



# Greenacres

— DOBWALLS —



15 SUPERB DETACHED HOUSES AND BUNGALOWS



## Greenacres, Dobwalls

A semi-rural lifestyle awaits at Greenacres, located on the western edge of Dobwalls, a small but long established village three miles west of the market town of Liskeard. New 2, 3 and 4 bedroom detached homes are being created by Pearce Fine Homes of Liskeard, a family owned business, with an enviable reputation for good design, quality specification and finish. These new homes feature the quality hallmarks of a Pearce Fine Home, including underfloor heating and a range of contemporary finishes, many of them with the benefit of a large garden.

Dobwalls is conveniently located only 11 miles from Bodmin and equidistant to both Plymouth and St Austell 21 miles away, whilst the thriving commercial hub of Truro with its array of shops and amenities is only 34 miles away. Fast and easy access to the A38 affords convenient road links to Devon and the heart of Cornwall whilst the mainline railway station located in the centre of Liskeard provides rapid connection to the more westerly parts of Cornwall and in the other direction to Exeter and beyond. The village itself has several small shops, a local pub and a highly rated and popular primary school, whilst a wider range of facilities can be found in nearby Liskeard.

There are plenty of opportunities for leisure activities in the area, with numerous clubs and sporting facilities both locally and in the close-by towns. Dobwalls is close to the edge of Bodmin Moor, which is widely regarded for its beauty and rugged landscape, whilst it is equally convenient for the beautiful beaches and coastal walks for which Cornwall is renowned.

The quality of these new homes and the enviable location make Greenacres a must for any discerning home buyer . . . visit us soon to see for yourself these outstanding new homes.



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make Greenacres a must for any discerning home buyer







# Greenacres

DOBWALLS

	Rowan	Plot 1
	Willow	Plots 2, 4, 21, 22, 28 and 29
	Cedar	Plot 3
	Beech	Plot 5
	Maple	Plots 23, 24, 26 and 27
	Hazel	Plot 25
	Ash	Plot 30





CGI of a typical Beech housetype - please ask for plot specific details



Beech Plot 5

2 bedroom detached house with garage

Kitchen	2.87	x	2.42	9' 5"	x	8' 0"
Dining	3.55	x	2.03	11' 8"	x	6' 8"
Living	4.55	x	2.61	14' 11"	x	8' 7"
Bedroom 1	4.55	x	2.95	14' 11"	x	9' 8"
Bedroom 2	4.55	x	2.63	14' 11"	x	8' 8"
Garage	5.67	x	2.83	18' 8"	x	9' 4"







CGI of a typical Cedar housetype - please ask for plot specific details



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Cedar Plot 3 

3 bedroom detached house with attached garage

Kitchen/Dining	4.48	x	2.70	14' 8"	x	8' 11"
Living	4.90	x	3.46	16' 1"	x	11' 5"
Bedroom 1	3.15	x	2.81	10' 4"	x	9' 3"
Bedroom 2	2.97	x	2.66	9' 9"	x	8' 9"
Bedroom 3	2.97	x	1.94	9' 9"	x	6' 5"
Garage	5.67	x	2.83	18' 8"	x	9' 4"



GROUND FLOOR

FIRST FLOOR



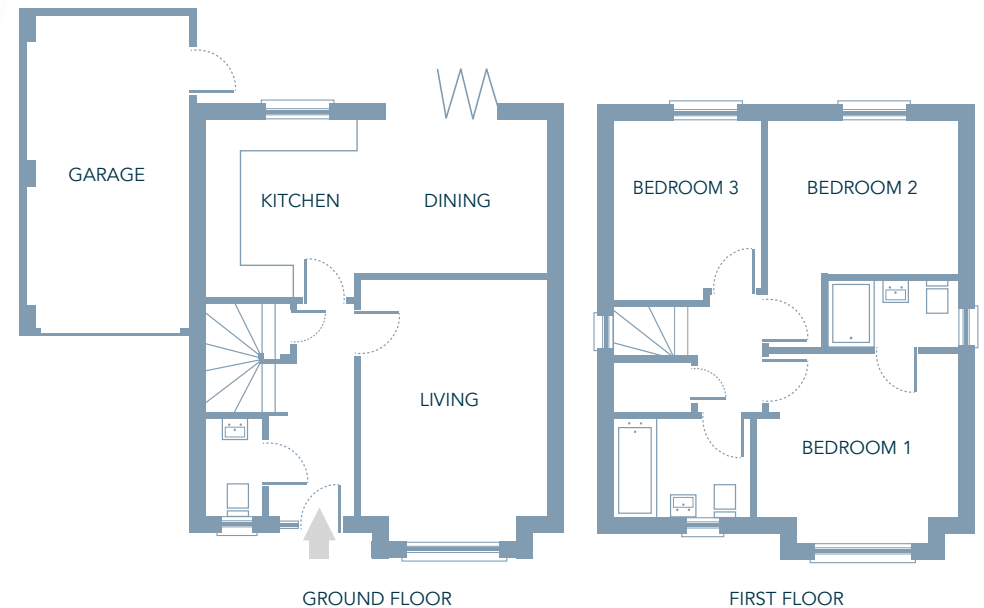


## Willow Plots 2, 4, 21, 22, 28 and 29

### 3 bedroom detached house with attached garage

\* Please note: Plots 21, 22 & 29 do not have a window on the landing

Living	4.82	x	3.42	15' 10"	x	11' 3"
Kitchen/Dining	6.23	x	2.78	20' 6"	x	9' 2"
Bedroom 1	3.65	x	3.48	12' 0"	x	11' 5"
Bedroom 2	3.42	x	2.78	11' 3"	x	9' 2"
Bedroom 3	3.25	x	2.67	10' 8"	x	8' 9"
Garage	5.67	x	2.83	18' 8"	x	9' 4"







CGI of a typical Rowan housetype - please ask for plot specific details

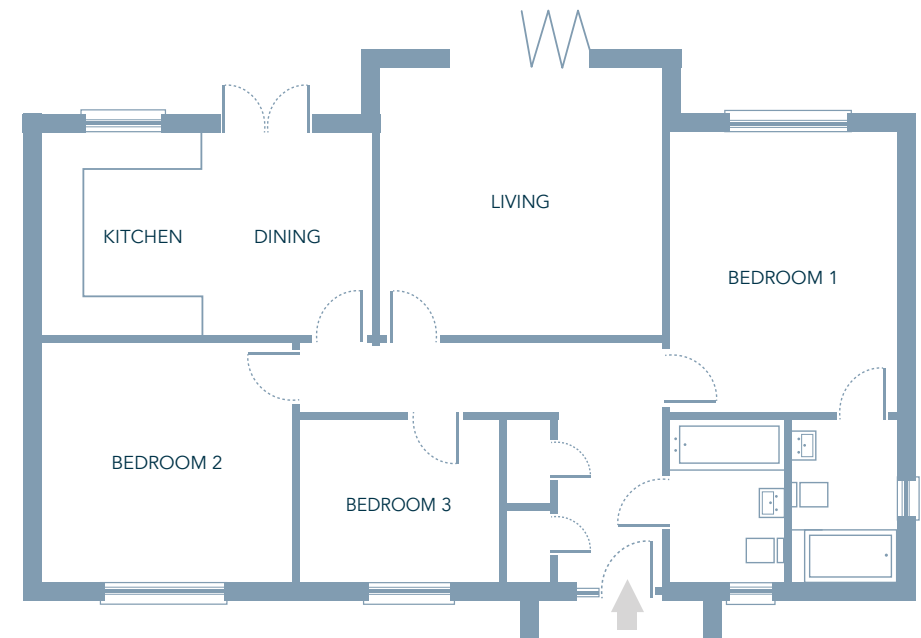


## Rowan Plot 1

3 bedroom detached bungalow with attached garage

\* Please note: attached garage is not shown on CGI or floorplan

Living	4.17	x	4.00	13' 8"	x	13' 2"
Kitchen/Dining	4.94	x	3.02	16' 3"	x	9' 11"
Bedroom 1	4.18	x	3.37	13' 9"	x	11' 1"
Bedroom 2	3.72	x	3.53	12' 3"	x	11' 7"
Bedroom 3	3.00	x	2.36	9' 10"	x	7' 9"
Single Garage	5.67	x	2.83	18' 8"	x	9' 4"




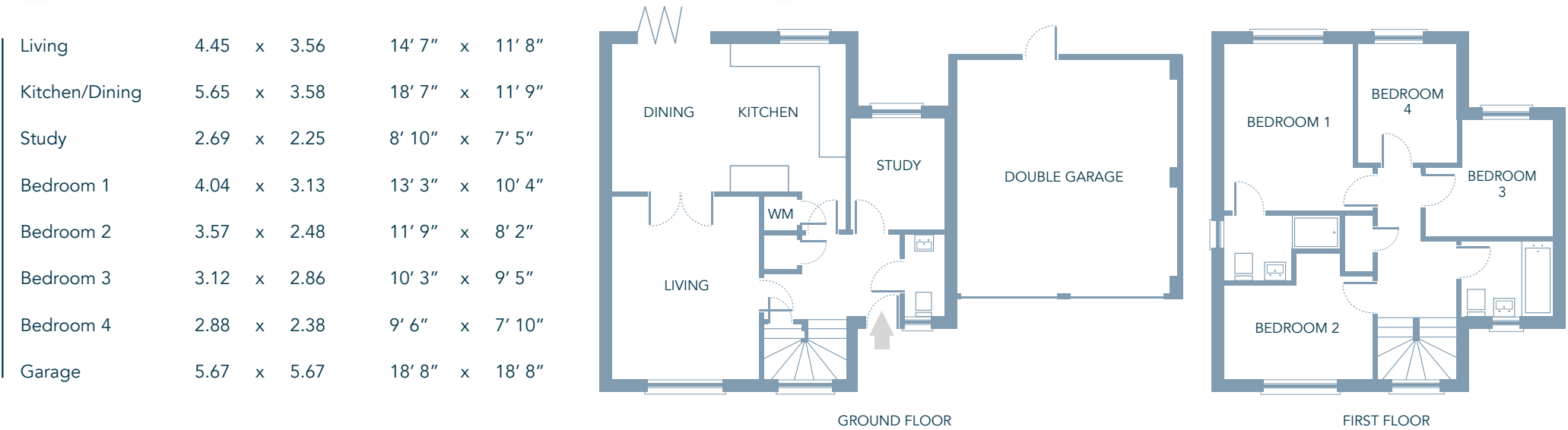




CGI of a typical Maple housetype - please ask for plot specific details



Maple Plots 23, 24, 26 and 27   
 4 bedroom detached house with double garage



CGI's, floor plans and site plans are for illustrative purposes only. Elevational treatments, window arrangements, materials of actual finished properties may vary due to site layout and conditions. All dimensions are approximate and taken from architect's drawings; these dimensions should not be relied upon and may differ from the finished property.

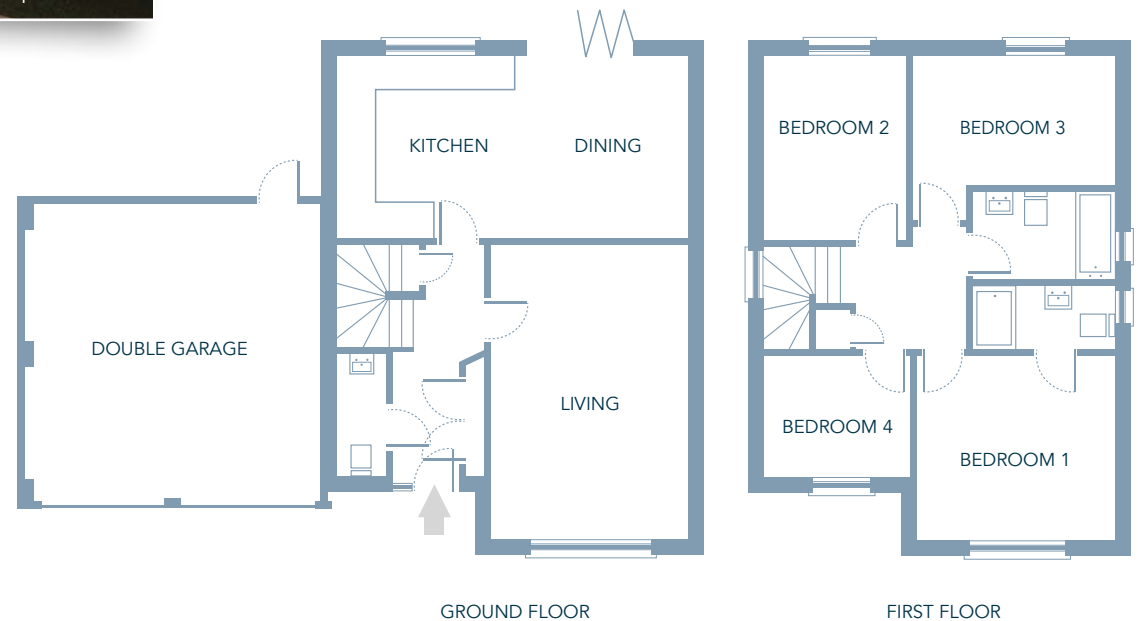




Hazel Plot 25 

4 bedroom detached house with attached double garage

Living	5.62	x	3.75	18' 5"	x	12' 4"
Kitchen/Dining	6.75	x	3.46	22' 2"	x	11' 5"
Bedroom 1	3.75	x	3.54	12' 4"	x	11' 7"
Bedroom 2	3.46	x	2.74	11' 5"	x	9' 0"
Bedroom 3	3.85	x	2.40	12' 8"	x	7' 11"
Bedroom 4	2.86	x	2.34	9' 5"	x	7' 8"
Garage	5.67	x	5.67	18' 8"	x	18' 8"







CGI of a typical Ash housetype - please ask for plot specific details

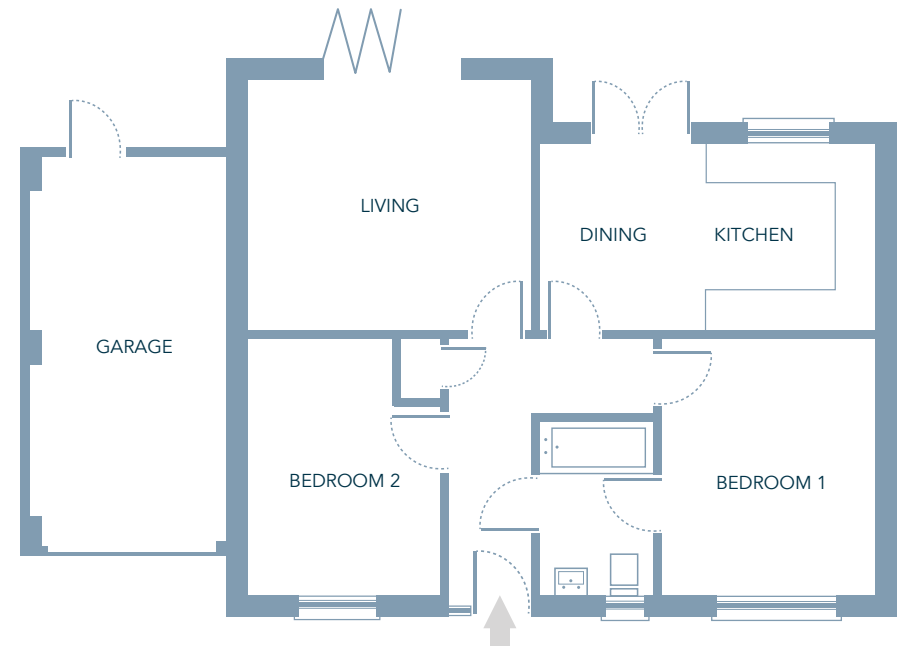
Living	4.17	x	3.75	13' 8"	x	12' 4"
Kitchen/Dining	4.94	x	2.77	16' 3"	x	9' 1"
Bedroom 1	3.78	x	3.12	12' 5"	x	10' 3"
Bedroom 2	3.77	x	2.83	12' 5"	x	9' 4"
Garage	5.67	x	2.83	18' 8"	x	9' 4"



Ash Plot 30

2 bedroom detached bungalow with detached garage

\* Please note: garage is not attached to bungalow as shown in CGI or floorplan







# Greenacres

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## SPECIFICATION

### KITCHEN

Fitted kitchen units  
LED lighting under wall units  
Soft close hinges and drawers

#### Ash, Beech, Cedar and Willow house types:

Duropol worktops with matching upstands and stainless steel splashback  
Stainless steel 1.5 sink with mixer tap  
Stainless steel electric single oven/gas hob/chimney hood  
Space for washing machine and dishwasher  
Integrated fridge/freezer

#### Rowan, Hazel and Maple house types:

Quartz worktops with matching upstands and splashback  
Stainless steel 1.5 undermount sink with mixer tap  
Stainless steel tall electric double oven/gas hob/chimney hood  
Integrated washing machine and dishwasher  
Integrated fridge/freezer

*Please note: in the Maple a free standing washing machine (WM) will be provided in laundry cupboard.*

### FAMILY BATHROOM

Ideal Standard white sanitaryware  
Half height tiling extending to full height around bath  
Shower over bath with glass shower screen  
Chrome towel radiator  
Ceramic floor tiles

### ENSUITE

Ideal Standard white sanitaryware  
Half height tiling extending to full height in shower cubicle  
Thermostatic shower  
Chrome towel radiator  
Ceramic floor tiles

### CLOAKROOM

Ideal Standard white sanitaryware  
Half height tiling to basin wall and behind WC

### ELECTRICAL

Ample well placed double sockets  
High level TV point in all bedrooms  
Low level TV point in living room  
Fibre connectivity with BT Hub  
Telephone socket in living room and smallest bedroom or study

Recessed LED lights in kitchen/dining, bathroom, en-suite and cloakroom  
Low level motion sensor operated night time lighting in bathroom and en-suite  
Outside lights to front and rear doors  
Door bell

### INTERNAL FEATURES

Stylish flush oak finished doors  
Wide moulded skirtings and architraves  
Smooth finish to ceilings  
Walls finished in emulsion  
Ceramic floor tiles in kitchen or kitchen/diner

### EXTERNAL FEATURES

Paved pathways and patio areas  
White Upvc double glazed windows  
Upvc French doors or Aluminium Bi-fold doors  
Black gutters and downpipes  
Block paved private driveways  
Slate roofs  
Eternit weather boarding on selected plots  
Turfed front and rear gardens  
Outside tap

### GAS HEATING

Underfloor heating on ground floor with radiators on first floor

### GUARANTEE

A full NHBC 10 year warranty. Each home will be independently inspected during the course of construction by NHBC who will issue their certificate upon completion of the home.

All new homes will be sold in accordance with the Consumer Code for Home Builders. Please refer to [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com) or ask the Home Buying Advisor for further information.

### NOTES:

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits.

Under the provisions of the Property Misdescriptions Act 1991, prospective purchasers are advised that the design dimensions quoted are approximate, having been prepared from Architects' working drawings.

Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should therefore, satisfy themselves at the time of construction as to the actual finished dimensions.

Elevational treatments, window arrangements and materials may vary from plot to plot.

Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development.

These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a contract and purchasers are advised to check salient details for themselves.

Prior to exchange of contracts, purchasers will be required to inspect the working drawings for the property they are purchasing and confirm that they are satisfied regarding the details.

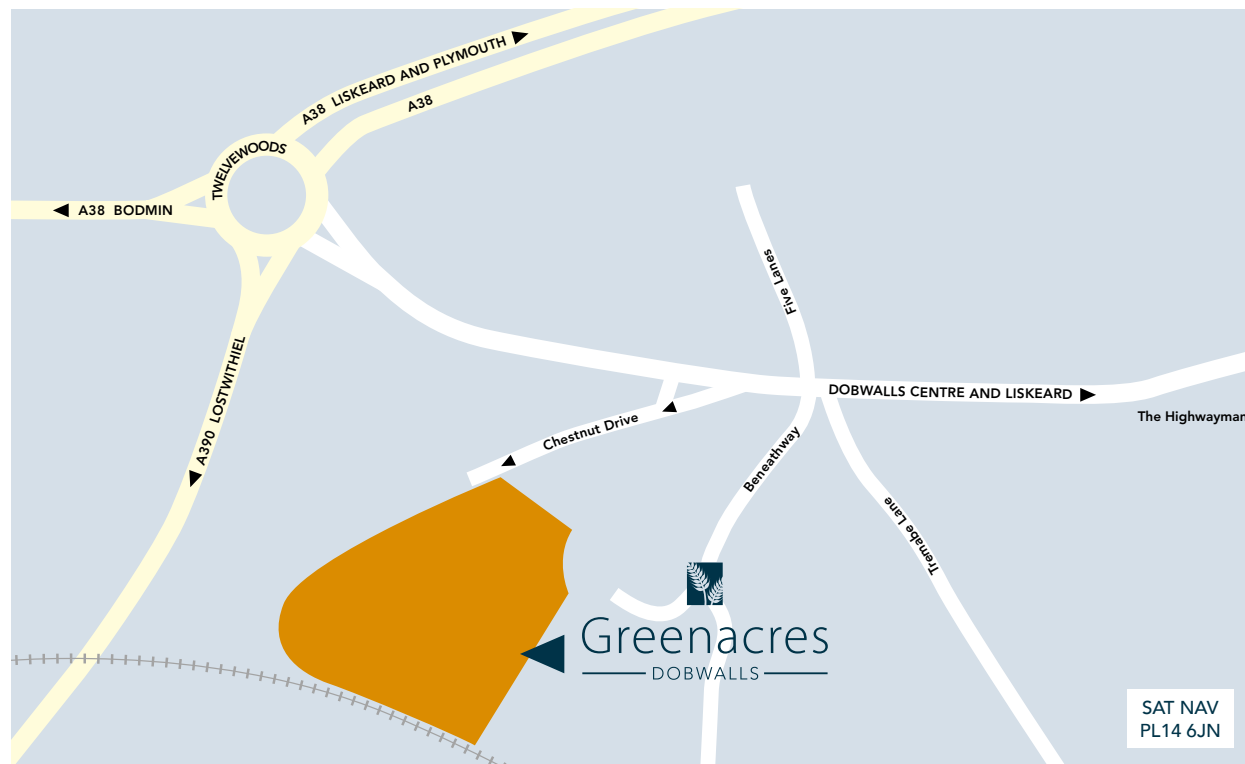


Established in 1974 and with 44 years' experience in delivering high quality new homes, Pearce Fine Homes has for many years been a leader in incorporating modern design and technologies in new homes. We continue to build energy efficient homes that reduce carbon emissions and support a sustainable future. With our in-depth knowledge of the industry, we can create homes designed for contemporary living.

At Greenacres, we have created a rare opportunity to buy a new home in a rural setting yet in close proximity to Liskeard with all the local amenities. Here we have combined contemporary open plan living spaces to suit modern family lifestyles.

Working closely with local professionals and suppliers, employing our own experienced craftsmen, and sourcing quality materials and fitments, all help us to create homes of a superb quality that are both aesthetically pleasing and complementary to the surrounding area.

Wherever we build, we create well designed and innovative homes that are truly homes for the discerning buyer.







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— DOBWALLS —

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**PEARCE**  
*makers of fine homes*

[pearcefinehomes.com](http://pearcefinehomes.com)