

The Cornish Quarter

Wadebridge



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Development plan

The Cornish Quarter

Higher Trenant Road, Wadebridge PL27 6HL | 01208 530 158

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The Cornish Quarter Wadebridge



4 bedroom homes

- Sage Home
- The Mylne
- The Pembroke
- The Devon

3 bedroom homes

- Sage Home

Pre-sold homes

- 4 bedroom homes
- 3 bedroom homes
- 2 bedroom homes

Sage Homes
built by Linden Homes

v visitor space

ss sub station

leap local equipped area of play

This plan 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. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

Plots 161-172 are split level housetypes. Please see our sales consultant for further information.



Welcome to The Cornish Quarter

Discover Wadebridge, Cornwall: Your Perfect Place to Call Home

Nestled in the heart of Cornwall, Wadebridge is a vibrant town that beautifully balances the charm of rural life with modern amenities. Known for its picturesque scenery, friendly community, and rich history, Wadebridge is an ideal location for families, retirees, and anyone seeking a serene yet active lifestyle.

A Beautiful Setting

Wadebridge is situated alongside the tranquil River Camel, surrounded by stunning countryside and breathtaking views. With easy access to the renowned Camel Trail, a popular route for walking and cycling, residents can enjoy the great outdoors at their leisure. The nearby beaches of Polzeath and Padstow are just a short drive away, offering pristine sands and excellent surf, making every day a potential adventure.

A Thriving Community

Wadebridge boasts a welcoming atmosphere, where local shops, cafes, and markets contribute to a strong sense of community. The town also hosts a variety of events throughout the year, from festivals celebrating food and music to seasonal fairs. Families will appreciate the high-quality education provided by a choice of Ofsted "good" rated local primary schools and early years settings. Additionally, Wadebridge boasts accessible healthcare services, including doctors' surgeries and pharmacies, providing peace of mind for residents.

A Hub for Exploration

Living in Wadebridge means you're perfectly positioned to explore all that Cornwall has to offer. The popular towns of Padstow and Newquay are nearby, each boasting unique

shops, galleries, and restaurants that highlight the best of Cornish culture and cuisine. Nearby Bodmin offers additional shopping and entertainment options, ensuring that everything you need is within reach. The rugged coastal paths provide stunning views and opportunities for hiking, while historical sites and landmarks enrich your understanding of the area's heritage.

Make the Move to Wadebridge

Choosing Wadebridge as your home means embracing a lifestyle filled with natural beauty, community spirit, and modern conveniences. Whether you're looking for a peaceful retreat or an active community, Wadebridge offers the perfect balance. With its welcoming atmosphere, excellent amenities, and stunning surroundings, it's no wonder that so many are drawn to this Cornish gem.

Why buy new?

Featuring modern design, open-plan layouts and excellent energy efficiency, our new homes in Wadebridge are destined to tick every box. What's more you can feel at home from the moment you move in, with your choice of kitchen and bathroom finishes, and add a more personal touch when you choose from a wide range of extras. Our team of new home experts are on hand to offer helpful moving home buying advice and assist you in your journey to new home ownership. If you're searching for a contemporary new build home for sale in a sought-after location, your search ends here!





The Mylne

4 bedroom home

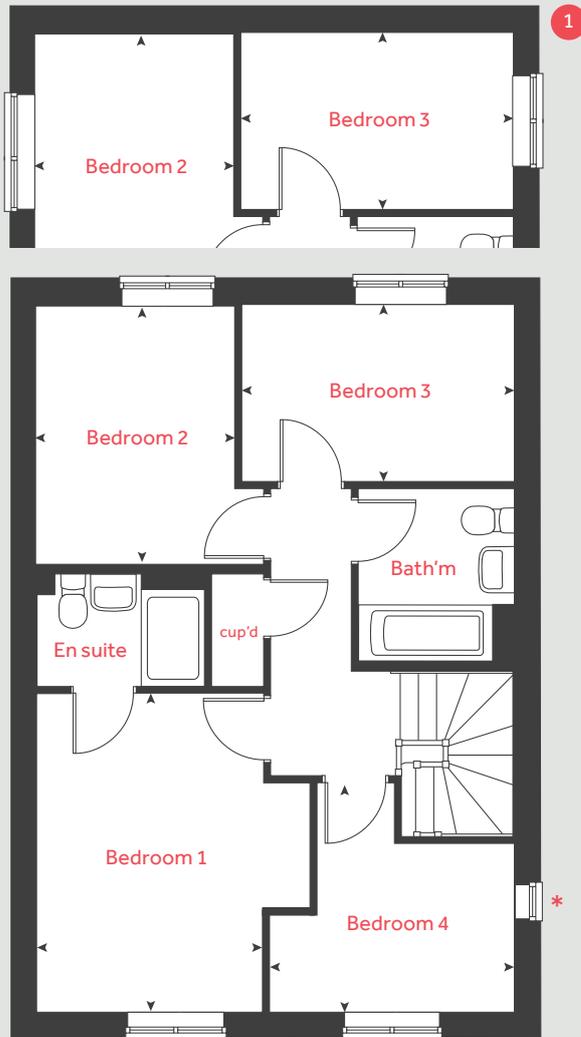
The Cornish Quarter

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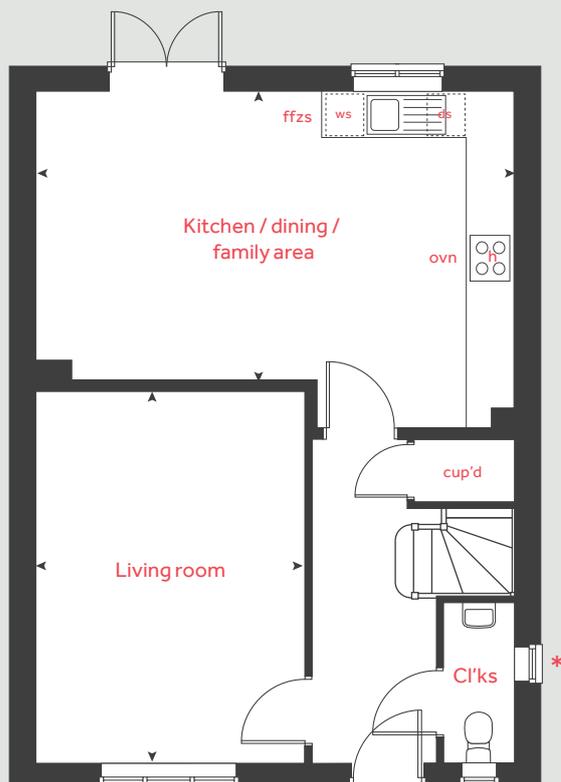
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First floor



Ground floor



The Mylne

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	6.08 x 3.80	19' 9" x 12' 5"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.92 x 2.84	12' 8" x 9' 3"
Bedroom 2	3.20 x 2.56	10' 6" x 8' 2"
Bedroom 3	3.38 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.08 x 2.07	10' 10" x 6' 8"

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

The Mylne | The Cornish Quarter |

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.

1 Windows apply to plots 154 and 155 only. Please see sales consultant for further details.

* Windows apply to plot 186 only. Please see sales consultant for further details.

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The Pembroke

4 bedroom home

The Cornish Quarter

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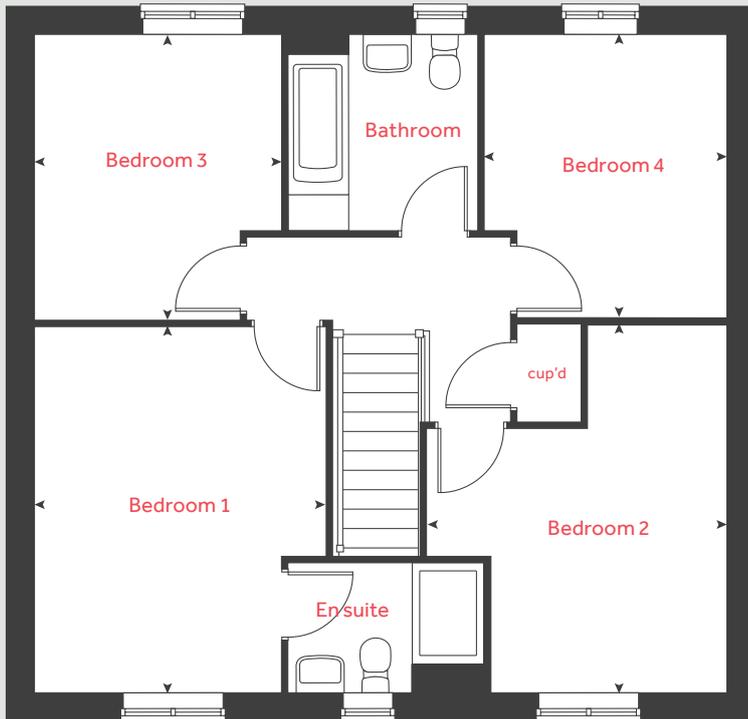
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The Pembroke

4 bedroom home

First floor

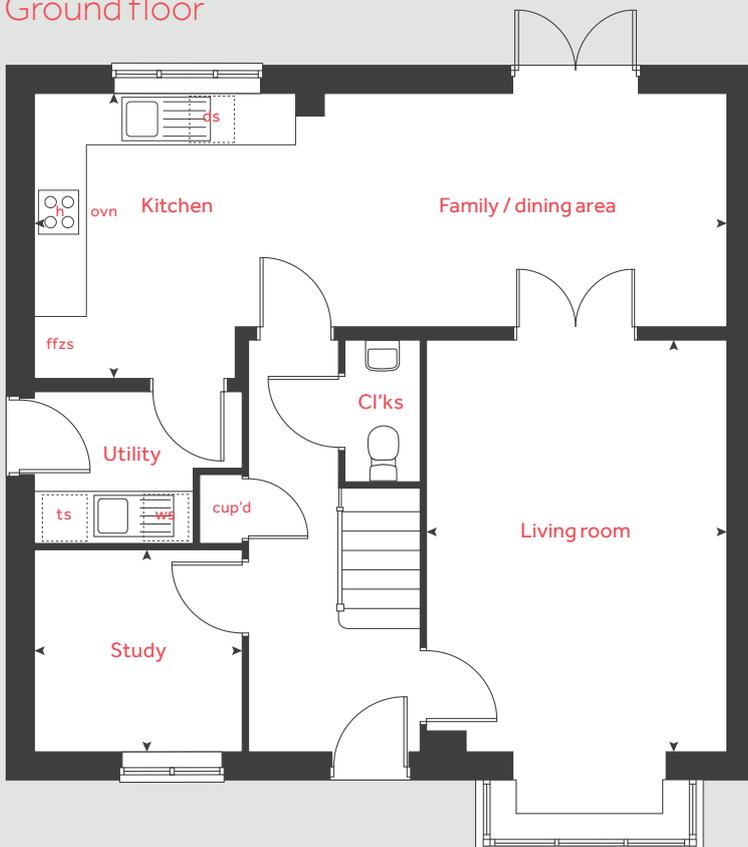


Ground floor	metres	feet / inches
Kitchen / dining / family area	8.07 x 3.36	26' 6" x 11' 0"
Living room	4.83 x 3.48	15' 10" x 11' 5"
Study	2.40 x 2.35	7' 11" x 7' 9"

First floor	metres	feet / inches
Bedroom 1	4.29 x 3.38	14' 1" x 11' 1"
Bedroom 2	3.71 x 2.73	12' 2" x 9' 0"
Bedroom 3	3.35 x 2.87	11' 0" x 9' 5"
Bedroom 4	3.92 x 2.81	12' 8" x 9' 3"

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

Ground floor



The Pembroke | The Cornish Quarter |

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The Devon

4 bedroom home

The Cornish Quarter

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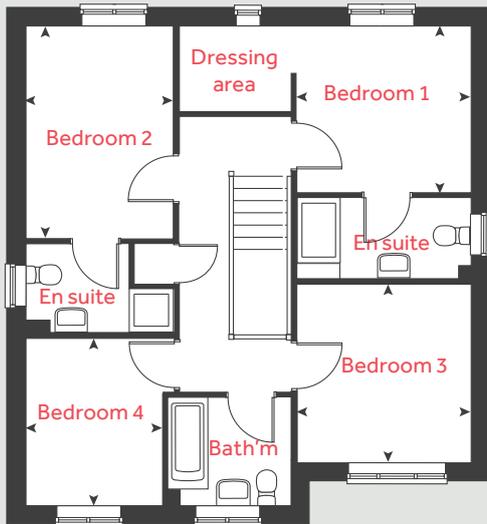
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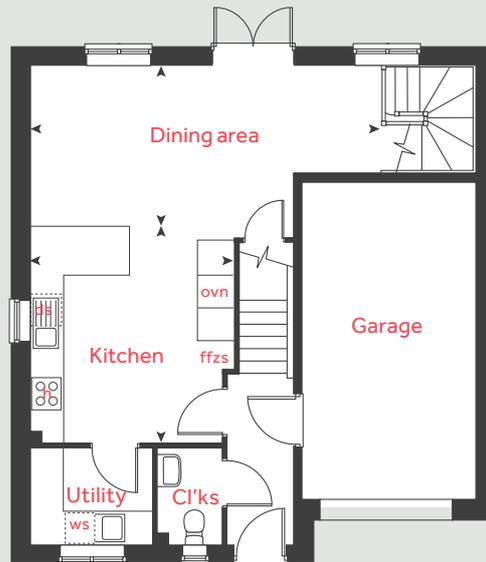
The Devon

4 bedroom home

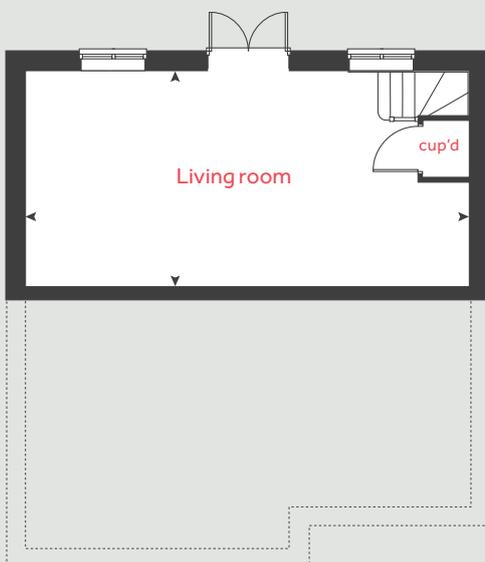
First floor



Ground floor



Lower ground floor



Lower ground floor	metres	feet / inches
Living room	8.07 x 3.97	26' 6" x 13' 0"

Ground floor	metres	feet / inches
Kitchen	3.68 x 3.66	13' 1" x 12' 1"
Dining area	6.44 x 3.57	21' 2" x 11' 9"

First floor	metres	feet / inches
Bedroom 1	3.16 x 3.04	10' 5" x 10' 0"
Bedroom 2	3.89 x 2.68	12' 9" x 8' 9"
Bedroom 3	3.25 x 3.14	10' 8" x 10' 4"
Bedroom 4	3.05 x 2.52	10' 0" x 8' 3"

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

The Devon | The Cornish Quarter |

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3 bedroom Sage Home*

Homes 161-172

* Please note that this computer generated image depicts the rear view of the property



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3 bedroom Sage Home

Homes 161-172

Lower ground floor	metres	feet / inches
Kitchen	4.78 x 2.91	15' 8" x 9' 6"
Living / dining area	5.46 x 4.49	17' 9" x 14' 7"

Ground floor

Bedroom 1	3.64 x 2.84	11' 9" x 9' 3"
Bedroom 2	2.85 x 2.37	9' 4" x 7' 9"
Bedroom 3	3.65 x 2.15	12' 0" x 7' 1"

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

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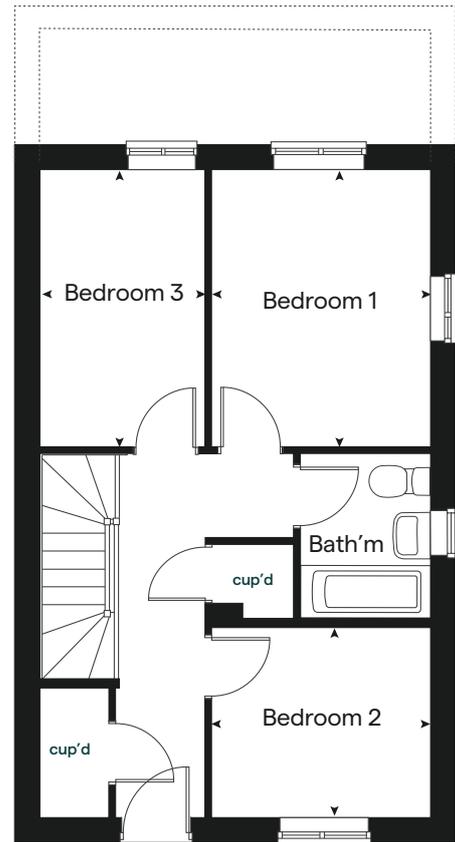
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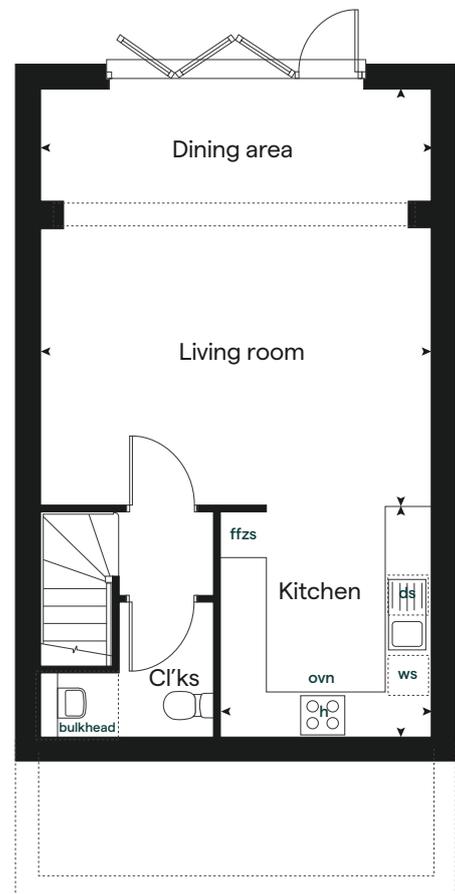
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Ground floor



Lower ground floor





3 bedroom Sage Home

Homes 142, 143, 151-153, 187 & 188



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3 bedroom Sage Home

Homes 142, 143,
151-153, 187 & 188

Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.91	15' 8" x 9' 6"
Living room	5.09 x 3.63	16' 9" x 11' 11"

First floor	metres	feet / inches
Bedroom 1	3.66 x 2.86	12' 0" x 9' 4"
Bedroom 2	2.85 x 2.37	9' 4" x 7' 9"
Bedroom 3	3.65 x 2.15	12' 0" x 7' 1"

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

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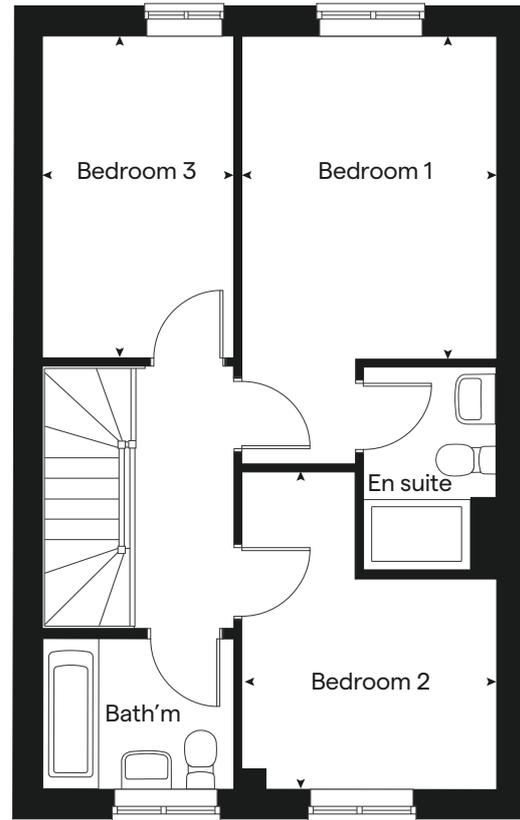
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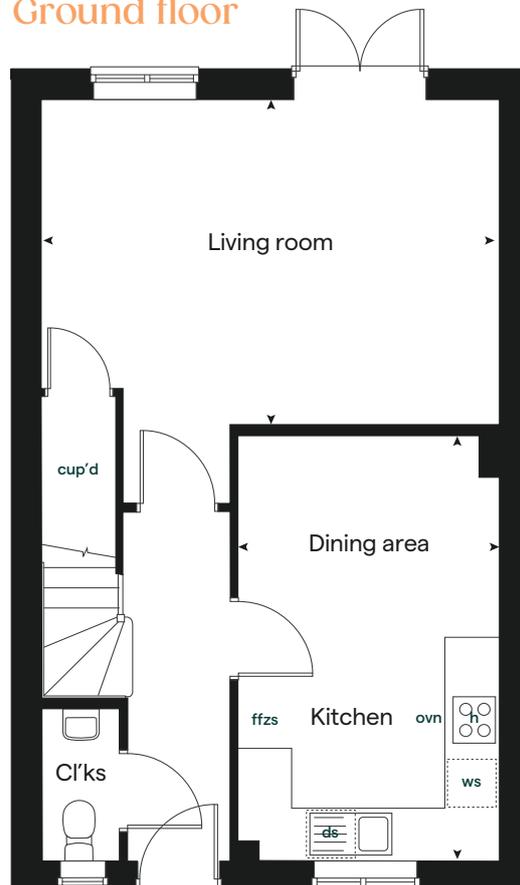
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First floor



Ground floor





4 bedroom Sage Home

Homes 144, 145, 184, 185, 195 & 196



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4 bedroom Sage Home

Homes 144, 145, 184,
185, 195 & 196

Ground floor	metres	feet / inches
Kitchen / dining area	4.76 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.20	16' 4" x 10' 4"

First floor	metres	feet / inches
Bedroom 2	4.19 x 2.52	13' 9" x 8' 3"
Bedroom 3	3.78 x 2.77	12' 5" x 9' 1"
Bedroom 4	3.19 x 2.37	10' 6" x 7' 9"

Second floor	metres	feet / inches
Bedroom 1	4.29 x 3.88	14' 1" x 12' 9"

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

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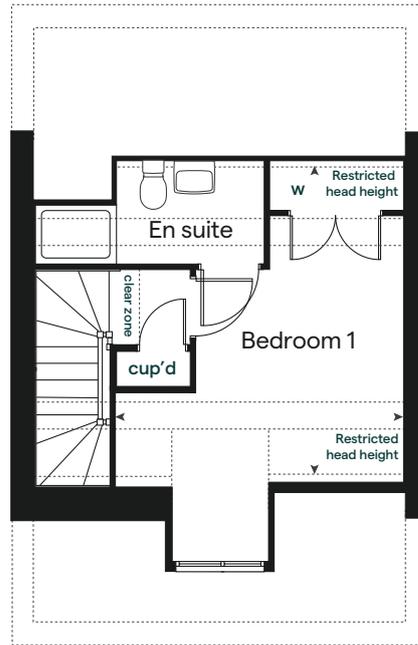
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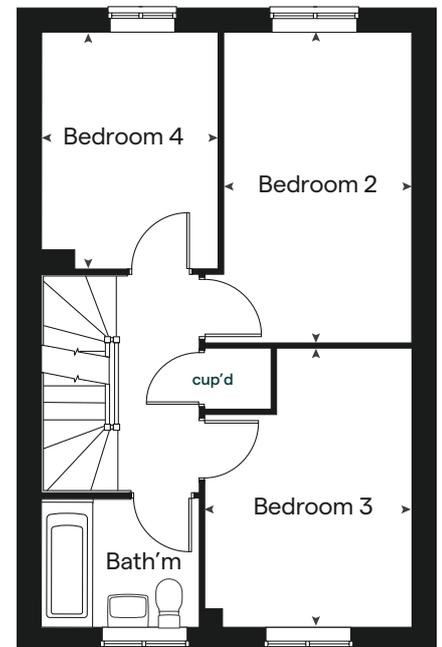
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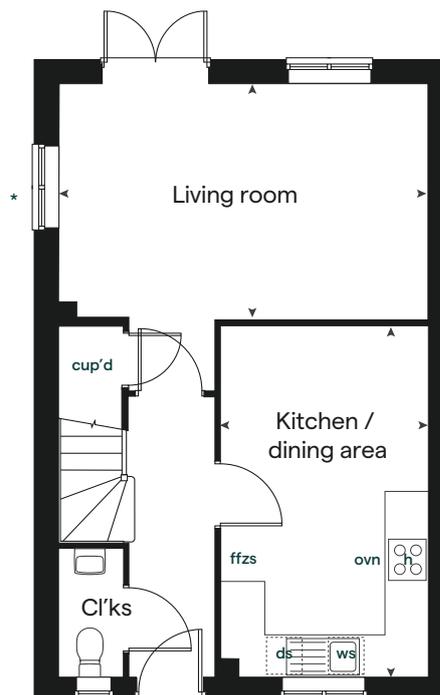
Second floor



First floor



Ground floor





Specification

The Cornish Quarter

Higher Tenant Road, Wadebridge PL27 6HL | 01208 530158

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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 **Enhance** range of extras available.



4 bedroom

The Devon

The Mlyne

The Pembroke

Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility	■		■
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood		■	■
Indesit hob (60 cm) with double oven, stainless steel splashback and 60cm stainless steel chimney 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		■	
Space for washing machine with plumbing and electrics in utility	■		■

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	■	■	■
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	■	■	■

■ Fitted as standard - included in the property

* Subject to stage of construction

^ Available to selected plots. please speak to a sales consultant

4 bedroom

The Devon

The Mlyne

The Pembroke

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 for each floor	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
NHBC Buildmark cover	■	■	■
First two years' customer service support from Linden Homes	■	■	■



The Cornish Quarter

Wadebridge

Specification



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The Cornish Quarter

Wadebridge

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



Kitchen

3 bedroom

Homes 161 - 172

Homes 142, 143,
151-153, 187 & 188

4 bedroom

Homes 144, 145,
184, 185, 195 & 196

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	■	■	■
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	■	■	■
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	■	■	■

3 bedroom

Homes 161 - 172

Homes 142, 143,
151-153, 187 & 188

4 bedroom

Homes 144, 145,
184, 185, 195 & 196

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 for each floor	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
NHBC Buildmark cover	■	■	■
First two years' customer service support from Linden Homes	■	■	■

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