

# The Cornish Quarter

Wadebridge





# The Cornish Quarter

Wadebridge

A taste of local life

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**Bovis  
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# Welcome to The Cornish Quarter

A superb location with good travel links and access to a variety of beautiful outdoor spaces, coastline and shopping choices. Perfect for couples and growing families alike.

Discover the range of tasteful 2, 3, 4 and 5 bedroom homes at our new housing development in Wadebridge. Nestled in the quintessential Cornish town, our new homes are ideal for families, couples and downsizers looking to settle down in an area of outstanding beauty. Home to beautiful coastlines, luscious outdoor spaces and superb shopping facilities, our new homes for sale in Wadebridge make it easy to enjoy a relaxed pace of life in the heart of Cornwall. To make one of our contemporary new build houses in Cornwall your home, register your interest today.

Combining beautiful design, open-plan living and classic architecture, our new homes in Wadebridge are destined to tick every box.

When you're moving to an area as naturally beautiful as Cornwall, we know how important it is that your new home is built to mirror that. That's why we build new houses that are modern in design yet in keeping with the classical architecture of the local area.

If you're searching for a contemporary new build home for sale in one of the most sought-after locations in Cornwall, your search ends here.



# The perfect position

## Education for everyone

There is an excellent choice of education in Wadebridge including Sticky Fingers Daycare for 0-5 year olds and nursery settings within both Wadebridge Primary Academy and St Breock Primary School. Both schools offer Primary education up to year 6 and are Ofsted rated good.

Wadebridge School offers secondary education in Wadebridge for 11-16 year olds, with other secondary options available slightly further afield in Bodmin, Newquay and Truro.


**Sticky Fingers Daycare**  
0.5 miles | 10 mins walk

10 mins



**Rock Beach**  
7 miles | 17 mins drive

17 mins



**Supermarket**  
1.2 miles | 5 mins drive

5 mins



**Wadebridge town centre**  
1 mile | 4 mins drive

4 mins



**The Regal Cinema**  
1.2 miles | 5 mins drive

5 mins



**Camel Trail cycle path**  
1 mile | 5 mins cycle

5 mins



**Wadebridge Sports and Leisure Centre**  
0.7 miles | 3 mins drive

3 mins



**Wadebridge academy and Wadebridge School**  
1 mile | 5 mins drive

5 mins



The Cornish Quarter



# A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to be investing over **£1.1 million** in local schemes to support the community surrounding your new home in Wadebridge.

These schemes include:

## Education



## Public open space



## Highway Contribution



“Bovis Homes are investing more than **£1.1 million** towards community schemes”



# The Cornish Quarter

Wadebridge



Please note - Garden gradients subject to change.

The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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# The Cornish Quarter

Wadebridge, Cornwall  
PL27 6GF  
01208 530125

## From Wadebridge town centre

- Follow Gonvena Hill out of the town centre
- At the first roundabout, take the second exit (straight) to join the B3314
- At the second roundabout, take the second exit (right) onto Higher Trenant Road
- Continue on the Higher Trenant Road for 0.5 miles until you reach The Cornish Quarter on the right hand side.

## From Bodmin

- Take the A389 west towards Wadebridge
- Stay on the A389 for 6 miles
- At the roundabout, take the first exit (left) towards Wadebridge town centre
- At the second roundabout take the first exit (left) onto Higher Trenant Road
- Continue on Higher Trenant Road for 0.5 miles until you reach The Cornish Quarter on the right hand side.



When you have finished with this leaflet please recycle it.

Cover photograph of Wadebridge. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, South West region  
Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344 700

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# The Rowan

3 bedroom home

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# The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.24 x 5.19	17' 1" x 17' 0"

## First floor

Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 8" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 6' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Rowan | X306 01 DWADE |

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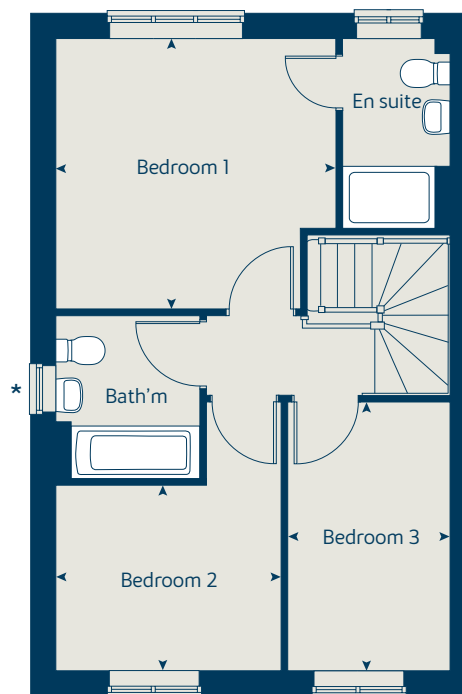
\* Windows apply to selected plots only. Please see sales consultant for further details.

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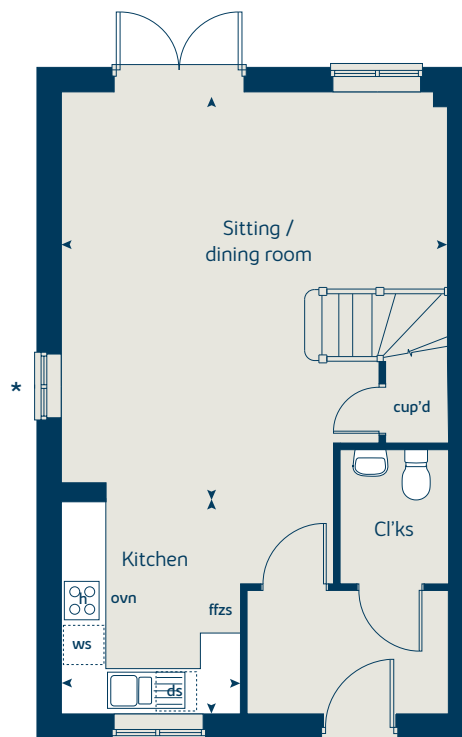
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## First floor



## Ground floor





# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor	metres	feet / inches
Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Spruce | X307 (IF) 01 DWADE |

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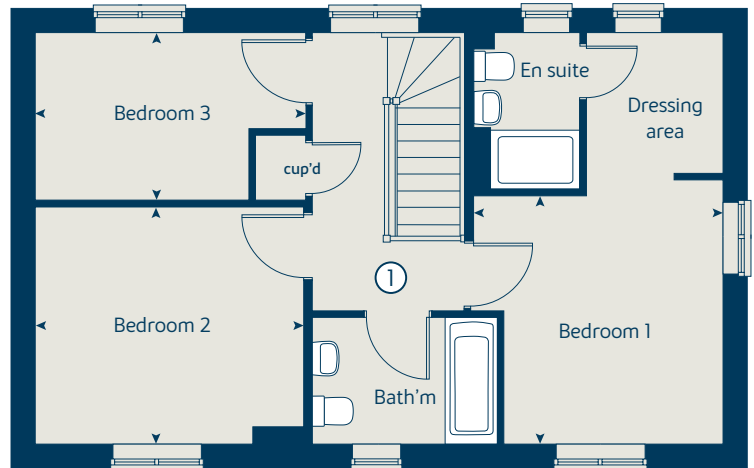
\* Rear doors apply to plots 11 and 38 only. Please see sales consultant for further details.

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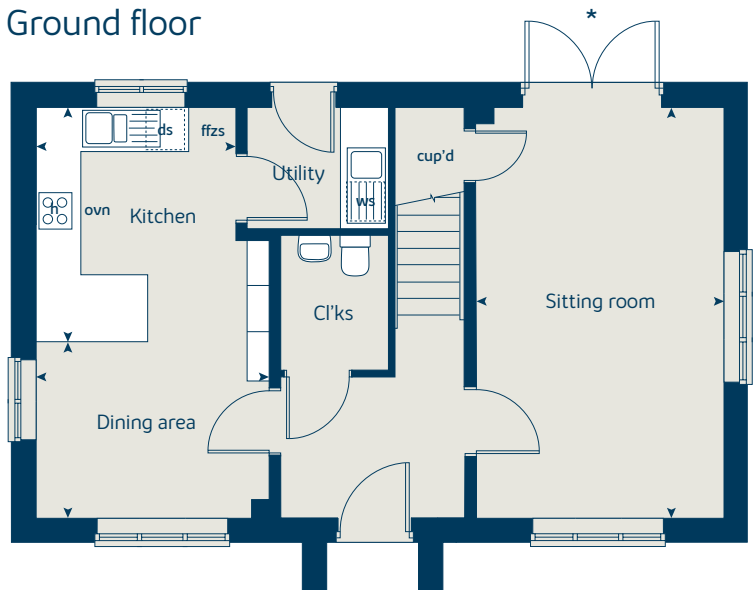
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### First floor



### Ground floor





# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.33 x 3.40	14' 2" x 11' 1"

### First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

### The Cypress | X308 (IF) 02 Wadebridge |

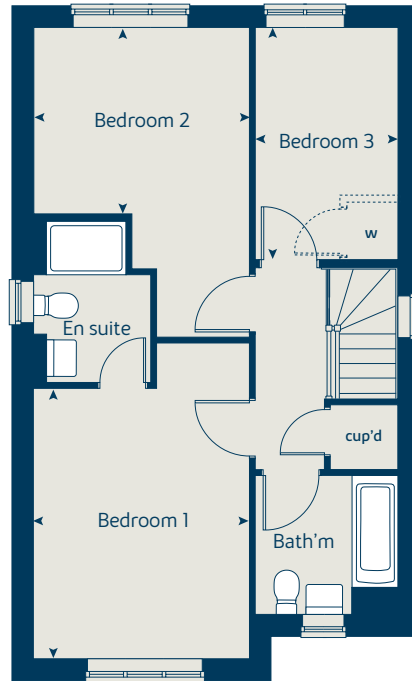
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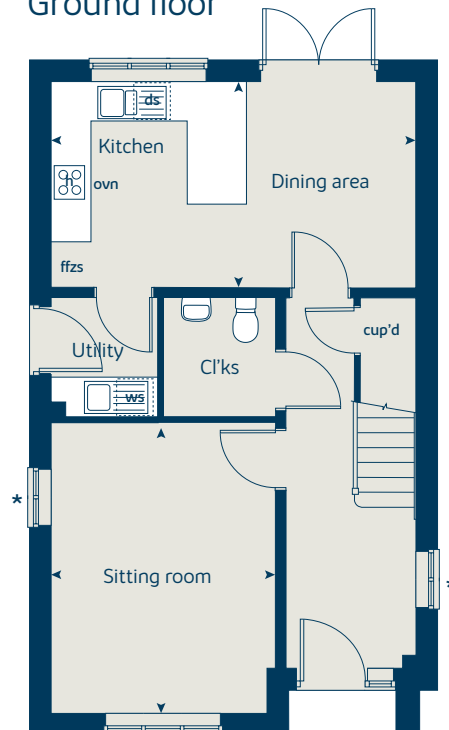
\* Windows apply to selected plots only. Please see sales consultant for further details.

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### First floor



### Ground floor





# The Juniper

4 bedroom home

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# The Juniper

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.04	14' 7" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

### First floor

Bedroom 1	3.53 x 3.47	11' 5" x 11' 3"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.60 x 2.38	11' 9" x 7' 9"
Bedroom 4	3.51 x 2.38	11' 6" x 7' 9"

ovn	oven	ldr	larder
h	hob	ffzr	fridge freezer
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

### The Juniper | X412 01 DWADE |

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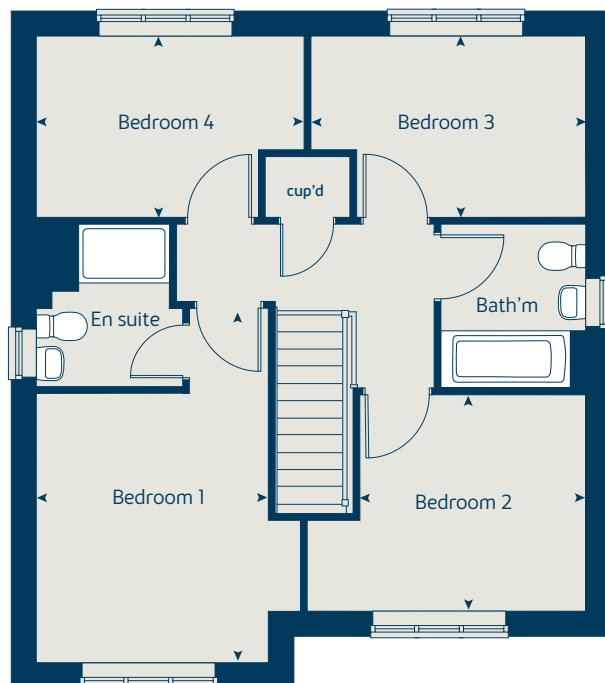
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\* Window applies to selected plots only. Please see sales consultant for further details.

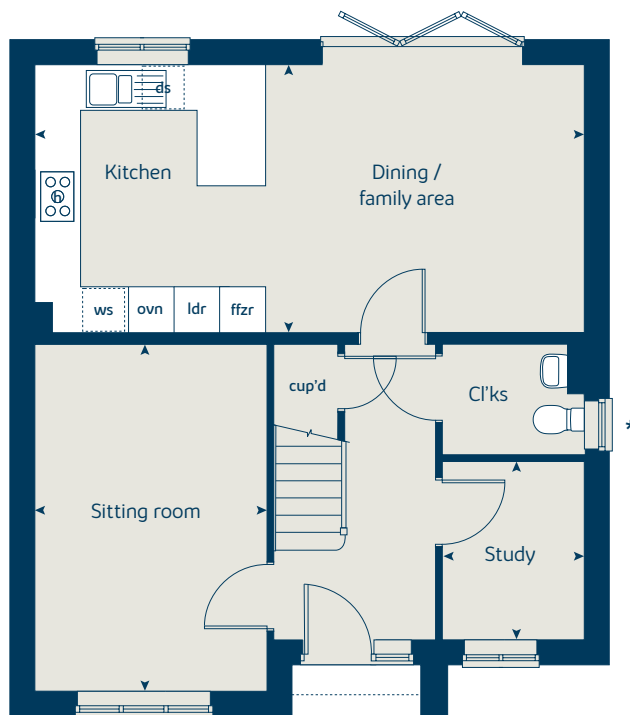
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### First floor



### Ground floor





# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

### First floor

Bedroom 1	4.47 x 3.24	14' 8" x 10' 6"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

ovn	oven	ldr	larder
h	hob	ffzr	fridge freezer
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

### The Chestnut | X413 01 DWADE |

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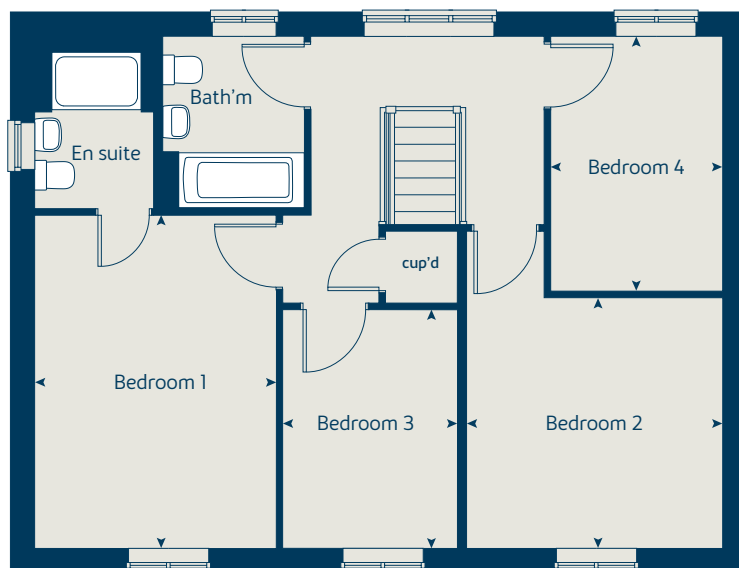
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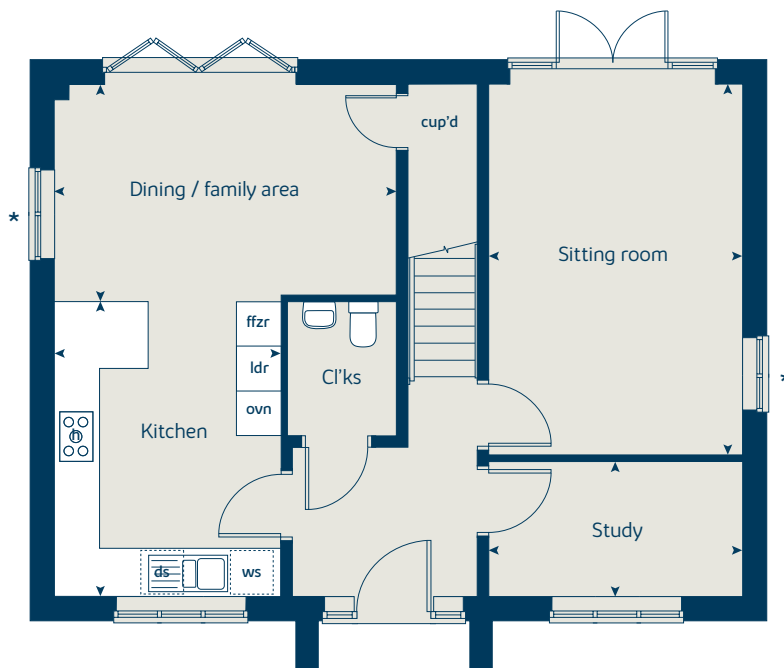
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### First floor



### Ground floor





# The Aspen

4 bedroom home

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# The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

## First floor

Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

## The Aspen | X414 (IF) 02 Wadebridge |

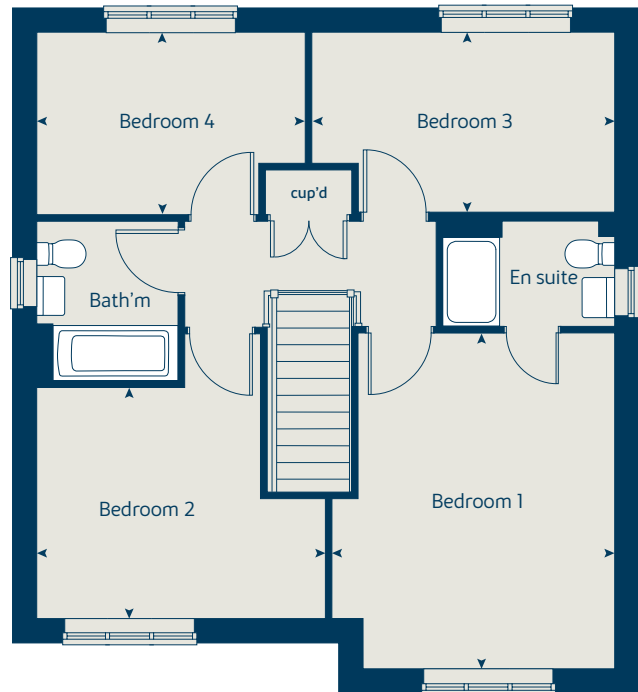
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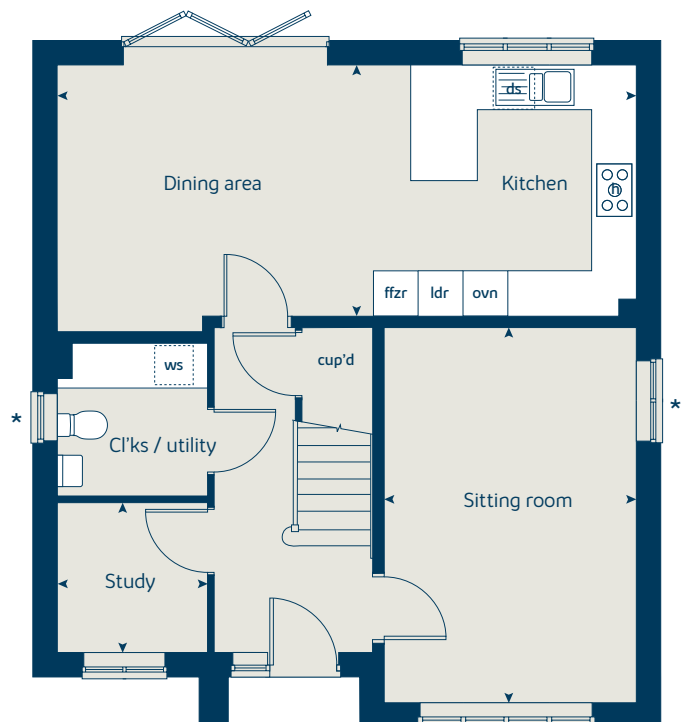
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## First floor



## Ground floor





# The Birch

5 bedroom home

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# The Birch

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.94 x 3.71	12' 11" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.17 x 3.61	13' 8" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

### First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.82	10' 0" x 9' 3"
Bedroom 4	3.31 x 2.83	10' 8" x 9' 3"
Bedroom 5	3.00 x 2.83	9' 10" x 9' 3"

ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

### The Birch | X518 (IF) 01 DWADE |

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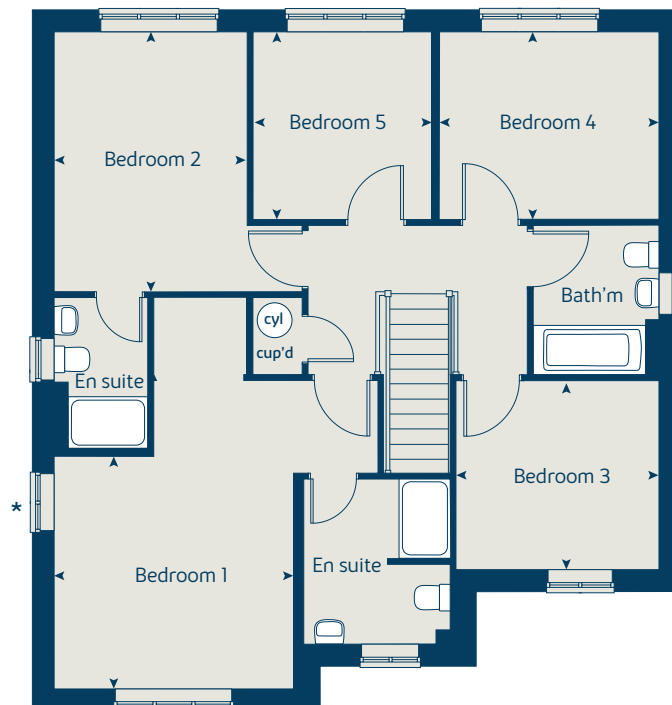
\* Window applies to selected plots only. Please see sales consultant for further details.

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### First floor



### Ground floor





# The Cornish Quarter

## Wadebridge

Specification

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**Bovis  
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# The Cornish Quarter

## Wadebridge

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

	2 bedroom The Hawthorn	3 bedroom The Rowan The Cypress The Spruce	4 bedroom The Juniper The Chestnut The Aspen	5 bedroom The Birch
<b>Kitchen</b>				
Choice of Standard fitted kitchen (doors and worktops)	■	■ ■ ■	■ ■ ■	
Choice of Premium fitted kitchen (doors and worktops)				■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■			
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■ ■ ■	■ ■ ■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■ ■		■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■ ■ ■		
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood			■ ■ ■	
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood				■
LED under-unit flexible strip lighting				■
Fridge / freezer space	■	■ ■ ■		
Integrated (Indesit) 50 / 50 fridge freezer			■ ■ ■	■
Space for integrated dishwasher with plumbing and electrics	■	■ ■ ■	■ ■ ■	
Integrated (Indesit) dishwasher				■
Space for washing machine with plumbing and electrics in utility		■ ■		■
Space for washing machine with plumbing and electrics in kitchen	■	■	■ ■	
<b>Bathrooms and en suite(s)</b>				
Contemporary white Concept Air sanitaryware suite	■	■ ■ ■	■ ■ ■	■
Close coupled WC to cloakroom	■	■ ■ ■	■ ■ ■	■
Handheld hair wash attachment		■ ■ ■	■ ■ ■	■
Shower over the bath	■			
Low profile shower tray with glass enclosure to en suite		■ ■ ■	■ ■ ■	■
Walk in low profile shower in en suite to selected bedrooms				■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■ ■ ■	■ ■ ■	
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*				■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■ ■ ■	■ ■ ■	■
Chrome towel warmer in bathroom and en suite(s)			■ ■ ■	■
Water waste heat recovery system**	■	■ ■ ■	■ ■ ■	■



## Doors and Windows

	2 bedroom The Hawthorn	3 bedroom The Rowan The Cypress The Spruce	4 bedroom The Juniper The Chestnut	5 bedroom The Aspen The Birch
Front door with multi-point security locking system and security chain	■	■ ■ ■	■ ■ ■	■
Chrome front door numbers	■	■ ■ ■	■ ■ ■	■
PVCu double glazing to windows	■	■ ■ ■	■ ■ ■	■
Double glazed PVCu French doors	■	■ ■ ■	■	
Powder coated aluminium double glazed bi-fold doors			■ ■ ■	■
Internal doors to be Cottage style pre-primed with Brass Satin finish handles	■	■ ■ ■	■ ■ ■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■ ■ ■	■ ■ ■	■

## General

	2 bedroom The Hawthorn	3 bedroom The Rowan The Cypress The Spruce	4 bedroom The Juniper The Chestnut	5 bedroom The Aspen The Birch
PV solar panels**	■	■ ■ ■	■ ■ ■	■
White painted walls and smooth white ceilings	■	■ ■ ■	■ ■ ■	■
Combined usb/double sockets in kitchen and bedroom 1	■	■ ■ ■	■ ■ ■	■
Multi-media point in living room	■	■ ■ ■	■ ■ ■	■
TV point to bedroom 1 and family room (where applicable)	■	■ ■ ■	■ ■ ■	■
Master telephone socket (plus to study where shown)	■	■ ■ ■	■ ■ ■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■ ■ ■	■ ■ ■	
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)				■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■ ■ ■	■ ■ ■	■
Fitted external tap	■	■ ■ ■	■ ■ ■	■
External light fitted to front porch and wiring for external light to rear door	■	■ ■ ■	■ ■ ■	■
Mains wired smoke detectors with battery back-up	■	■ ■ ■	■ ■ ■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided next to boiler	■	■ ■ ■	■ ■ ■	■
Power and lighting to 'on plot' garage (where applicable)	■	■ ■ ■	■ ■ ■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■ ■ ■	■ ■ ■	■
Landscaped front gardens	■	■ ■ ■	■ ■ ■	■
NHBC Buildmark cover	■	■ ■ ■	■ ■ ■	■
First two years' customer service support from Bovis Homes	■	■ ■ ■	■ ■ ■	■

■ Fitted as standard - included in the property

\* Subject to stage of construction

\*\* Applicable to selected plots only. Please see sales consultant for further details.

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select upgrade options available depending on build stage, please speak with a sales consultant.

## So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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Homes** 



## 2 bedroom Sage Home

Homes 39, 40, 41, 42, 90, 91, 92 & 93



built  
by



# 2 bedroom Sage Home

Homes 39, 40, 41,  
42, 90, 91, 92 & 93

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.86	12' 5" x 9' 5"
Sitting / dining area	4.07 x 3.99	13' 4" x 12' 5"

## First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

\* Windows apply to selected plots only. Please see sales consultant for further details.

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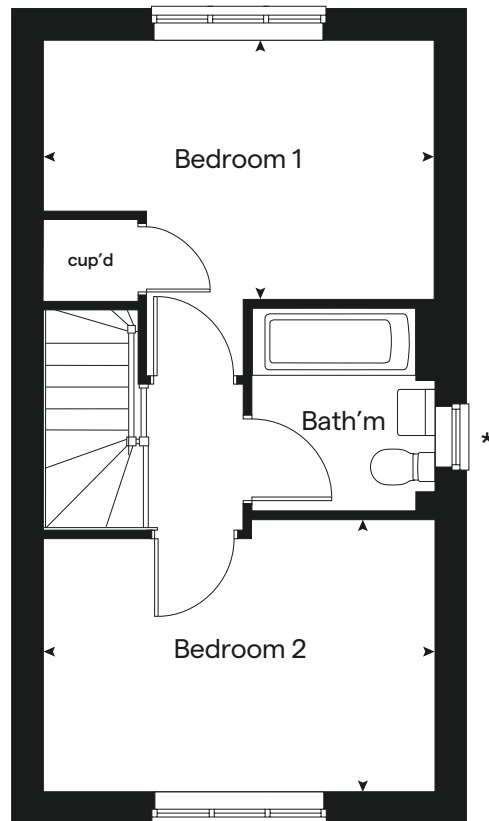
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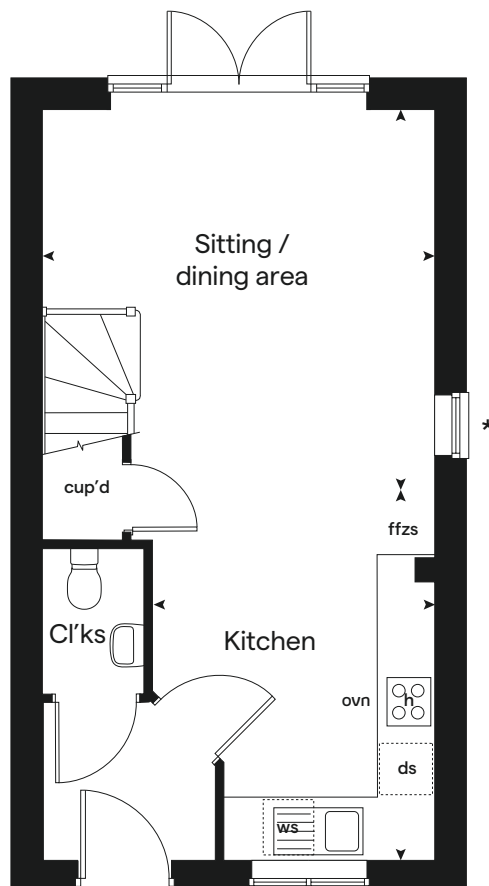
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Bovis Homes 

## First floor



## Ground floor





## 3 bedroom Sage Home

Homes 13, 15, 16, 52, 53, 63, 64, 65, 66,  
74, 84, 85 & 86



built  
by



# 3 bedroom Sage Home

Homes 13, 15, 16, 52, 53, 63, 64, 65, 66, 74, 84, 85 & 86

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining area	5.49 x 5.19	18' 0" x 17' 0"

## First floor

Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 8" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 6' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

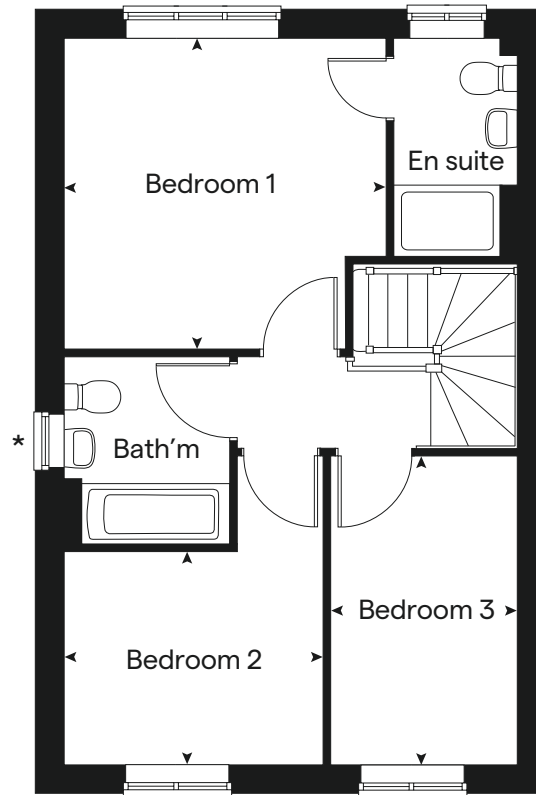
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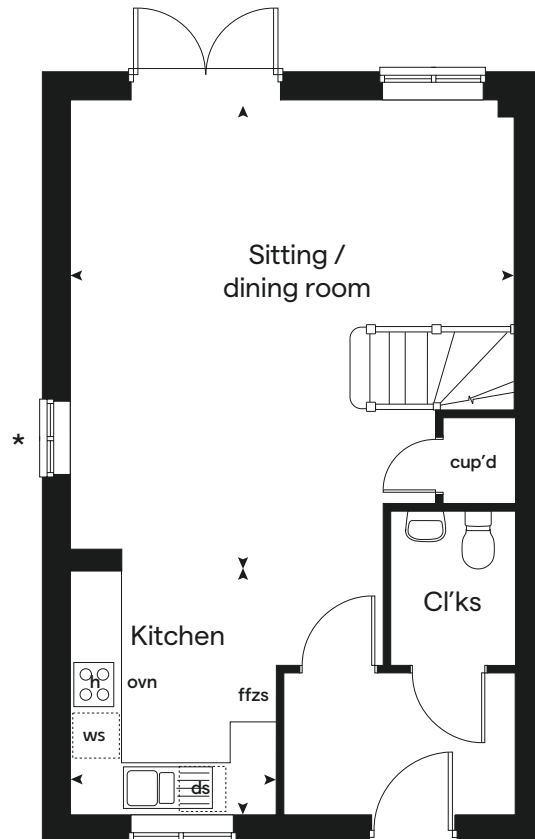
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## First floor



## Ground floor



built by

Bovis Homes





# The Cornish Quarter

Wadebridge

## Specification



built  
by



# The Cornish Quarter

## Wadebridge



Use this guide to see what features are included in your new home.

**2 bedroom**  
Homes 39, 40, 41, 42, 90, 91, 92 & 93

**3 bedroom**  
Homes 13, 15, 16, 52, 53, 63, 64, 65, 66, 74, 84, 85 & 86

### Kitchen

Symphony Konzept range kitchen with laminate worktop	
Stainless steel sink and drainer (single bowl) with chrome mixer tap	
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	
White pendant light holder	
Fridge / freezer space	
Space for integrated dishwasher with plumbing and electrics	
Space for washing machine with plumbing and electrics in kitchen	


### Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	
Ideal Standard close coupled WC to cloakroom	
Ideal Standard low profile shower tray with glass enclosure in en suite	
Handheld hair wash attachment in bathroom	
Shower over the bath	
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	
White batten light holder	
Water waste heat recovery system	


### Doors and Windows

Front door with multi-point security locking system and security chain	▪
PVCu double glazing to windows	▪
Double glazed PVCu French doors	▪
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	▪
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	▪


### General

PV solar panels	▪
White painted walls and smooth white ceilings	▪
TV point to lounge and family room (where applicable)	▪
Master telephone socket to lounge and study where applicable	▪
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	▪
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	▪
Contemporary lantern to front door and wiring only to the rear door	▪
Mains wired smoke detectors with battery back-up	▪
Battery powered Carbon Monoxide detector (wall mounted) to be provided on ground floor	▪
Power and lighting to garage (where in curtilage of the plot)	▪
Enclosed fenced rear garden, and garden gate (where applicable)	▪
NHBC Buildmark choice cover	▪
First two years' customer service support from Bovis Homes	▪


Fitted as standard - included in the property  
\* Subject to stage of construction

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**3 bedroom**  
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The specification shown is correct at the time of production. Sage Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Sage Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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