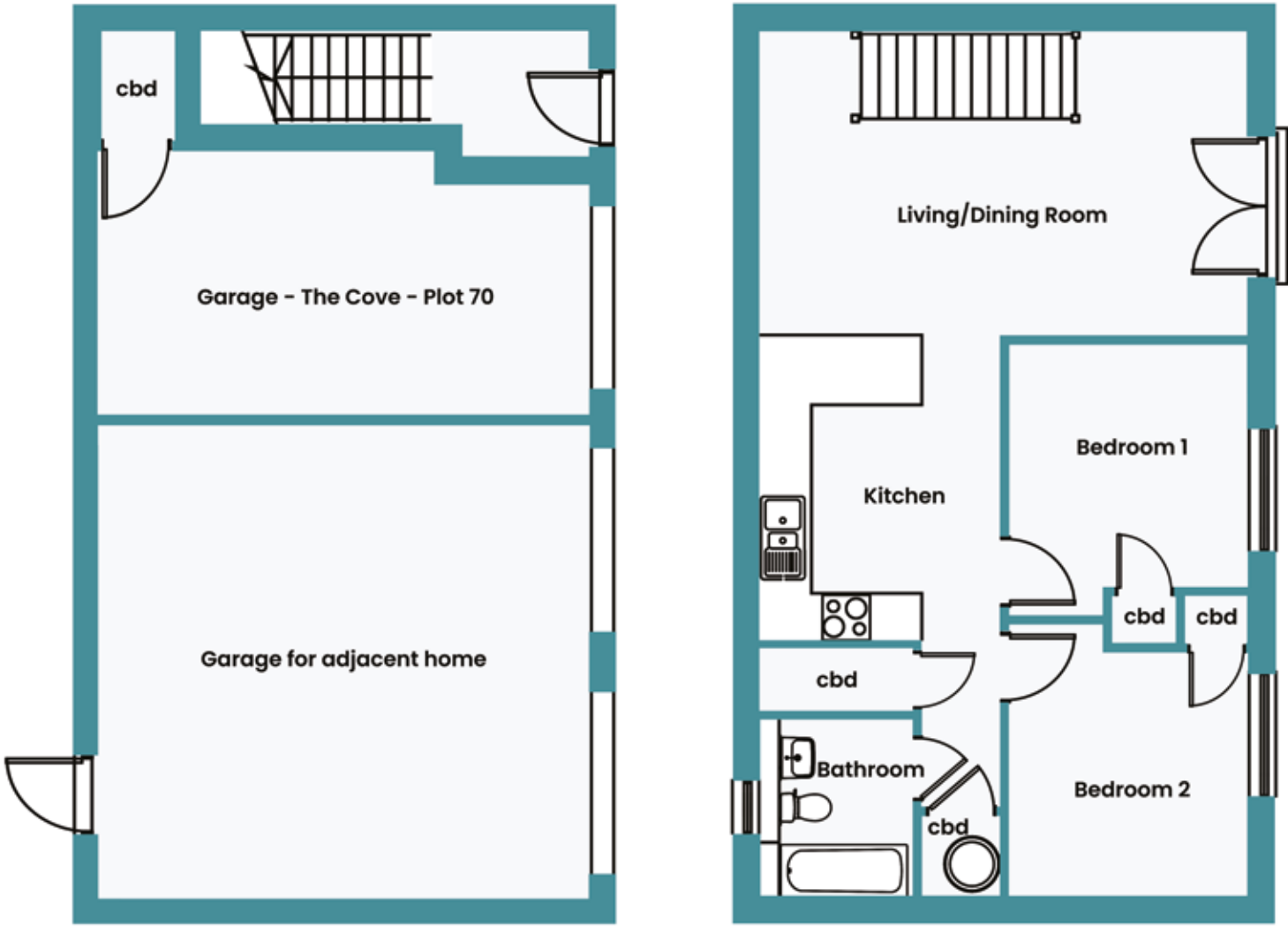
Couples, solo occupants and small families will love this one of a kind, contemporary coastal home boasting reverse-level living. Make the most of the natural light and sea air from your first-floor open-plan kitchen, diner and lounge with a Juliet balcony. Explore nearby coves by land and sea, and leave your watersports and walking gear in the large downstairs garage.

Features you'll love:

- Reverse-level living
- Two double bedrooms and separate bathroom
- Open-plan kitchen, diner and lounge
- Juliet balcony in the lounge
- Contemporary, functional spaces
- Garage
- Private garden



Plot 70



Coach House

Living/Dining	6.23 x 3.89m _(max)	20' 5" x 12' 9" _(max)	Bedroom 1	3.47 x 3.05m	11' 4" x 10' 0"
Kitchen	3.90 x 2.06m	12' 9" x 6' 9"	Bedroom 2	3.47 x 3.05m	11' 4" x 10' 0"
			Bathroom	2.25 x 1.95m	7' 4" x 6' 4"

The Dune

2-bedroom semi-detached
or terraced house

Skip to the dunes from your two-bedroom home close to the sea.

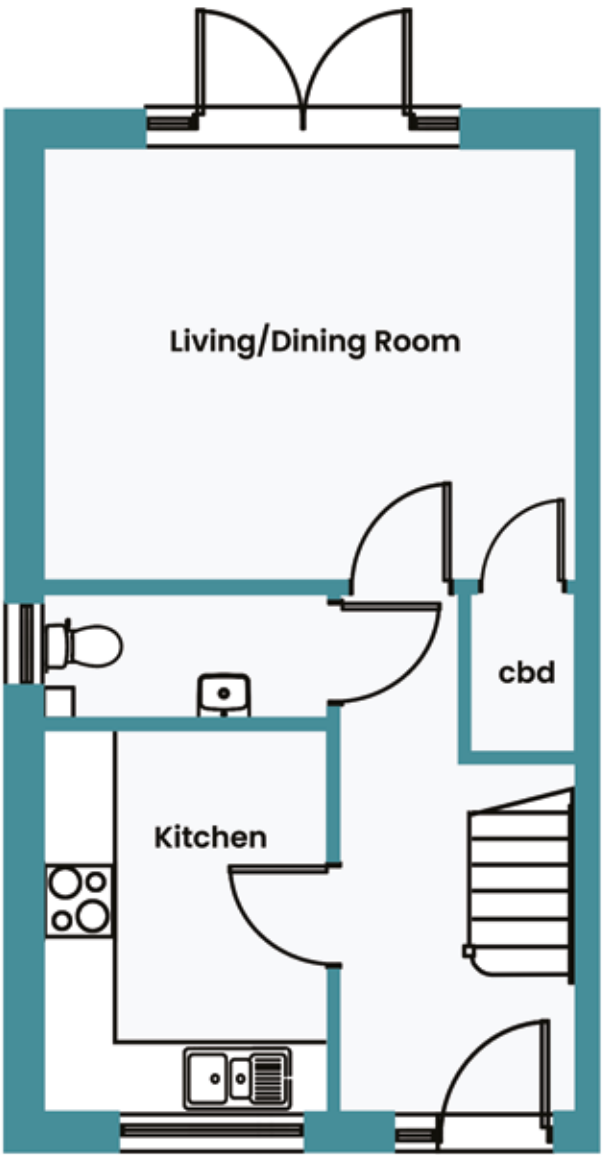
Coastal life is made simple, and within reach, from these terraced and semi-detached homes made for couples, solo occupants, and small families. Open the patio doors to feel the ocean breeze, step out into a buzzing beachside community, and enjoy the simple things in life from your sanctuary near the sand dunes.

Features you'll *love*:

- Two double bedrooms
- Lounge/diner with patio doors onto the garden
- Separate bathroom and cloakroom
- Modern, functional spaces
- Private garden

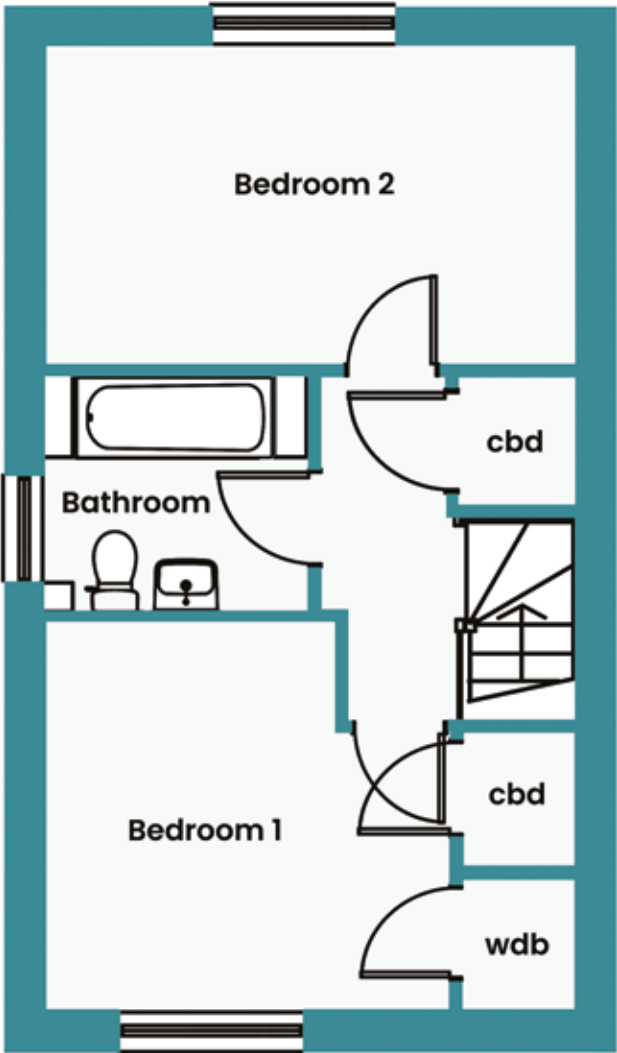


Plots 4, 5, 46, 49, 50, 51, 52, 53



Ground Floor

Living / Dining	4.54 x 3.69m	14' 10" x 12' 1"
Kitchen	2.41 x 3.25m	7' 10" x 10' 7"
Cloakroom	2.41 x 1.05m	7' 10" x 3' 5"



First Floor

Bedroom 1	3.31 x 3.46m _(max)	10' 10" x 11' 4" _(max)
Bedroom 2	4.54 x 2.71m	14' 10" x 8' 10"
Bathroom	2.24 x 1.99m	7' 4" x 6' 6"

The Brook

3-bedroom semi-detached or terraced house

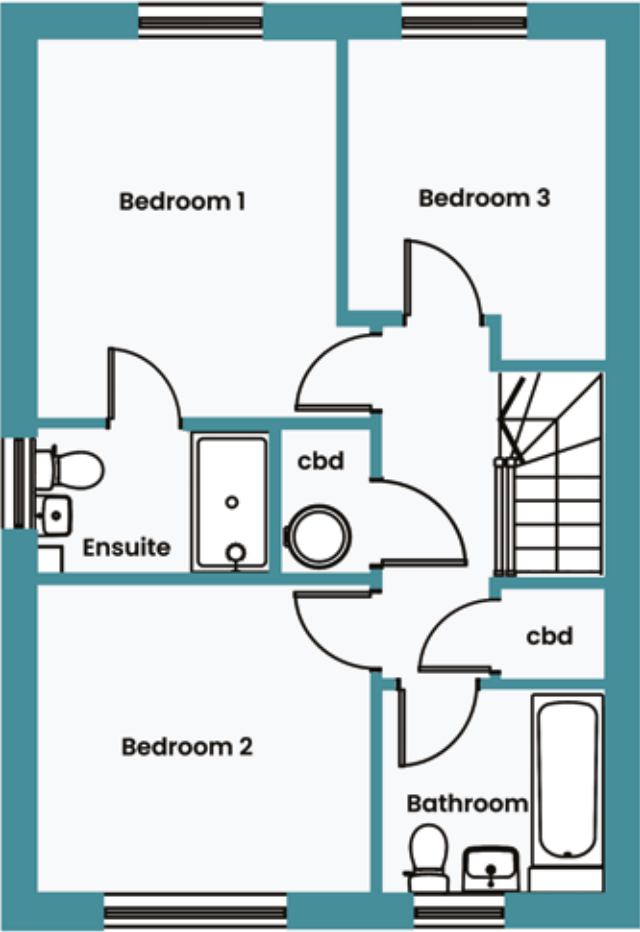
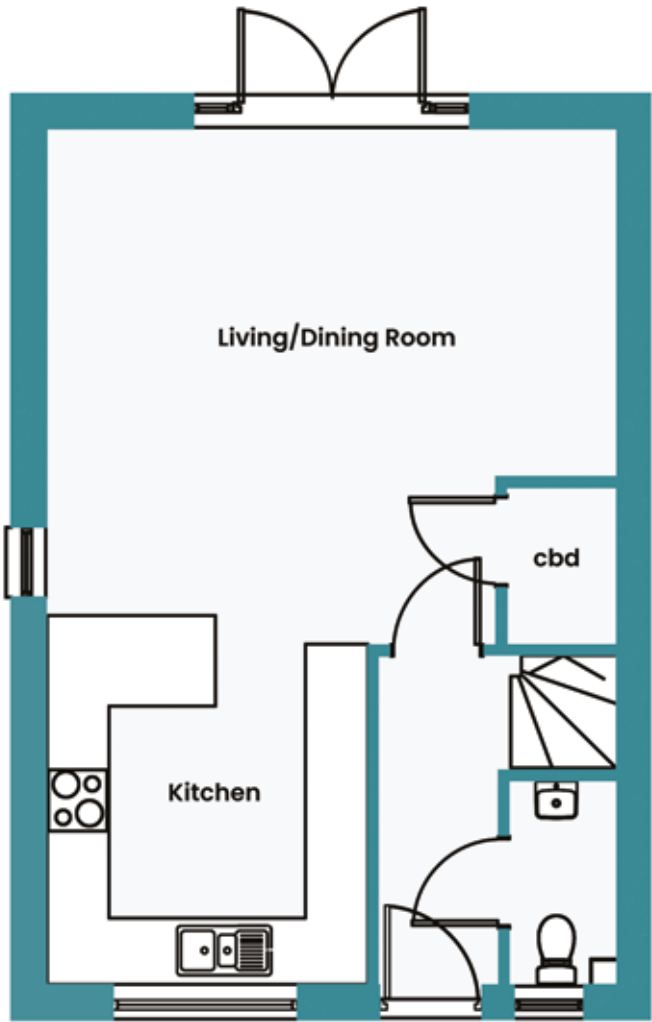
Beach life, working life and family life blend in these three-bedroom, semi-detached and terraced homes.

Featuring two doubles and a master ensuite, The Brook is a house to spread out into family life, or live in luxury with plenty of room for visitors. Swing open the doors from your open-plan living area to a private garden – there’s space to be sociable in every weather. And if you need that extra room for your beach gear and hobbies, there’s the option to bag The Brook with a garage.

- Features you'll *love*:
- Open-plan living
 - Patio doors from the lounge and dining area
 - Master bedroom with ensuite
 - Private garden
 - Some with garages



Plots 1, 2, 6, 12, 13, 23, 24, 30, 31, 37, 38



Ground Floor

Living/ Dining	5.55 x 5.04m	18' 2" x 16' 6"
Kitchen	3.12 x 3.32m	10' 2" x 10' 10"
Cloakroom	1.98 x 1.03m	6' 5" x 3' 4"

First Floor

Bedroom 1	2.93 x 3.71m	9' 7" x 12' 2"
En-Suite	2.27 x 1.40m	7' 5" x 4' 7"
Bedroom 2	3.26 x 3.02m	10' 8" x 9' 10"
Bedroom 3	2.51 x 3.15m _(max)	8' 2" x 10' 4" _(max)
Bathroom	2.18 x 1.98m	7' 1" x 6' 5"

The Gylly

2 ½ storey, 3-bedroom
semi-detached house

Claim lofty views and live the high life by the coast.

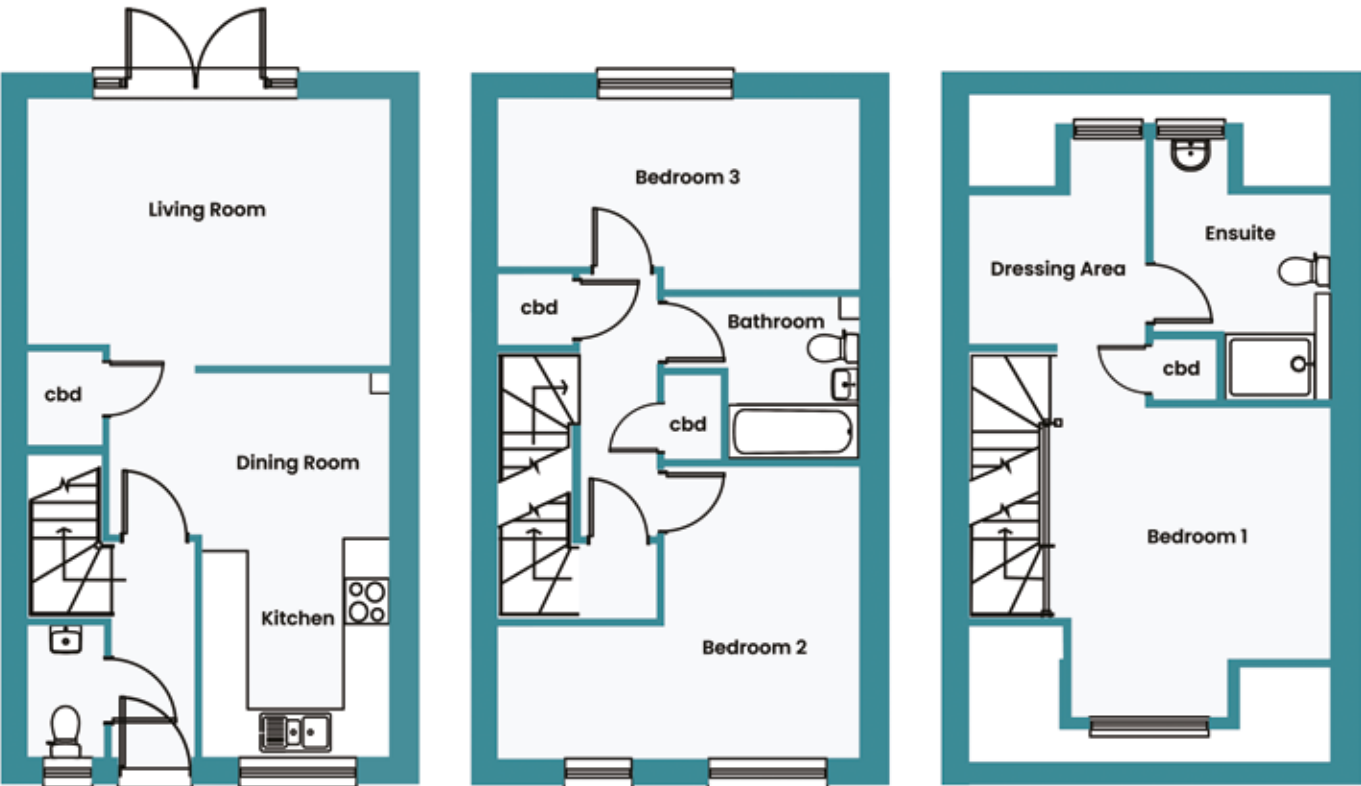
Space out across three floors for relaxed family living in a cool coastal town. Retreat to the sanctuary of the top-floor master suite, and ease into coastal life with a kitchen diner for family meals, a cosy lounge for movie nights, and a garden where you can step out and feel the sea breeze.

Features you'll love:

- Top-floor master suite
- Modern design with stone finishes
- Two double bedrooms with shared bathroom
- Kitchen/diner
- Separate lounge
- Cloakroom
- Garden, garage and parking



Plots 10, 11, 41, 42, 54, 55



Ground Floor			First Floor		
Living Room	4.77 x 3.52m	15' 7" x 11' 6"	Bedroom 2	4.75 _(max) x 3.84m _(max)	
Kitchen	2.45 x 2.95m	8' 0" x 9' 8"		15' 7" _(max) x 12' 7" _(max)	
Dining Room	3.67 x 2.11m	12' 0" x 6' 11"	Bedroom 3	4.77 x 2.50m	15' 7" x 8' 2"
Cloakroom	1.73 x 1.00m	5' 8" x 3' 3"	Bathroom	1.71 x 2.12m	5' 7" x 6' 11"
			Second Floor		
			Bedroom 1	3.71 x 4.07m _(max)	12' 2" x 13' 4" _(max)
			En-Suite	2.32 x 2.70m	7' 7" x 8' 10"
			Dressing Area	2.32 x 1.96m	7' 7" x 6' 5"

The Rockling

3-bedroom detached, semi-detached or terraced house

Glide between the shoreline and home time from your sleek coastal home.

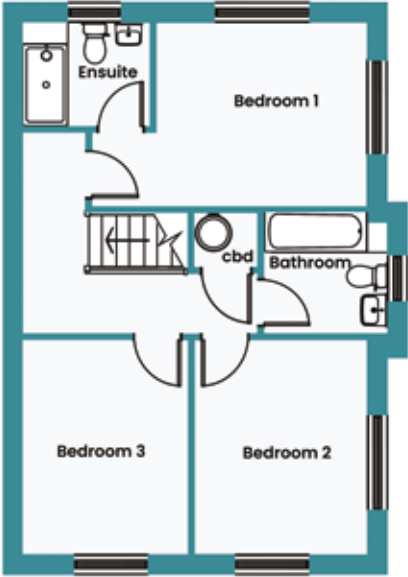
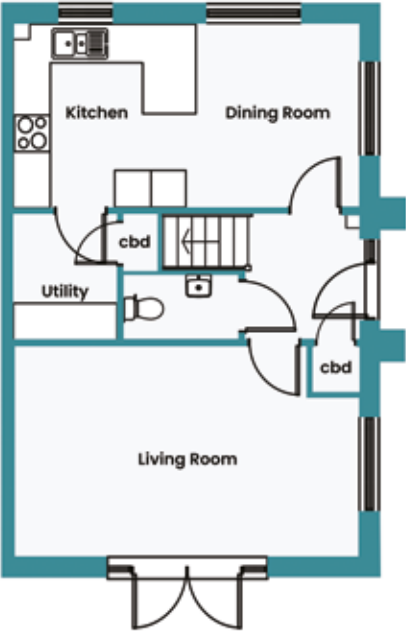
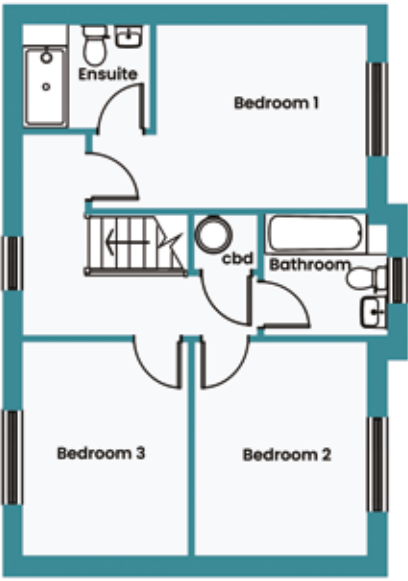
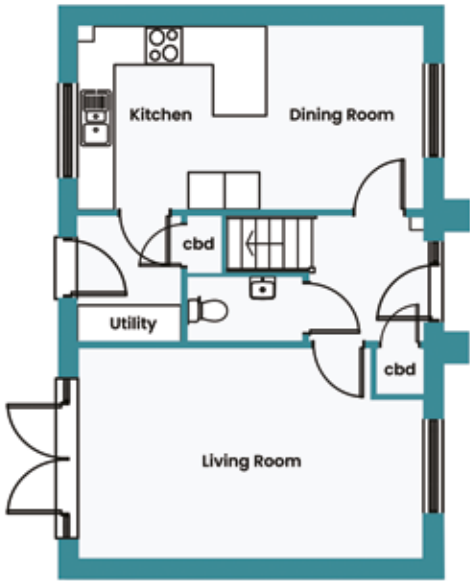
Everyone can enjoy a slice of Cornish life from these contemporary homes designed for modern living near the sea. Fling open the patio doors to feel the ocean breeze in the garden, make the most of functional spaces including a full-length kitchen/diner, and rinse off the saltwater lifestyle in the family bathroom.

Features you'll love:

- Three double bedrooms
- Master bedroom with ensuite
- Contemporary, practical design
- Full-length kitchen and diner with a separate lounge
- Patio doors from the lounge to garden
- Utility room
- Private garden and garage



Plots 7, 26, 47, 48, 56, 71



Ground Floor

Living Room	3.52 x 5.78m	11' 6" x 19' 0"
Kitchen/Dining	5.78 x 3.07m	18' 11" x 10' 0"
Utility	2.08 x 1.71m	6' 9" x 5' 7"
Cloakroom	1.05 x 1.92m	3' 5" x 6' 3"

First Floor

Bedroom 1	3.08 x 3.53m	10' 1" x 11' 6"
En-Suite	1.73 x 2.13m	5' 8" x 6' 11"
Bedroom 2	3.59 x 2.89m	11' 9" x 9' 5"
Bedroom 3	3.59 x 2.77m	11' 9" x 9' 1"
Bathroom	2.02 x 2.06m	6' 7" x 6' 9"

The Tide

3-storey semi-detached town house

Fuse town and coastal life over three levels of stylish living close to the sea.

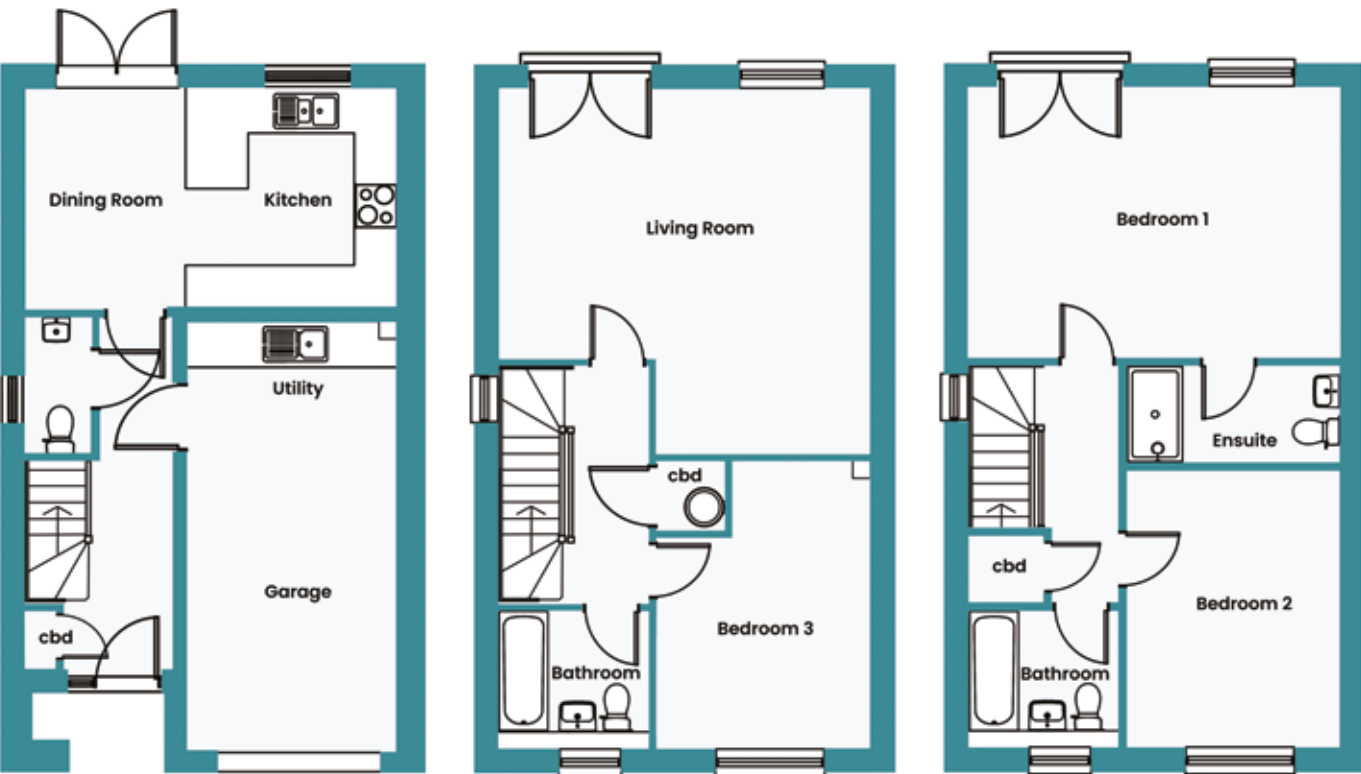
Designed for those who love both space and style, our contemporary three-storey townhouses make the most of Eventide's coastal setting. With flexible living across three floors, there's room to entertain, work, and unwind. Large windows invite natural light, while open-plan living areas create a seamless flow between indoors and out. Whether you're waiting for the tide to ebb from your balcony or enjoying the privacy of your top floor retreat, The Tide is designed for modern coastal life.

Features you'll *love*:

- Three storey layout for flexible living
- Integral ground floor garage with utility
- Juliet balconies to the lounge and master bedroom
- Master bedroom with ensuite
- Middle floor lounge filled with natural light
- Two bathrooms
- External stone features



Plots 32, 33, 34, 35



Ground Floor

Kitchen/Dining	5.33 x 3.14m	17' 5" x 10' 3"
Cloakroom	1.94 x 0.95m	6' 4" x 3' 1"
Garage/Utility	6.16 x 2.99m	20' 2" x 9' 9"

First Floor

Living Room	5.24 x 3.05m(min) 5.33m(max)	17' 2" x 10' 0"(min) 17' 5"(max)
Bedroom 3	3.05(max) x 4.13m(max)	10' 0"(max) x 13' 6"(max)
Bathroom 1	2.15 x 1.97m	7' 0" x 6' 5"

Second Floor

Bedroom 1	5.33 x 3.88m	17' 5" x 12' 8"
En-Suite	3.06 x 1.39m	10' 0" x 4' 6"
Bedroom 2	3.05 x 3.98m	10' 0" x 13' 0"
Bathroom 2	2.15 x 1.97m	7' 0" x 6' 5"

The Towan

4-bedroom detached house

Family life is a breeze in these four-bedroom homes designed for coastal living.

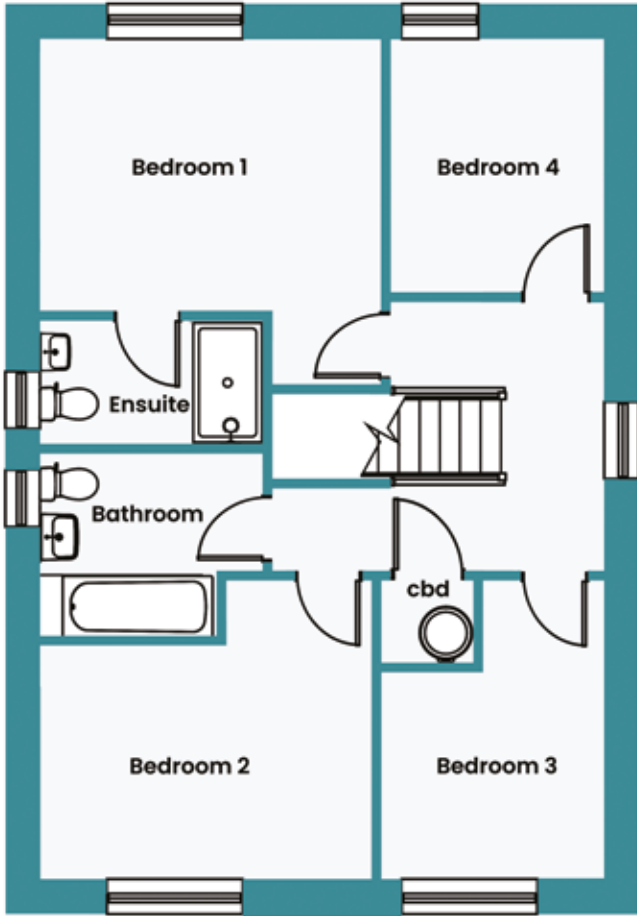
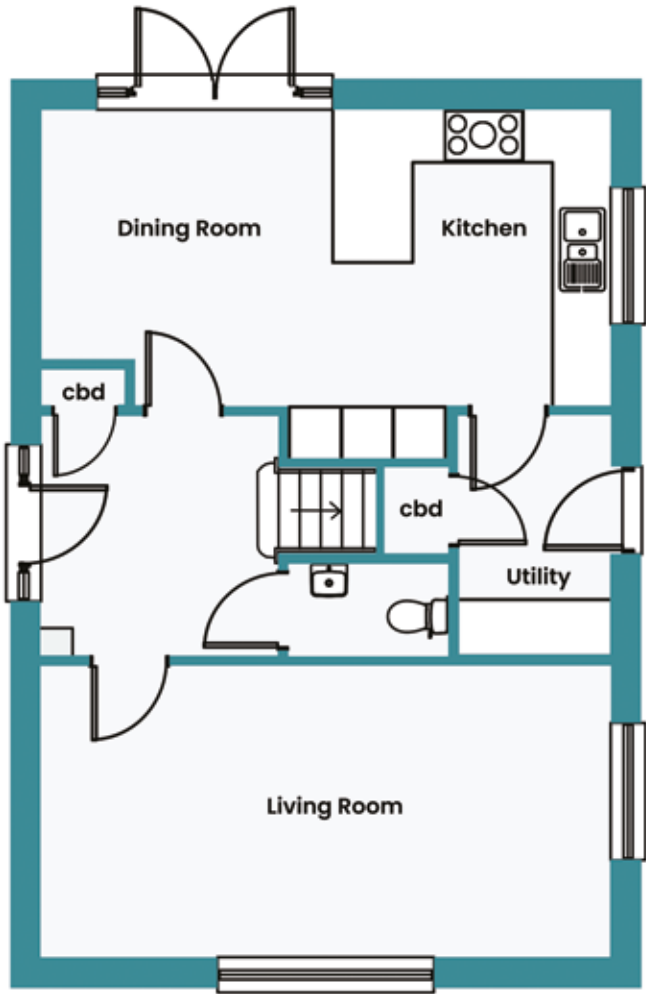
With two double bedrooms and two single bedrooms, there's room to grow, work, and play in The Towan. Along with everything you need to live a hop, skip and jump away from the mighty sand dunes of Hayle: a utility room and garage for sandy beach gear, patio doors to let the fresh sea air in, and a private garden when you prefer your own private retreat away from the beach.

Features you'll love:

- Patio doors from dining room to garden
- Master bedroom with ensuite
- Utility room
- Private garden
- Garage and parking
- Stone and slate external finishes



Plot 19



Ground Floor

Living Room	6.45 x 3.30m	21' 1" x 10' 9"
Kitchen/Dining	6.45 x 3.35m	21' 1" x 10' 11"
Utility	1.72 x 2.71m	5' 7" x 8' 10"
Cloakroom	1.81 x 1.04m	5' 11" x 3' 4"

First Floor

Bedroom 1	3.90 x 3.10m	12' 9" x 10' 2"
En-Suite	2.54 x 1.40m	8' 4" x 4' 7"
Bedroom 2	3.79(max) x 3.41m(max)	12' 5"(max) x 11' 2"(max)
Bedroom 3	2.55(max) x 3.41m(max)	8' 4"(max) x 11' 2"(max)
Bedroom 4	2.63 x 2.89m	8' 7" x 9' 5"
Bathroom	2.54 x 2.07m	8' 4" x 6' 9"

The Mor

4-bedroom detached house

Make yourself at home where classic style meets modern coastal living.

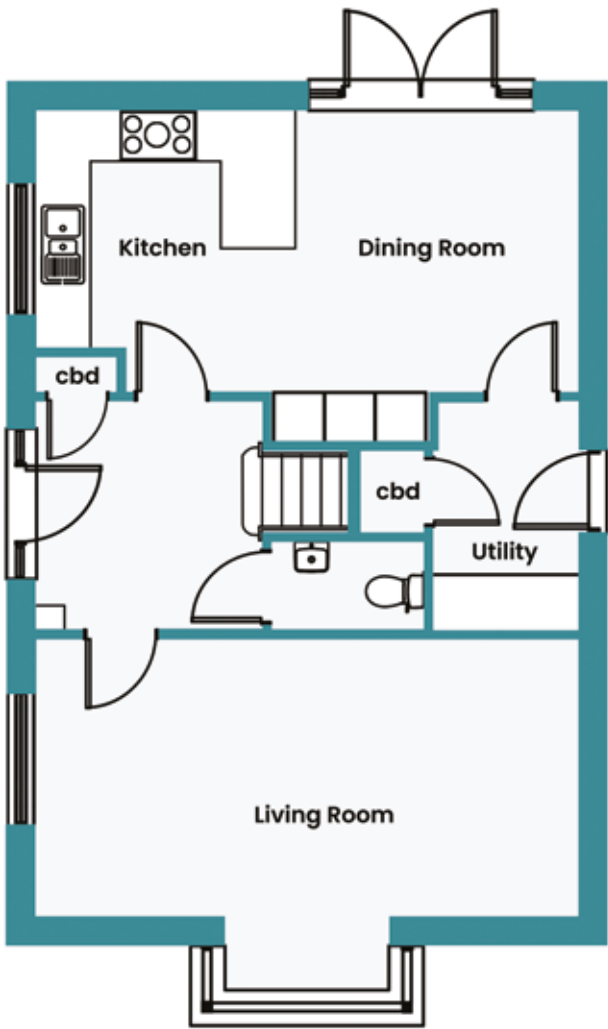
Find balance between stylish design and practical living in a spacious four-bedroom home that blends classic architectural details with contemporary coastal comforts. With a mix of double and single bedrooms, there's flexibility for growing families, home offices, or guest rooms. A bright bay window floods the living space with natural light, while patio doors open from the dining room to the private garden, bringing the outdoors in. Stash sandy beach gear in the utility room, and enjoy the luxury of a master suite with en-suite bathroom.

Features you'll love:

- Large bay window for extra light
- A mix of two double bedrooms and two single bedrooms
- Patio doors from dining room to garden
- Master bedroom with ensuite
- Utility room for everyday convenience
- Private garden
- Garage and parking
- Stone and slate external finishes

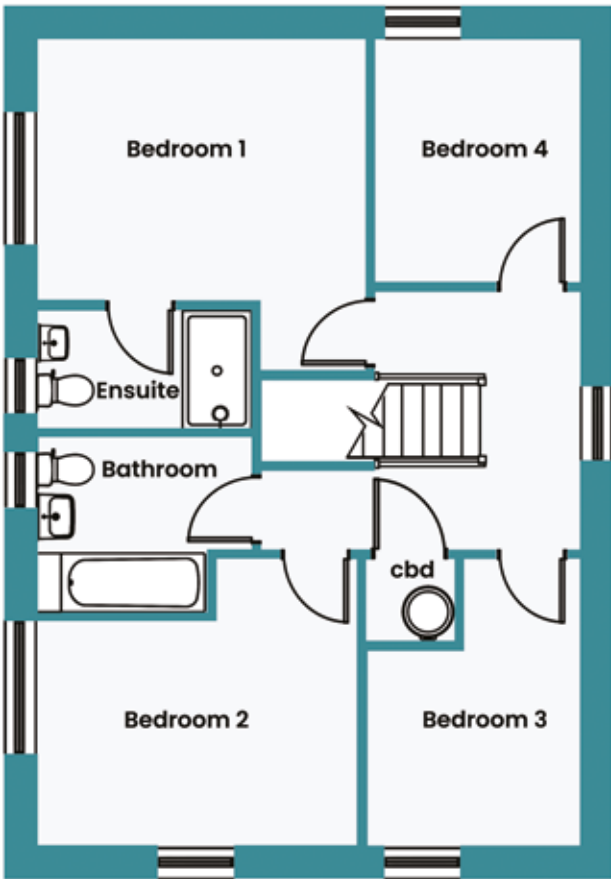


Plots 14, 20, 25, 75



Ground Floor

Living Room	6.45 x 3.30m	21' 1" x 10' 9"
Kitchen/Dining	6.45 x 3.35m	21' 1" x 10' 11"
Utility	1.72 x 2.71m	5' 7" x 8' 10"
Cloakroom	1.81 x 1.04m	5' 11" x 3' 4"



First Floor

Bedroom 1	3.90 x 3.10m	12' 9" x 10' 2"
En-Suite	2.54 x 1.40m	8' 4" x 4' 7"
Bedroom 2	3.79(max) x 3.41m(max)	12' 5"(max) x 11' 2"(max)
Bedroom 3	2.54(max) x 3.41m(max)	8' 4"(max) x 11' 2"(max)
Bedroom 4	2.44 x 2.89m	8' 0" x 9' 5"
Bathroom	2.54 x 2.07m	8' 4" x 6' 9"

The Waverly

4-bedroom detached house

Get the keys for your spacious, detached family home close to the waves.

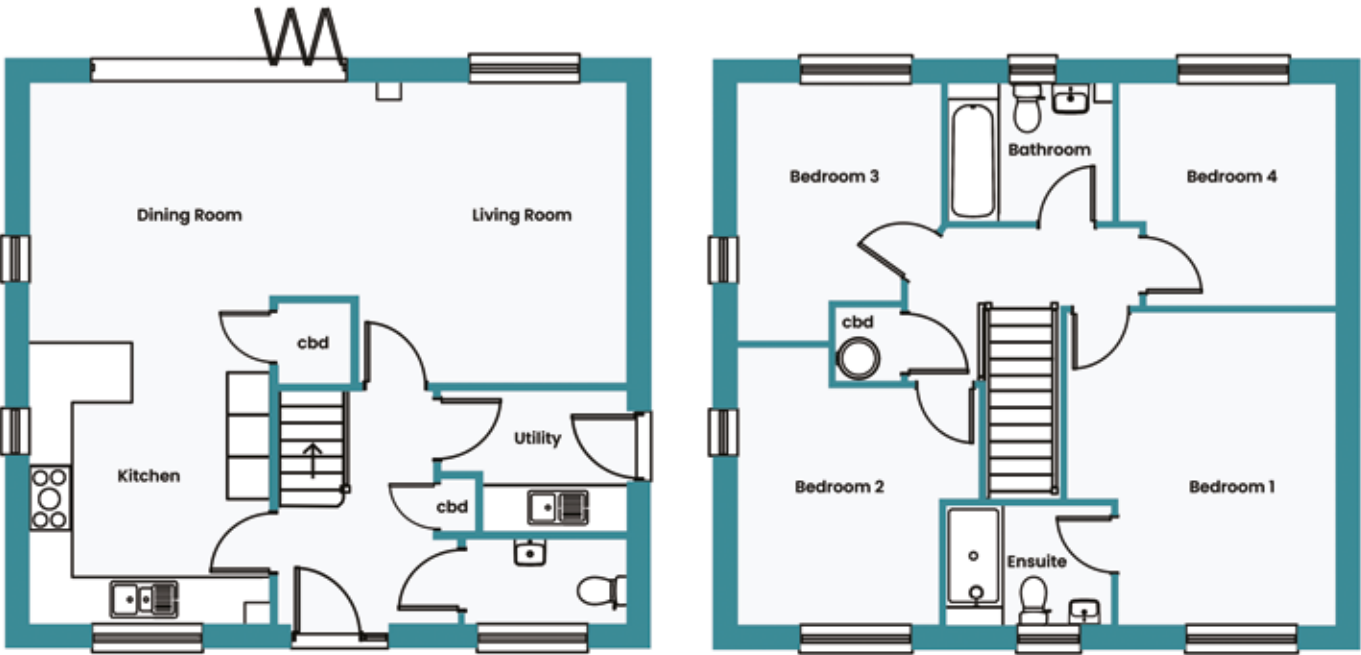
Feel the ocean breeze from your contemporary four-bedroom house made for functional family life. Socialise and spend time together in the large open-plan lounge, kitchen and diner, where you can open the bi-fold doors to let the sea air and natural light inside. Stash boards and bikes in the garage, brush off your boots in the utility room, and make yourself at home with space for everyone.

Features you'll love:

- Large detached home
- Four generous double bedrooms
- Master bedroom with luxury ensuite
- Open-plan kitchen, diner and lounge
- Bi-fold doors from the dining area for outdoor-indoor living
- Spacious, functional rooms
- Utility room and downstairs cloakroom
- Private garden and garage



Plots 3, 9, 16, 17, 21, 22, 36, 39, 40, 43, 44, 73, 74



Ground Floor

Living/Dining	8.37 x 4.21m _(max)	27' 5" x 13' 9" _(max)
Kitchen	3.35 x 3.52m	10' 11" x 11' 6"
Utility	2.00 x 1.96m	6' 6" x 6' 5"
Cloakroom	2.25 x 1.17m	7' 4" x 3' 10"

First Floor

Bedroom 1	3.73 _(max) x 4.36m _(max)	12' 2" _(max) x 14' 3" _(max)
En-Suite	2.29 x 1.65m	7' 6" x 5' 5"
Bedroom 2	2.81 x 3.31m	9' 2" x 10' 10"
Bedroom 3	2.83 x 3.03m	9' 3" x 9' 11"
Bedroom 4	3.01 _(max) x 3.10m _(max)	9' 10" _(max) x 10' 2" _(max)
Bathroom	2.28 x 1.91m	7' 5" x 6' 3"

The Lantic

4-bedroom detached house

Slip into family life in a stylish four-bedroom home close to the Atlantic.

After busy days by the beach, shake off the sand in the utility room and ease into elegant, functional spaces. The largest of our Eventide homes, in The Lantic you can gather in the large kitchen/diner, retreat to your bedroom, or relax in the lounge, where you can fling open bi-fold doors* to let the outdoors in.

*Plot specific, speak to sales advisor for further information.

Features you'll love:

- Four generous double bedrooms
- Master bedroom with luxury ensuite
- Timeless design with stone finishes
- Outdoor-indoor living experience – bi-fold doors* from lounge to garden
- Open-plan kitchen and diner with patio doors
- Separate lounge
- Contemporary, practical spaces
- Utility room and downstairs cloakroom
- Private garden
- Double garage and at least two additional parking spaces



Plots 8, 15, 18, 27, 45, 72



Ground Floor

Living Room	3.11 x 6.34m	10' 2" x 20' 9"
Kitchen/Dining/Snug	9.04 x 3.46m	29' 7" x 11' 4"
Utility	1.48 (min) x 1.75m (max)	4' 10" (min) x 5' 8" (max)
Cloakroom	1.45 x 1.80m	4' 9" x 5' 10"

First Floor

Bedroom 1	3.43 x 3.31m	11' 3" x 10' 10"
En-Suite	2.32 x 1.68m	7' 7" x 5' 6"
Bedroom 2	3.46 x 3.33m	11' 4" x 10' 11"
Bedroom 3	3.46 x 2.89m	11' 4" x 9' 5"
Bedroom 4	3.46 x 2.99m	11' 4" x 9' 9"
Bathroom	2.17 x 2.12m	7' 1" x 6' 11"

Home features

Kitchen

	The Cove	The Dune	The Brook	The Gylly	The Rockling	The Tide	The Mor	The Towan	The Waverly	The Lantic
Fully fitted kitchen with laminate worktops and upstands*	●	●	●	●	●	●				
Fully fitted kitchen, premium doors, laminate worktops, under wall unit lighting*							●	●	●	●
Coloured glass splashback behind hob*							●	●	●	●
Breakfast bar	●		●		●	●	●	●	●	●
1.5 bowl composite sink with colour choice*	●	●	●	●	●	●	●	●	●	●
4 zoned ceramic hob	●	●	●	●	●	●				
5 zoned induction hob							●	●	●	●
Integrated stainless steel single oven	●	●	●	●	●	●				
Integrated eye-level stainless steel double oven							●	●	●	●
Angled black glass cooker hood	●	●	●	●	●	●	●	●	●	●
Integrated under counter fridge	●									
Integrated under counter freezer	●									
Integrated fridge / freezer		●	●	●	●	●	●	●	●	●
Integrated dishwasher							●	●	●	●
Plumbing and electrics for a dishwasher		●	●	●	●	●				
Plumbing and electrics for a washing machine	●	●	●	●						

Utility

Laminate worktop, upstand and unit storage*					●	●	●	●	●	●
Single bowl composite sink with colour choice*						●			●	●
Plumbing and electrics for a washing machine					●	●	●	●	●	●
Electrics for a tumble dryer					●	●	●	●	●	●

Bathroom and Ensuite

White sanitaryware with contemporary chrome fittings	●	●	●	●	●	●	●	●	●	●
Chrome thermostatic shower with glass screen over bath	●	●	●	●	●	●	●	●	●	●
Chrome thermostatic shower with slide rail in en-suite			●	●	●	●	●	●	●	●
Full height tiling to bath area, with a choice of tiling from the porcelonsa range*	●	●	●	●	●	●	●	●	●	●
Full height tiling to shower area, with a choice of tiling from porcelonsa range in ensuite*			●	●	●	●	●	●	●	●
Heated towel rail	●	●	●	●	●	●	●	●	●	●

General

10 year build warranty	●	●	●	●	●	●	●	●	●	●
Highly effiicent timber frame	●	●	●	●	●	●	●	●	●	●

Internal Features

Air-source heating system	●	●	●	●	●	●	●	●	●	●
White gloss interior doors with chrome door finishes	●	●	●	●	●	●	●	●	●	●
Timeless white emulsion to walls and smooth white ceilings	●	●	●	●	●	●	●	●	●	●
White gloss woodwork	●	●	●	●	●	●	●	●	●	●

Flooring*

Quality vinyl flooring to kitchen, bathroom	●									
Quality vinyl flooring to kitchen, bathroom, cloakroom		●								
Quality vinyl flooring to kitchen, bathroom, ensuite, cloakroom			●	●						
Quality vinyl flooring to kitchen/dining room, utility, bathroom, ensuite, cloakroom					●					
Quality vinyl flooring to kitchen/dining room, bathroom, ensuite, cloakroom						●				
Karndean flooring to kitchen, utility, hallway, bathroom, ensuite, cloakroom									●	
Karndean flooring to kitchen/dining room, utility, hallway, bathroom, ensuite, cloakroom							●	●		●

Lighting and Electrical

Fibre network to the home	●	●	●	●	●	●	●	●	●	●
Dedicated electrical vehicle charging point	●	●	●	●	●	●	●	●	●	●
USB/USC ports in living room, kitchen and bedrooms	●	●	●	●	●	●	●	●	●	●
LED downlights in kitchen and bathroom	●	●								
LED downlights in kitchen, bathroom and ensuite			●	●		●				
LED downlights in kitchen, utility, bathroom and ensuite					●		●	●	●	●
Multigrid appliance switch in the kitchen	●	●	●	●	●	●	●	●	●	●
Multimedia socket in the living room	●	●	●	●	●	●	●	●	●	●
Electric power and lighting to double garage										●

External Features

uPVC anthracite grey double glazed windows	●	●	●	●	●	●	●	●	●	●
Patio and walkways	●	●	●	●	●	●	●	●	●	●
Front external lighting	●	●	●	●	●	●	●	●	●	●
Rear external lighting							●	●	●	●
Rear garden boundary treatments (refer to plans)	●	●	●	●	●	●	●	●	●	●
External tap	●	●	●	●	●	●	●	●	●	●

*Choices and upgrades are subject to stage of construction. Please speak to a sales advisor for more information. Specifications may change depending on house type and are subject to availability and product supply.



Gilbert and Goode are committed to making a *positive* difference to communities across the region.

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Award winning

...exceptional customer service and creating *high quality* homes and neighbourhoods.



Gilbert & Goode from 1972 has grown to become a leading multi award winning new home housebuilder in the South West.

Known for our focus on providing exceptional customer service and creating high quality homes and neighbourhoods, Gilbert and Goode are committed to making a positive difference to communities across the region. This includes investing profits from the company's new build home sales into the development of affordable homes in Cornwall, through our group partners Ocean Housing.

Our previous new build developments in the area have included Copper Hills in Hayle, Tremena View in St Erth and Lannanta Forge in St Ives.

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



Your complimentary Concierge *service*

Helping you settle in, stress-free.

The little things make a big difference – which is why we offer a complimentary concierge service to help you settle into your new home.

Whether you need help hanging curtains, building a garden bench, or reviewing the Home User Guide, our team is on hand for those first practical jobs that help you feel at home.

At Gilbert & Goode, we don't just sell you a home. We're committed to making your homebuying journey as smooth and enjoyable as possible – even after you've moved in.

You can book up to four hours of help, at a time that suits you, within 20 days of moving in.

Our Customer Care Concierge* can assist with:

- Minor cosmetic decoration after moving in
- Fitting shelves, mirrors, curtains, or blinds
- Assembly of small flat-pack furniture or garden storage
- Helping to mount a TV (up to 50")
- Reviewing your maintenance pack and Home User Guide

Any questions? We're happy to help.

*Terms and conditions apply



Customer satisfaction

Award-winning, because you said so.

At Gilbert & Goode, customer care isn't just a service – it's part of who we are. That's why we're proud to have won the 2025 Gold Award for Customer Satisfaction from In-house Research Ltd.

This respected award is based entirely on feedback from our homeowners – with over 90% of you saying you'd recommend us to friends and family. For us, that's the highest honour. It reflects our commitment to crafting quality homes, building trust, and supporting you every step of the way.

Thank you – we're proud to be recommended by you.



For more information visit:
in-houseresearch.co.uk.



"Gilbert & Goode provided a fantastic service from start to finish"



Warranties and accreditations

Peace of mind, built in.

Premier Guarantee Warranty

Every Eventide home comes with a Premier Guarantee structural warranty – one of the UK's leading warranties for new build homes. It gives 10 years of protection from the moment the home is built. For the first two years, Gilbert & Goode directly handle any issues you might encounter – offering extra reassurance while you settle into your new space.

Consumer Code for Home Builders

We're also registered supporters of the Consumer Code for Home Builders, which protects your rights and ensures you're treated fairly at every stage of the house-buying process.

www.consumercode.co.uk

Our accreditations include:

- **Premier Guarantee** (10-Year Warranty)
- **Consumer Code for Home Builders**
- **Registered House Builder** (NHBC)
- **Multiple awards for construction standards and sustainability**
- **Gold Award for Customer Satisfaction** (2023, 2024 & 2025)

Our Commitment to Quality

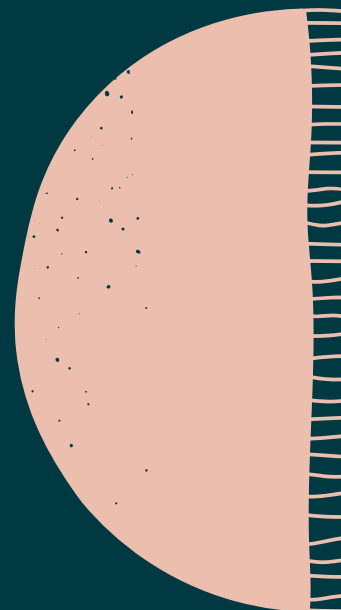
Gilbert & Goode is an award-winning regional developer known for building high-quality, sustainable homes across Devon and Cornwall.

Our accreditations reflect the care and craftsmanship we bring to every home we build.

Please note:

- Computer generated images and floor plans are not to scale. Finishes, materials and elevation treatments may vary from those shown.
- All dimensions provided are given for guidance only and bathroom and kitchen layouts are for illustrative purposes only. Homes may be a 'handed' (mirror image) version of the illustrations.
- The position of windows can vary across the same housetype.
- Gilbert & Goode reserve the right to make alterations to the specification and elevational treatments without prior notice.
- At Gilbert & Goode, we strive to provide accurate and reliable sales particulars to give purchasers a true representation of the homes and finishes. However, some design adaptations and improvements may occur during the construction process.
- Please refer to the individual plot details for more information and speak to a Sales Advisor.





**Gilbert
& Goode**

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