



THE CARRACKS
- ST IVES -

A COLLECTION OF FAMILY HOMES WITH OUTSTANDING RURAL VIEWS TO ROSEWALL HILL



A new community here in St Ives

Computer generated image of The Carracks

A fabulous new development of 2, 3 and 4 bedroom family homes has been created just a mile from St Ives town centre and harbour. The Carracks lies on the fringes between town and country and blends seamlessly into its surroundings thanks to the use of local materials.

Each home is positioned to take advantage of the beautiful views towards Rosewall Hill yet residents will never be far from the artistic heritage, cobbled streets and golden beaches that make this town so special.

The traditionally styled detached and terraced houses each come with a garden, off street parking or a garage. Colours are muted, surfaces are sleek and everything has been designed to be high on style, environmentally friendly and as low maintenance as possible.

The Carracks provides an exceptional opportunity to set down roots and to fully embrace the laid-back Cornish lifestyle. This collection of just fifteen new homes delivers on every level and offers contemporary family living in a fabulous location.

The Carracks, St Ives, Cornwall TR26 3AJ



Computer generated image of plot 14

Locality

The rolling landscape inland of St Ives is quite extraordinary. Rosewall Hill provides a stunning backdrop to The Carracks and encourages an active outdoor lifestyle. Rosewall and the adjacent Buttermilk Hill are managed by the National Trust and provide acres of gorse and heather moorland punctuated by ancient tin mine workings, rocky outcrops and Neolithic and Iron Age remains.

Scan the horizon for Guillemots, Razorbills, Fulmars and Cormorants all of which nest on the cliffs around the headland or search in the undergrowth for the visiting Painted Lady and Red Admiral butterflies. Climb to the summit to see ponies grazing and ponds teeming with dragonflies, bring a picnic and watch the world as it slowly ambles by.

On a clear day the panorama extends for miles – beyond St Ives is the atmospheric Godrevy Lighthouse with its beacon of hope that was immortalised in Virginia Woolf’s novel *To The Lighthouse*. The land meets the sea and then the sky in a wash of colour dictated by the hour, weather and the ever-changing seasons. Glimpse the coastal road in the distance as it meanders through some of the most dramatic scenery Cornwall has to offer.



Walking the dogs



Porthmeor Beach, St Ives



National Trust sign



St Ives Harbour



View over Rosewall Hill

Your domain

St Michael's Mount



Cornwall is a land of craggy cliffs, magical coastal scenery, high moorlands and lush, secluded valleys; it is a land that is proud of its legends and myths, its Celtic roots and its humble fishing heritage. There are fascinating castles, houses, and gardens to visit, or you can explore seaside towns and tuck into high-quality food in cosy pubs and Michelin-starred celebrity-chef restaurants.

Cornwall almost bursts at the seams with history, culture and unadulterated natural beauty. Take in an innovative performance at the Minack Theatre, spend a day touring the green splendour of the Eden Project, top up on culture at the Tate St Ives or visit the magical spectacle of St Michael's Mount.

Living at the Carracks will give you the option of choice and the ability to create a little piece of paradise within this remarkable county.



The design rationale

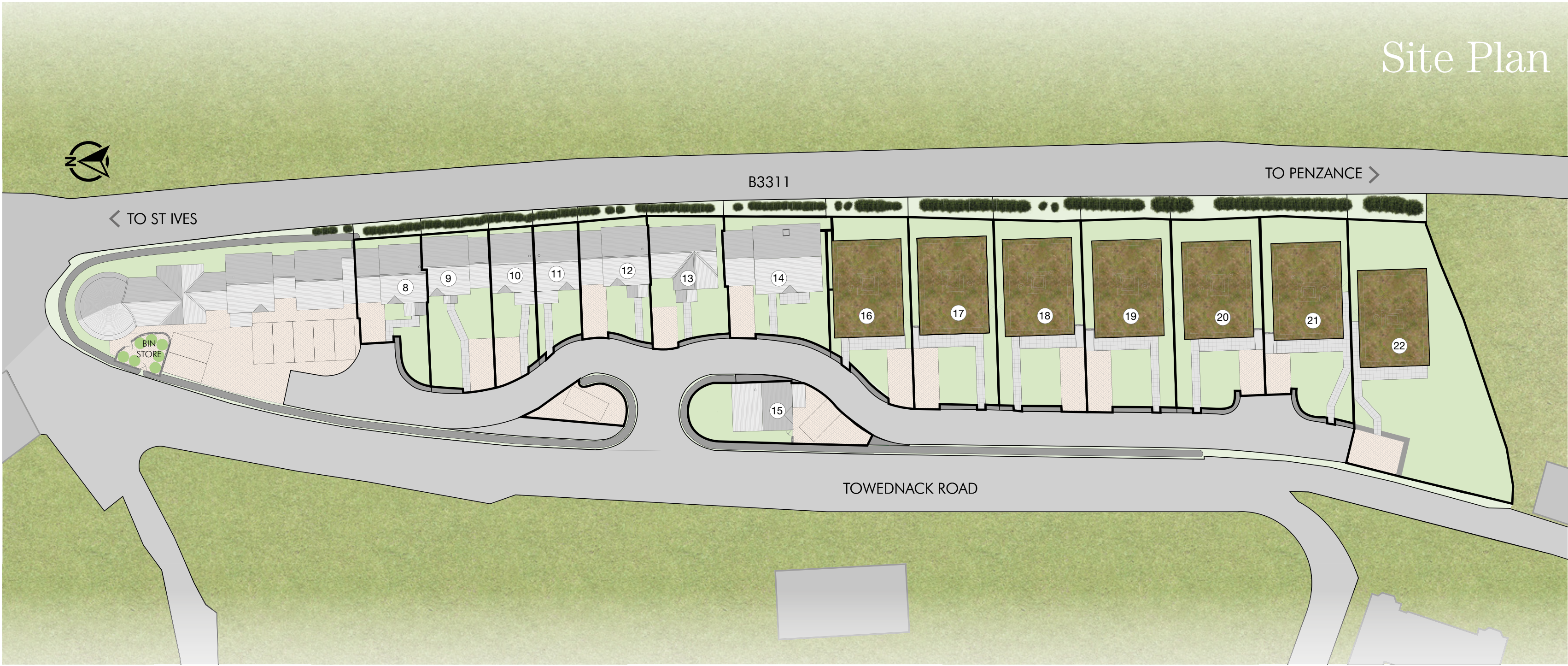
“The Carracks is a collection of contemporary homes designed to Acorn Blue’s high standards to provide open views westward across picturesque Cornish moorland. Whilst sitting close to the town of St Ives they provide a village feel grouped around Towednack Road.

Each home has been designed individually using a palette of materials selected to settle into the landscape; stone, render, slate and soft toned weatherboarding provide a different character to each home. Some houses have curved grass roofs giving them a seamless feel with the landscape, others have pitched Cornish slate roofs linking to the character of the local vernacular.

Approaching from St Ives, the development is marked by a stone rotunda at the northern end where the road splits. Taking the Towednack Road to the right provides views towards open moorland, brings you into the heart of the scheme and then reveals how all of the homes and gardens face towards Rosewall Hill and the unique Cornish sunset views. This development provides the perfect balance of town, coast and country: easy access to the culture and vibrancy of St Ives whilst sitting on the edge of beautiful moorland.”

Julian Hampson

Julian Hampson BA (Hons) DipArch RIBA
Group Design Director
Acorn Property Group

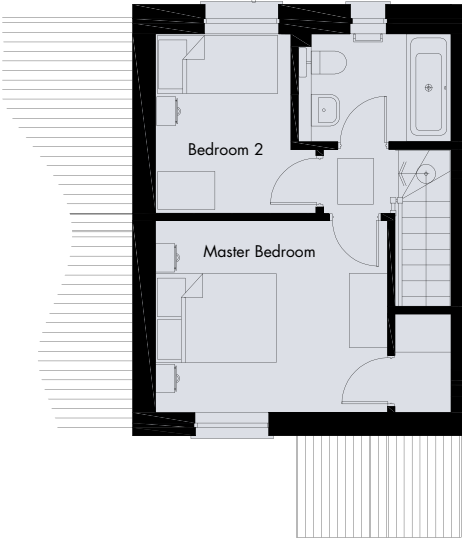


PLOT 8
2 BEDROOM HOUSE

GROUND FLOOR



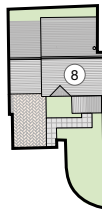
FIRST FLOOR



Living/Dining	3.80m x 3.50m	12'5" x 11'5"
Kitchen	3.60m x 2.40m	11'9" x 7'10"
Master Bedroom	3.60m x 3.00m	11'9" x 9'10"
Bedroom 2	2.80m x 2.10m	9'2" x 6'10"



Gardens not to scale



PLOT 9
3 BEDROOM HOUSE

GROUND FLOOR



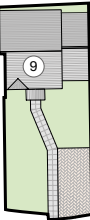
FIRST FLOOR



Living/Dining	5.90m x 4.60m	19'4" x 15'1"
Kitchen	4.10m x 2.80m	13'5" x 9'2"
Master Bedroom	3.80m x 2.80m	12'5" x 9'2"
Bedroom 2	3.60m x 2.90m	11'9" x 9'6"
Bedroom 3	2.80m x 2.10m	9'2" x 6'10"



Gardens not to scale



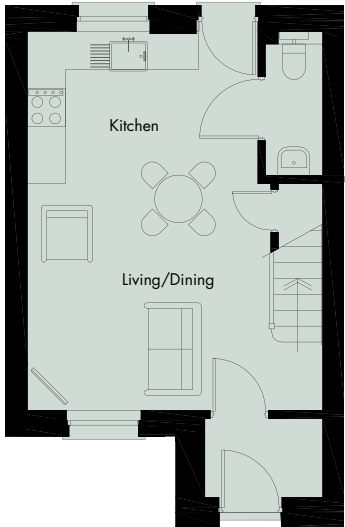
Plot 8

Plot 9



PLOT 10
2 BEDROOM HOUSE

GROUND FLOOR



FIRST FLOOR

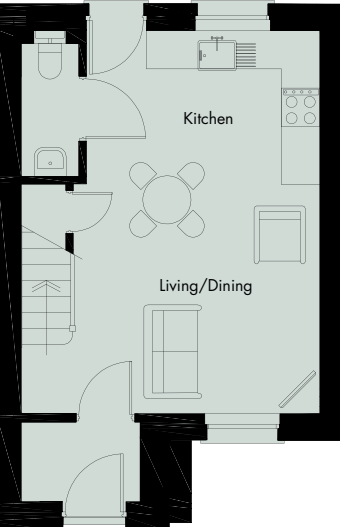


Living/Dining	3.80m x 3.50m	12'5" x 11'5"
Kitchen	3.60m x 2.40m	11'9" x 7'10"
Master Bedroom	3.60m x 3.00m	11'9" x 9'10"
Bedroom 2	2.80m x 2.10m	9'2" x 6'10"

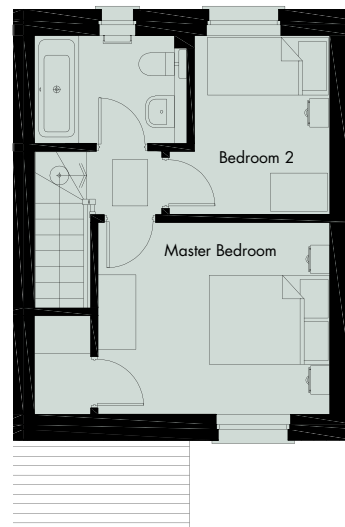


PLOT 11
2 BEDROOM HOUSE

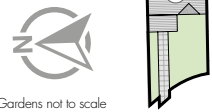
GROUND FLOOR



FIRST FLOOR



Living/Dining	3.80m x 3.50m	12'5" x 11'5"
Kitchen	3.60m x 2.40m	11'9" x 7'10"
Master Bedroom	3.60m x 3.00m	11'9" x 9'10"
Bedroom 2	2.80m x 2.10m	9'2" x 6'10"



PLOT 12
2 BEDROOM HOUSE

GROUND FLOOR



FIRST FLOOR



Living/Dining	3.80m x 3.50m	12'5" x 11'5"
Kitchen	3.60m x 2.40m	11'9" x 7'10"
Master Bedroom	3.60m x 3.00m	11'9" x 9'10"
Bedroom 2	2.80m x 2.10m	9'2" x 6'10"



Gardens not to scale

PLOT 13
3 BEDROOM HOUSE

GROUND FLOOR



FIRST FLOOR



Living/Dining	6.50m x 4.30 m	21'3" x 14'1"
Kitchen	3.10m x 2.80m	10'2" x 9'2"
Master Bedroom	3.50m x 3.00m	11'5" x 9'10"
Bedroom 2	3.10m x 2.50m	10'2" x 8'2"
Bedroom 3	2.60m x 2.40m	8'6" x 7'10"



Gardens not to scale

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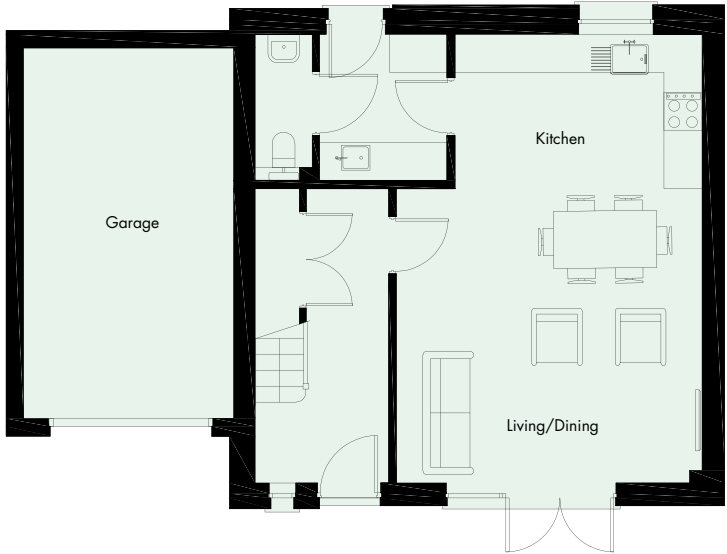
Computer generated image of plots 12 and 13



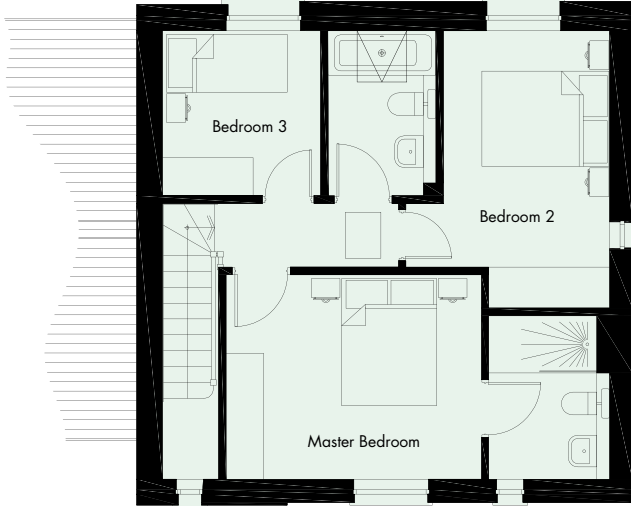
Computer generated image of plot 14

PLOT 14
3 BEDROOM HOUSE

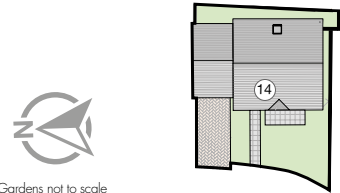
GROUND FLOOR



FIRST FLOOR



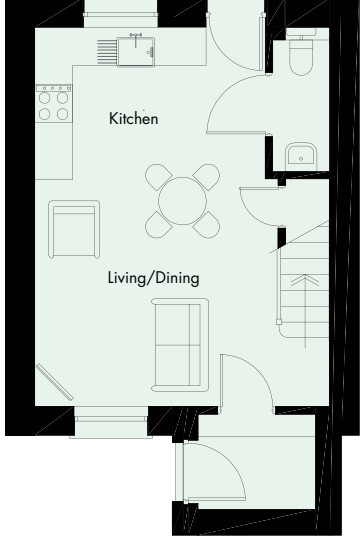
Living/Dining	4.80m x 4.60m	15'8" x 15'1"
Kitchen	3.90m x 2.40m	12'9" x 7'10"
Master Bedroom	4.00m x 3.20m	13'1" x 10'5"
Bedroom 2	3.70m x 2.60m	12'1" x 8'6"
Bedroom 3	2.60m x 2.40m	8'6" x 7'10"



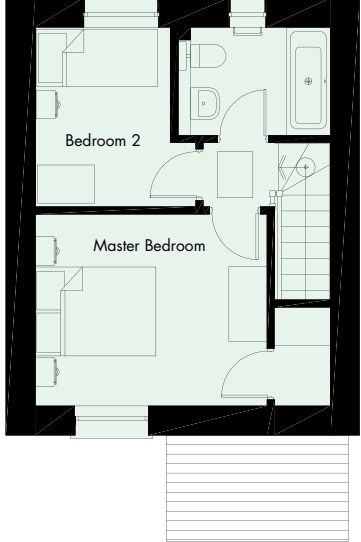
Gardens not to scale

PLOT 15
3 BEDROOM HOUSE

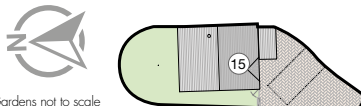
GROUND FLOOR



FIRST FLOOR



Living/Dining	3.80m x 3.50m	12'5" x 11'5"
Kitchen	3.60m x 2.40m	11'9" x 7'10"
Master Bedroom	3.60m x 3.00m	11'9" x 9'10"
Bedroom 2	2.80m x 2.10m	9'2" x 6'10"



Gardens not to scale

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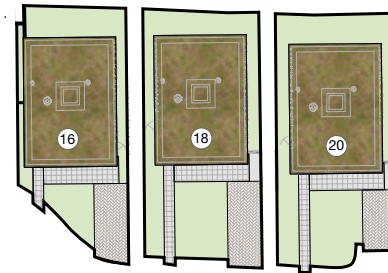
PLOTS 16, 18, 20
3 BEDROOM HOUSE



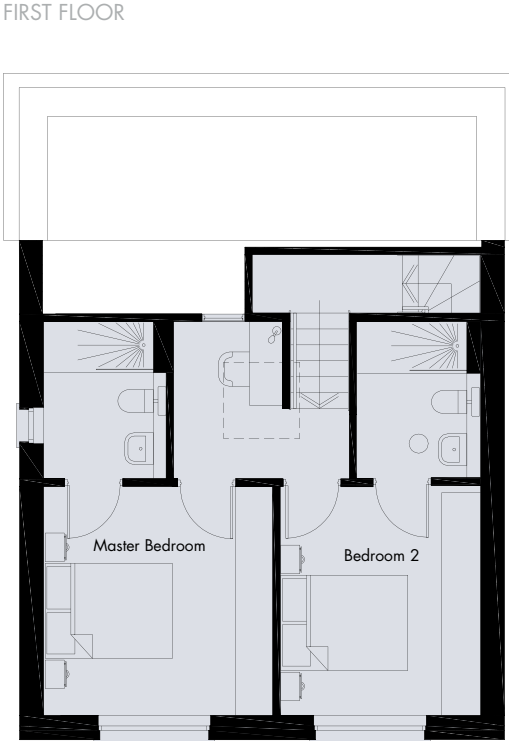
Living/Dining	5.40m x 4.20m	17'8" x 13'9"
Kitchen	3.70m x 1.80m	12'1" x 5'10"
Master Bedroom	3.60m x 3.60m	11'9" x 11'9"
Bedroom 2	3.60m x 3.10m	11'9" x 10'2"
Bedroom 3	3.10m x 3.10m	10'2" x 10'2"



Gardens not to scale



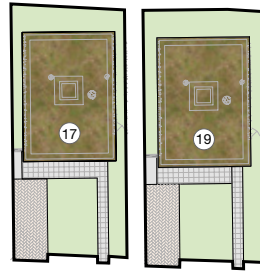
PLOTS 17, 19
3 BEDROOM HOUSE



Living/Dining	5.40m x 4.20m	17'8" x 13'9"
Kitchen	3.70m x 1.80m	12'1" x 5'10"
Master Bedroom	3.60m x 3.60m	11'9" x 11'9"
Bedroom 2	3.60m x 3.10m	11'9" x 10'2"
Bedroom 3	3.10m x 3.10m	10'2" x 10'2"



Gardens not to scale



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Computer generated image of plot 17

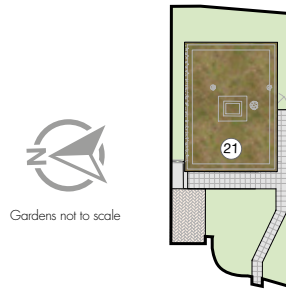
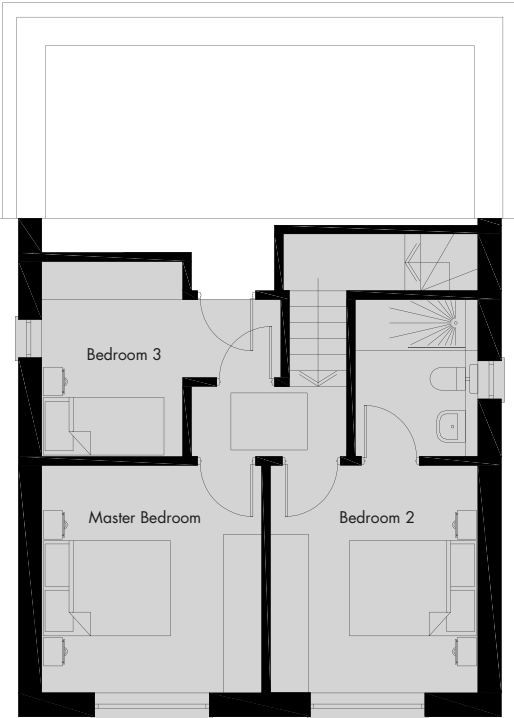
PLOT 21
4 BEDROOM HOUSE

GROUND FLOOR



Living/Dining	6.80m x 4.20m	22'3" x 13'9"
Kitchen	3.70m x 1.90m	12'1" x 6'2"
Master Bedroom	3.50m x 3.20m	11'5" x 10'5"
Bedroom 2	3.50m x 3.40m	11'5" x 11'1"
Bedroom 3	2.40m x 2.20m	7'10" x 7'2"
Bedroom 4	3.10m x 3.10m	10'2" x 10'2"

FIRST FLOOR



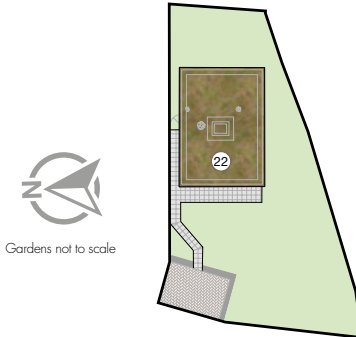
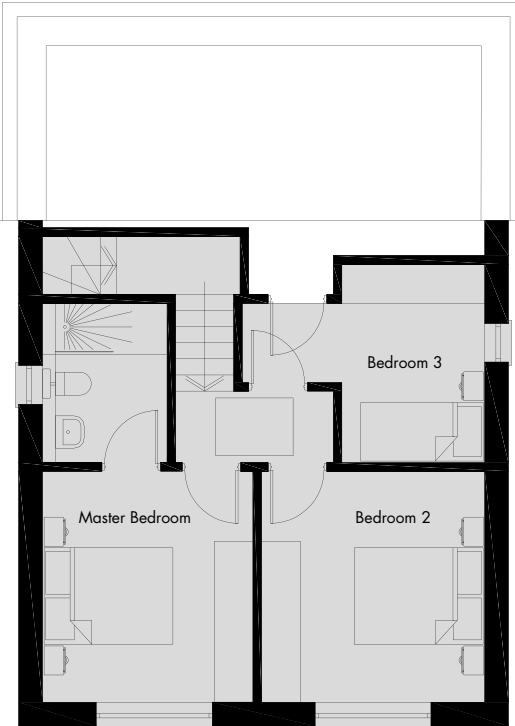
PLOT 22
3 BEDROOM HOUSE

GROUND FLOOR



Living/Dining	6.80m x 4.20m	22'3" x 13'9"
Kitchen	3.70m x 1.90m	12'2" x 6'2"
Master Bedroom	3.50m x 3.20m	11'5" x 10'5"
Bedroom 2	3.50m x 3.40m	11'5" x 11'1"
Bedroom 3	2.40m x 2.20m	7'10" x 7'2"
Bedroom 4	3.10m x 3.10m	10'2" x 10'2"

FIRST FLOOR



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Image of previous Acorn development

The finer details



Kitchen

- Individually designed layout
- Granite work surface and upstand
- Toughened glass splashback behind hob
- Stainless steel 1 1/2 bowl under mounted sink with feature chrome mixer tap
- Gloss finish to unit doors with handle-less design
- Recessed LED ceiling downlights
- LED strip lights to underside of cabinets
- Chrome socket outlets above work surface
- Appliances include:
 - AEG gas hob
 - Integrated extractor fan
 - AEG stainless steel multi-function oven
 - AEG integrated fridge/freezer
 - AEG integrated dishwasher
 - AEG integrated washer/dryer*
- Contemporary range of soft closing wall and base units
- Walls and ceilings in matt emulsion

Heating/hot water

- Efficient gas combi boiler
- Underfloor heating throughout
- Plumbing for washer/dryer within vented utility room*

Bathroom/en-suite

- Low profile white shower tray with frameless clear glass screen
- Duravit white wall hung basin with polished Vado chrome monobloc mixer tap
- Duravit white bath
- Polished chrome Vado side rail shower and frameless clear glass shower screen*
- Polished chrome concealed thermostatic mixer/diverter, showerhead and handshower to en-suite
- Feature mirror above stone shelf
- Duravit white wall hung WC with soft close seat concealed cistern and dual flush plate
- Polished chrome ladder style heated towel rail
- Large porcelain tiles
- Recessed LED downlights in ceiling

Gardens/terraces/externals

- Paved finish to terrace*
- Graded and turfed garden
- Paved path*
- Herringbone block paved drive
- Light to front and rear door*
- Light and power to garage*
- Outside tap*
- Natural sedum roofs*

Electrical fittings and communication

- Recessed LED downlights throughout
- Television (terrestrial and satellite) points to living room and master bedroom
- Sky telephone and data point to living room and master bedroom
- Polished chrome light switches
- Dimmable light switches to living room and master bedroom

Interior finish

- Feature composite front door
- Contemporary white internal doors
- UPVC window system
- Polished chrome door handles throughout

Car parking

- Allocated parking or garage*

Management company

- A managing agent will maintain the communal areas including landscaped perimeter and road

Peace of mind

- All properties benefit from a 12 year BLP Warranty

* Plot specific



Images of previous Acorn developments



There are regular bus services between St Ives and Penzance that stop a few minutes' walk from The Carracks and pass St Ives infant and junior schools. St Ives Railway Station is just one and a half miles away and provides direct services to Penzance and indirect services to Truro, St Austell, Newquay, Falmouth, Plymouth and London



Paddington. Newquay Cornwall Airport is an easy drive of 40 miles and offers daily flights to London Gatwick and Manchester with additional summer routes to Liverpool, Birmingham, Dublin, London Stansted and an increasing number of European destinations.

Navigation

Travel Times

By Road	To	Distance	Time
The Carracks	Penzance	9 miles	20 mins
The Carracks	Truro	25 miles	39 mins
The Carracks	Lizard Point	27 miles	47 mins
The Carracks	Newquay Airport	40 miles	50 mins
The Carracks	Central Bristol	188 miles	3 hrs 19 mins
The Carracks	Central London	305 miles	5 hrs 9 mins

By Rail	To	Time
St Ives	Penzance	25 mins
St Ives	Truro	47 mins
St Ives	Plymouth	2 hrs 3 mins
St Ives	Exeter St Davids	3 hrs 5 mins
St Ives	London Paddington	5 hrs 12 mins

By Air	To	Carrier
Newquay Airport	London Gatwick	Flybe
Newquay Airport	Birmingham (summer only)	Flybe
Newquay Airport	Frankfurt	Ryanair

Our philosophy

After more than 20 years of regeneration in Britain’s city centres, Acorn continues to focus its attention on the coast with the success of ‘Acorn Blue’.

Following the same design led ethos applied to our developments in London and more recently throughout England and Wales, Acorn Blue actively supports the rediscovery of some of the country’s favourite beachside resorts through outstanding new architecture and sensitive conversions.

Acorn Blue offers properties without compromise designed to bring the very best in contemporary living to some of the country’s most beautiful shores. Well thought out space designed to capture light and celebrate the views together with a superior standard of specification creates the perfect home or retreat.

As much of our coastline is bathed in history and designated areas of outstanding natural beauty, Acorn Blue produces sensitive developments that reflect and enhance their location whilst respecting the local environment. Through Acorn’s understanding of the ever changing nature of development, we hope to create some of our coastline’s most interesting and exciting new architecture.

different by design



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For further information contact Acorn Blue
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sales@acornblue.co.uk



Images of previous Acorn development