

Meadow Haven

Trevenen Bal, TR13 0PP





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Welcome to this exceptional new build property, offering the perfect blend of contemporary living and rural charm. Nestled in a peaceful hamlet yet conveniently close to the town, this high-spec home is designed to meet all your modern lifestyle needs.

This property features three generously sized, bright, and airy bedrooms providing comfortable living spaces. The home boasts superior quality materials and finishes throughout, ensuring a luxurious living experience. Eco-friendly solar panels are installed to reduce your carbon footprint and energy bills.

The open-plan living, dining, and kitchen area is perfect for entertaining and family gatherings.

The beautifully landscaped garden (once complete) offers a serene outdoor retreat. Enjoy the tranquillity of hamlet life with scenic countryside views and nearby walks. This home is conveniently located just a short drive from the town, providing easy access to shopping, dining, and transport links.

Experience the best of both worlds with this exquisite new build property. Arrange a viewing today and make this dream home yours!



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price £575,000

Location

Trevenen Bal is a hugely sought after and well regarded hamlet offering the finest in country living located just south of Wendron between Helston and Mabe. Whilst A most central and convenient location offering excellent access to major towns such as nearby Helston as well as Falmouth and Truro the property is also well placed to access all of the surrounding Countryside as well as the nearby Coastline and the Helford River.

Accommodation

- Entrance Hall
- Living Room 3.75m x 4.97m
- Cloakroom 1.35m x 1.74m
- Plant Room
- Kitchen/Diner 7.76m x 4.97m (maximum)
- Utility Room 2.01m x 3.12m
- Bedroom 1 3.12m x 4.02m
- En-Suite 1.44m x 3.14m
- Bedroom 2 2.89m x 4.5m
- Bedroom 3 3.12m x 3.4m

Parking

Parking to the front of the property with infrastructure for an electric car charging point.

Outside

There will be a gravelled driveway, the garden will be laid to lawn with a porcelain patio area.

Property Specification

Meadow Haven is a modern bungalow in Trevenen Bal featuring a stylish Shaker-style kitchen with integrated appliances, boiling water tap, and white stone worktops. The open-plan living and dining area opens onto a patio and enclosed garden, while the lounge offers large sliding doors to an additional outdoor space. The home includes a utility room, plant room with solar panels, and a guest WC. Bathrooms and en-suites are fitted with high-end Armera sanitaryware, LED mirrors, and premium fixtures. Exterior highlights include solar panels, charging point for a electric car charger, feature stone cladding, a large gravel driveway, and a fully landscaped garden. Inside, enjoy underfloor heating via an air source heat pump, premium carpets, luxury vinyl tiling, oak veneer doors, recessed LED lighting, and full fibre broadband. The property comes with a 10-year ABC+ structural warranty. Full specification sheet available on request.

Services

Mains Water, Electricity and Air Source underfloor heating. Private drainage.

Agents Note

Please note the property is currently under construction and details are subject to change

New Build Warranty

Full 10 year structural warranty to be provided by ABC+

Reservation Fee

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee. Once this has paid and received by our clients, the property will be marked as 'sale agreed' and no further viewings will take place. The timescales for exchange of contracts will also be determined at the point of an offer being accepted.

CGI's

Please be aware that the images are CGI generated and for illustrative purposes only. The final finish may be subject to change.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Solar Panels

These are owned.

Council Tax Band- Not yet allocated**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

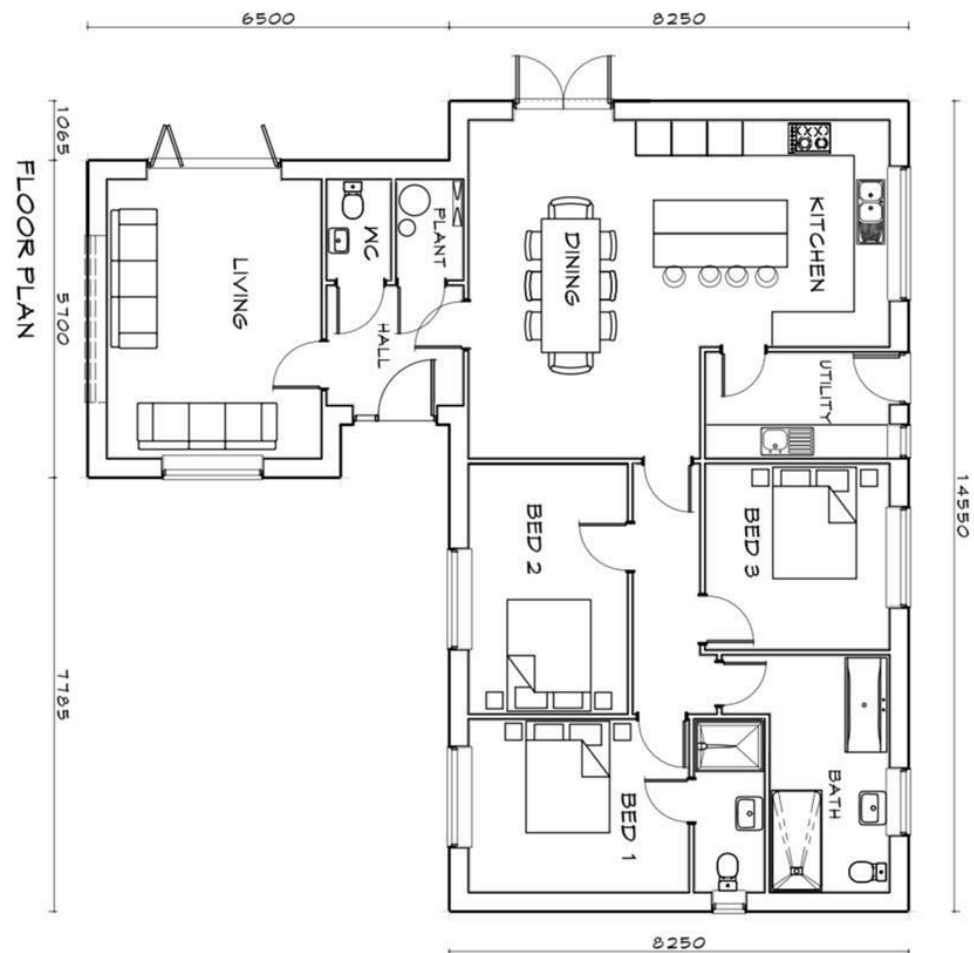
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

///rotation.carting.operating





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

