



THE COURTYARD
AT DUPORTH

THE FARM HOUSES

2 & 3 BEDROOM HOUSES
PLOTS 7 - 11



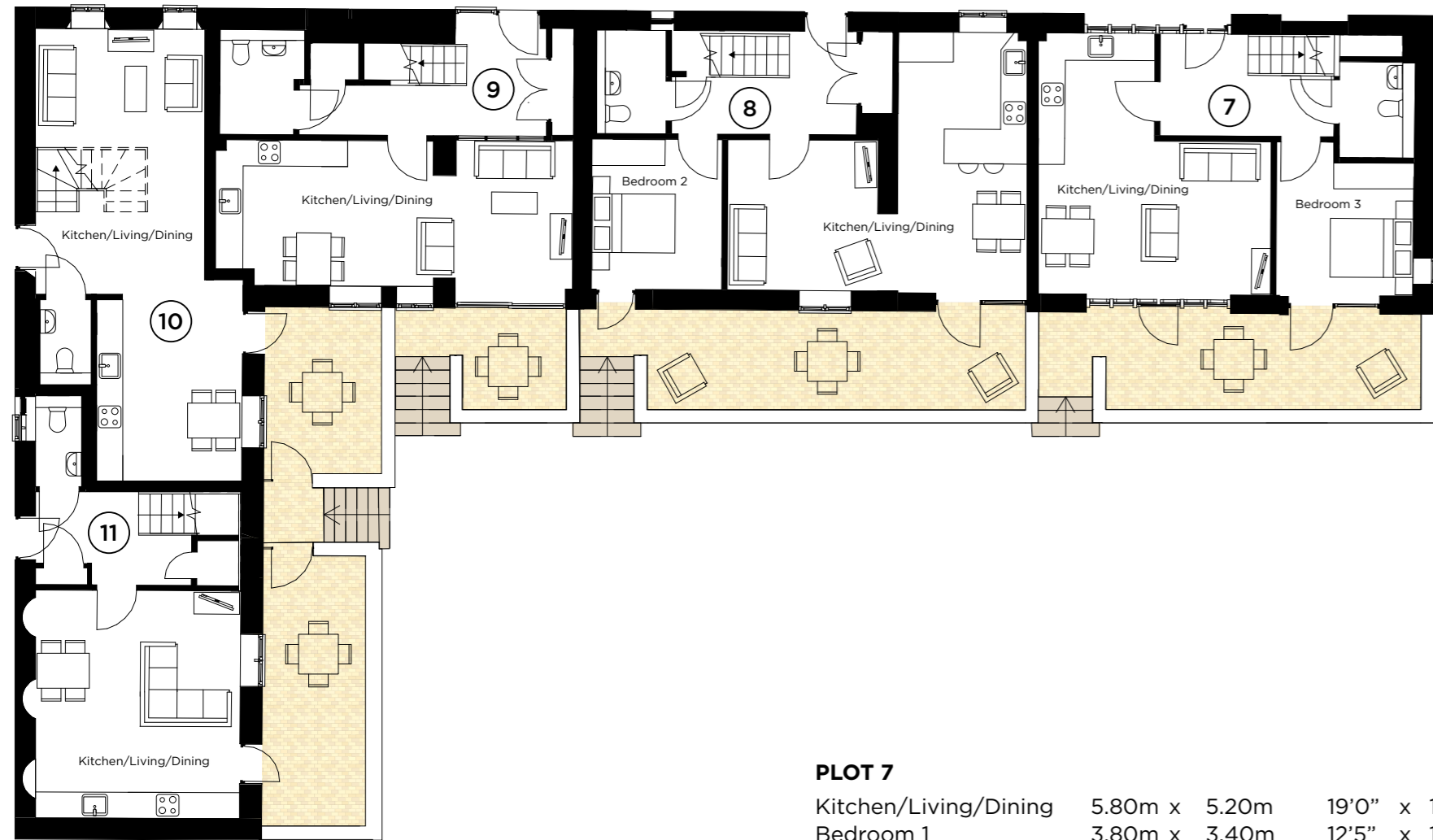
Computer generated image of plots 7 - 11 and the Courtyard

THE FARM HOUSES



Overlooking the central landscaped courtyard with views of the magnificent Grade II listed clock tower, these wonderfully restored 2 and 3 bedroom houses are full of character yet benefit from low maintenance living. As well as being positioned around the courtyard, each home boasts its own private outdoor space, perfect for relaxing or a spot of alfresco dining.

GROUND FLOOR



PLOT 7

Kitchen/Living/Dining	5.80m x 5.20m	19'0" x 17'0"
Bedroom 1	3.80m x 3.40m	12'5" x 11'11"
Bedroom 2	3.90m x 2.50m	12'9" x 8'2"
Study / Bedroom 3	3.10m x 2.90m	10'2" x 9'6"

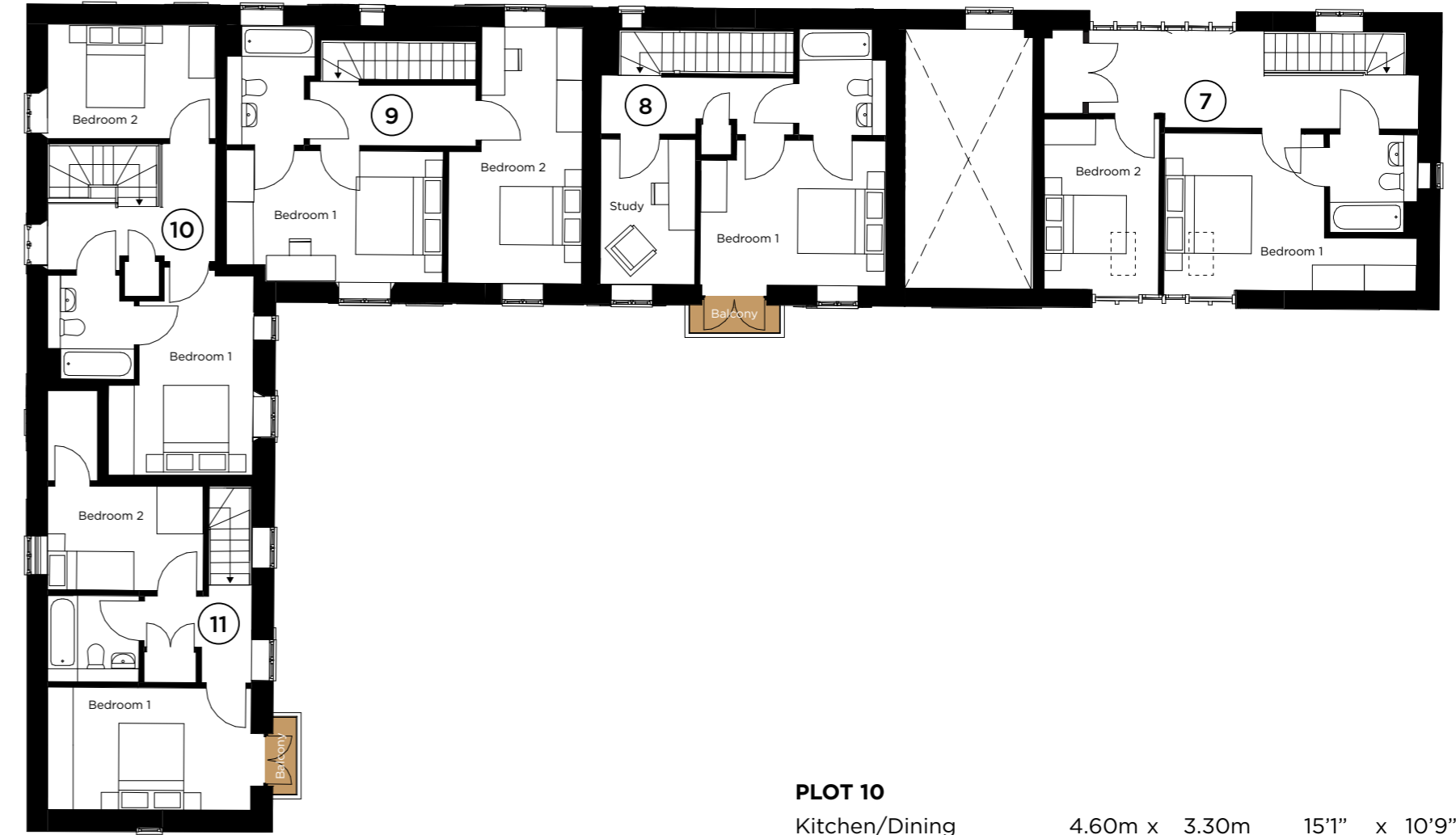
PLOT 8

Kitchen/Dining	5.90m x 3.00m	19'4" x 9'10"
Living	3.50m x 3.40m	11'5" x 11'1"
Bedroom 1	4.20m x 3.30m	13'9" x 10'9"
Bedroom 2	3.40m x 2.90m	11'1" x 9'6"
Study	3.30m x 2.10m	10'9" x 6'10"

PLOT 9

Kitchen/Living/Dining	8.00m x 3.70	26'3" x 12'1"
Bedroom 1	4.90m x 3.00m	16'0" x 9'10"
Bedroom 2	4.90m x 3.00m	16'0" x 9'10"

FIRST FLOOR



PLOT 10

Kitchen/Dining	4.60m x 3.30m	15'1" x 10'9"
Living	3.80m x 2.60m	12'5" x 8'6"
Bedroom 1	4.60m x 3.40m	15'1" x 11'1"
Bedroom 2	3.90m x 2.50m	12'9" x 8'2"

PLOT 11

Kitchen/Living/Dining	5.20m x 4.70m	17'0" x 15'5"
Bedroom 1	4.70m x 2.80m	15'5" x 9'2"
Bedroom 2	3.60m x 2.30m	11'9" x 7'6"

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architect's plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. 02/21



Typical living area - computer generated image

SPECIFICATION



KITCHEN

- Shaker-style fitted kitchen with Caesarstone worktop and upstand
- Under wall unit LED lighting
- Stainless steel sink with mixer tap
- A range of integrated appliances to include:
 - Neff fridge/freezer
 - Neff built in oven
 - Bosch ceramic hob and Neff extractor over
 - Neff dishwasher
 - Wine cooler*
- Neff free standing washer/dryer in utility cupboard*

BATHROOM AND CLOAKROOM

- Contemporary style white sanitary ware
- Contemporary wall mounted controls
- Thermostatic shower
- Clear glazed bath screen
- Ceramic wall tiling
- Fitted bathroom mirror above sink

HEATING / HOT WATER

- Underfloor heating to living area
- Radiators to bedrooms
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system

EXTERNAL FINISHES

- Blocked paved parking bays
- Individual bin store area

ELECTRICAL FITTINGS

- Mixture of LED lighting and pendants
- Dimmer switches to living/dining and Bedroom 1*
- Fibre optic internet connection to property
- TV aerial points to living room and bedrooms
- Telephone point to living/dining and Bedroom 1
- Doorbell
- Shaver socket to bathroom and en-suite

FLOORING AND FINISHING

- Karndean flooring to hall, kitchen and living room
- Carpet to bedrooms
- Ceramic floor tiles to bathroom and en-suite
- Walls and ceilings in matt emulsion
- High performance window system
- Individual post box

PEACE OF MIND

- 10-year structural warranty

SECURITY

- Mains operated smoke and fire alarm with battery back up
- Multi point locking system to front door

FUTURE FLEXIBILITY

- Room for future shower tray provision in cloak room*
- Infrastructure for future stair lift provision

* Plot specific - please speak to a sales advisor for more detail. These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Computer generated images for illustrative purposes only. 02/21

different by design

28 Headland Road,
Newquay,
Cornwall, TR7 1HN

01637 876000
www.acornpropertygroup.org

