

Morva Reach

Longrock



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A taste of local life

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

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Welcome to Morva Reach

This exciting new development is in the village of Longrock in Cornwall is within easy reach of both Penzance and Marazion.

At Morva Reach you can choose from a selection of 2, 3, and 4 bedroom homes, all designed to suit the needs of today's modern lifestyles. So if you're looking for a quality new home in a quaint village location, with great links to the rest of the South West, your search ends here!

Getting around

Morva Reach is ideally located just off the A30 offering great commuter road links. Benefitting from being just over 2 miles from neighbouring Penzance and 3 miles from Marazion, Morva reach is ideally located and served by with local bus services. For rail commuters, trains from Penzance offer regular services to Plymouth, Exeter, Bristol and London Paddington.

A trip to the shops

Morva Reach has a range of local amenities on its doorstep offering all the essentials, just a couple minutes' drive away. Within Longrock village you will find a local store with post office, a handy Home department store as well as an array of enterprises at Longrock Industrial Estate.

For serious supermarket shopping there's a Morrisons and Sainsbury's down the road in Penzance, along with a wide selection of high street stores, coffee shops and takeaways.

Taking time out

Looking to unwind, Morva Reach is ideally located for relaxing Beach walks along the South West Coast path linking Longrock to neighbouring towns and villages.

For those looking for an adventure you will find plenty of options to get your adrenaline pumping from Kitesurfing and paddleboarding located on Longrock Beach or for those brave enough to opt for a swim in the open air Jubilee Pool in Penzance.

Morva Reach also benefits from a wide range of local restaurants in nearby Penzance, from seafood to steak there really is something for everyone.

Education

Morva Reach benefits from a range of schooling options for children of all ages. In neighbouring towns of Penzance and Marazion you will find both Primary and Secondary schooling options with good Ofsted ratings. Gulval School is just 2 miles from Morva Reach and caters for pupils aged 2 to 11 years. For senior pupils Humphry Davy school caters for 11 to 16 year olds.



Scan me
for directions



Morva Reach

Longrock,
Cornwall TR20 8LD

From Penzance

- Take Bread St to Market Jew Street
- Drive from Eastern Grn to Longrock
- At the roundabout, take the 1st exit

From Hayle

- Head south on Penpol Terrace / B3301 towards S W Coast Path
- At the roundabout, take the 2nd exit onto Carnsew Road / B3301
- Continue to follow B3301
- At St Erth Roundabout, take the 2nd exit onto A30
- At Newtown Roundabout, take the 3rd exit

Cover photograph of St Michael's Mount, Cornwall. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry Cornwall South West region

Camberwell House, Grenadier Road, Exeter, Devon EX1 3QF. Telephone: 01392 880 380.

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Development plan

Morva Reach

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Morva Reach Longrock



4 bedroom home

- The Aldridge
- The Goodridge
- The Mylne
- The Leverton

3 bedroom home

- The Emmett
- The Eveleigh
- The Mountford
- The Becket

2 bedroom home

- The Harcourt
- The Hardwick
- The Ashbee

Pre-sold homes

- 1 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

Sanctuary homes

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

- | | |
|---------------------------|---------------------------------|
| v visitor space | ss substation |
| bs bin store | gg gas governor |
| ps pumping station | bcp bin collection point |

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.

Recreation Ground



Vistry Cornwall South West region

1 Tiger Moth Road, Skypark, Clyst Honiton, Devon, EX5 2FW. Telephone: 01392 880 380

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The Harcourt

2 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

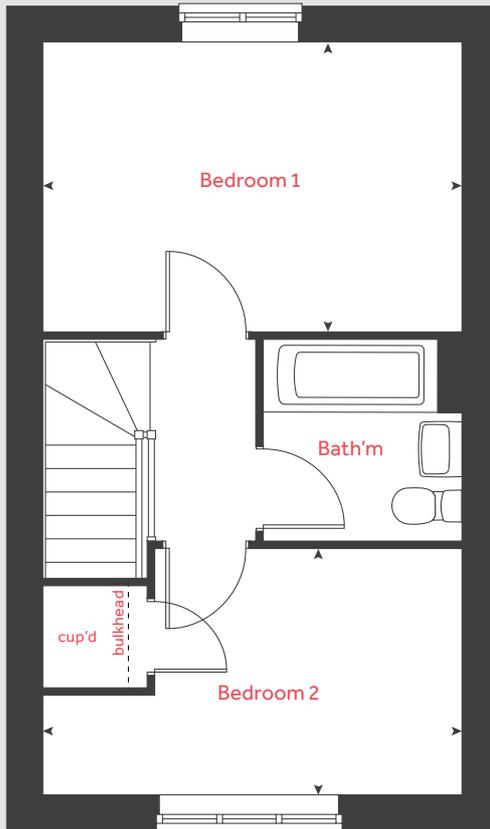
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The Harcourt

2 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.56 x 2.01	15' 0" x 6' 7"
Living room	4.08 x 2.74	13' 5" x 9' 1"

First floor	metres	feet / inches
Bedroom 1	4.08 x 2.83	13' 5" x 9' 4"
Bedroom 2	4.08 x 2.40	13' 5" x 7' 11"

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

The Harcourt | Part L Morva Reach |

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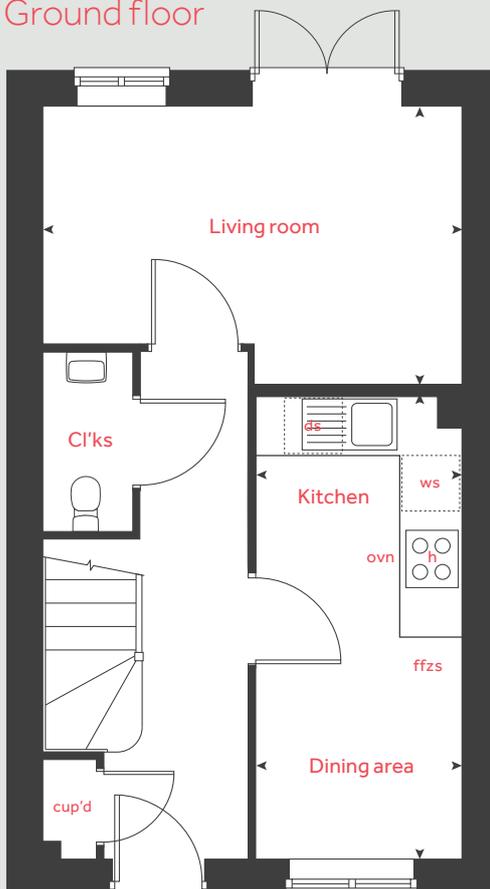
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Ground floor



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The Hardwick

2 bedroom home

Morva Reach

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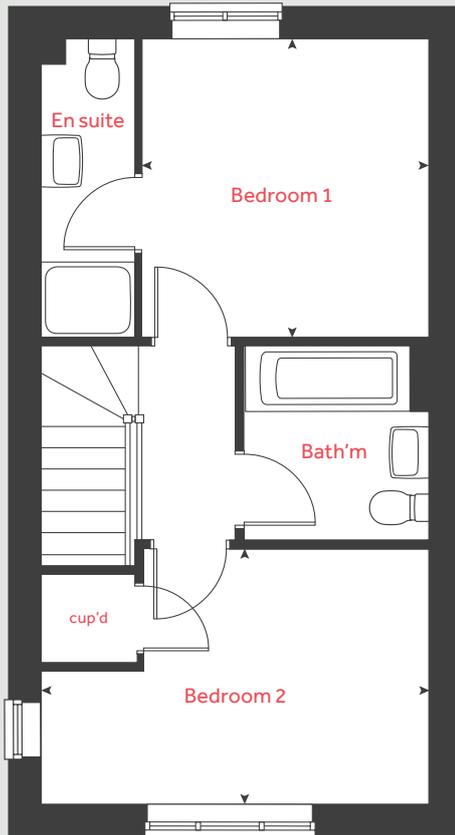
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The Hardwick

2 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.14	13' 5" x 10' 4"
Living room	4.08 x 3.70	13' 5" x 12' 2"

First floor	metres	feet / inches
Bedroom 1	3.15 x 2.99	10' 4" x 9' 10"
Bedroom 2	4.08 x 2.68	13' 5" x 8' 10"

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

The Hardwick | Part L vt Morva Reach |

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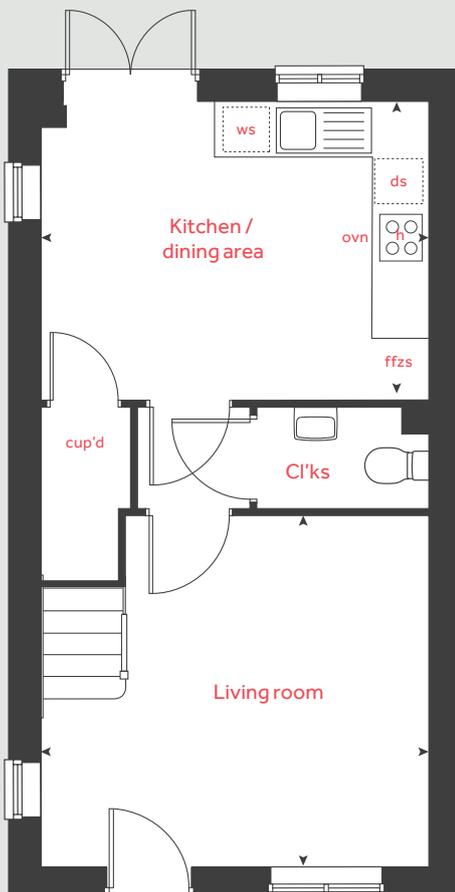
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Ground floor



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The Ashbee

2 bedroom home

Morva Reach

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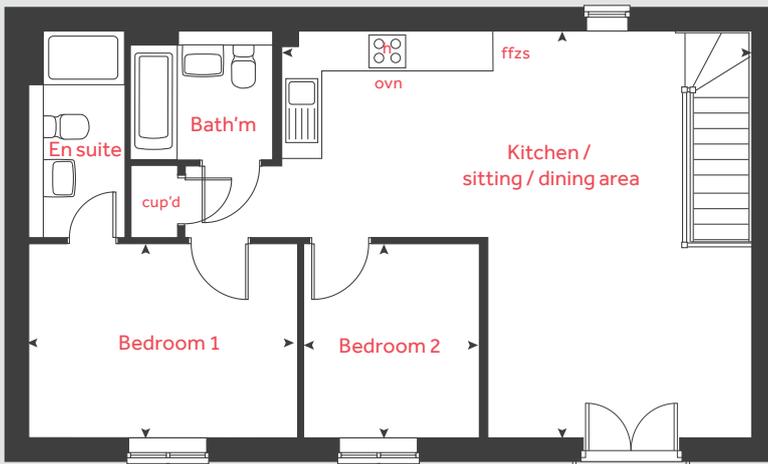
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The Ashbee

2 bedroom home

First floor



First floor	metres	feet / inches
Kitchen / sitting / dining area	6.82 x 6.04	22' 3" x 19' 8"
Bedroom 1	3.98 x 2.88	13' 0" x 9' 4"
Bedroom 2	2.88 x 2.61	9' 4" x 8' 5"

h	hob	cup'd	cupboard
ovn	oven	◀ ▶	measuring points
ffzs	fridge freezer space		

The Ashbee | Part L vt Morva Reach |

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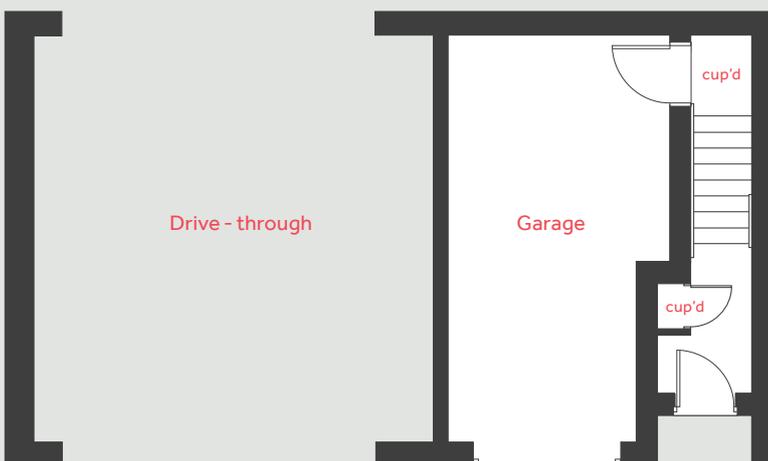
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Ground floor



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The Longrock

3 bedroom home

Morva Reach

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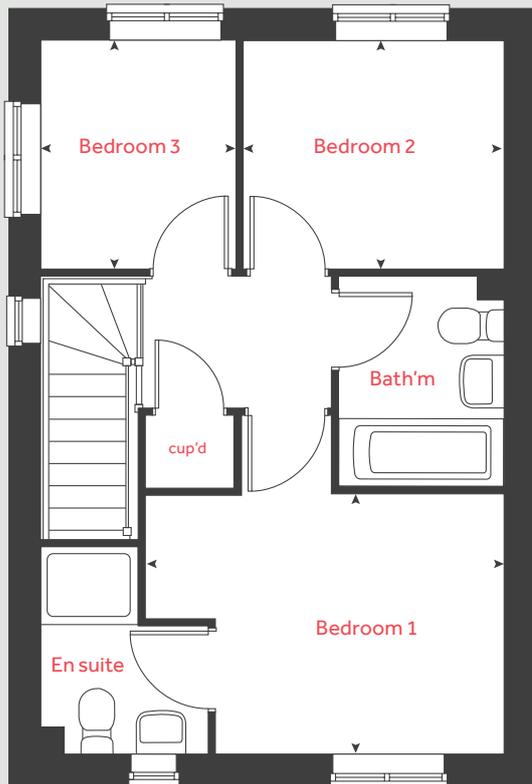
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The Longrock

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining room	4.75 x 2.96	15' 7" x 9' 9"
Living room	4.31 x 3.77	14' 1" x 12' 4"

First floor

Bedroom 1	3.67 x 2.68	12' 0" x 8' 9"
Bedroom 2	2.67 x 2.36	8' 9" x 7' 9"
Bedroom 3	2.36 x 1.99	7' 9" x 6' 7"

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

The Longrock | Part L vt Morva Reach |

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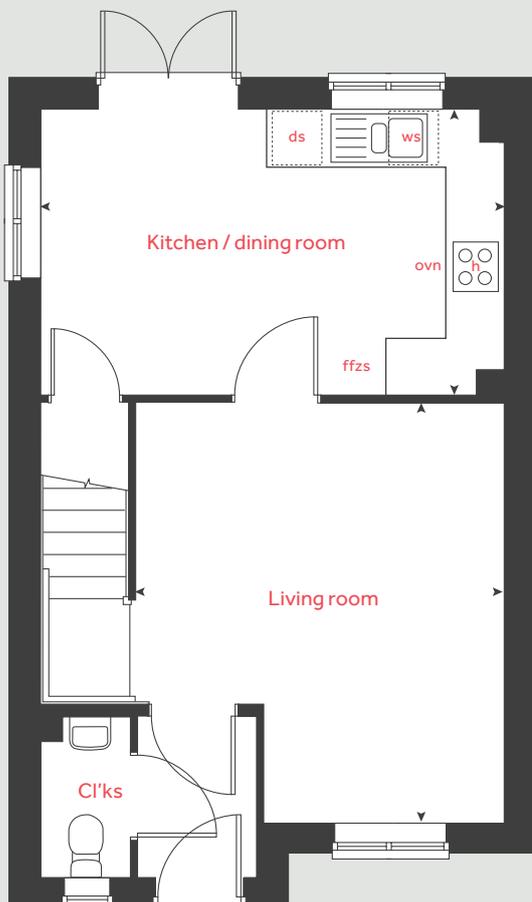
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Ground floor



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The Eveleigh

3 bedroom home

Morva Reach

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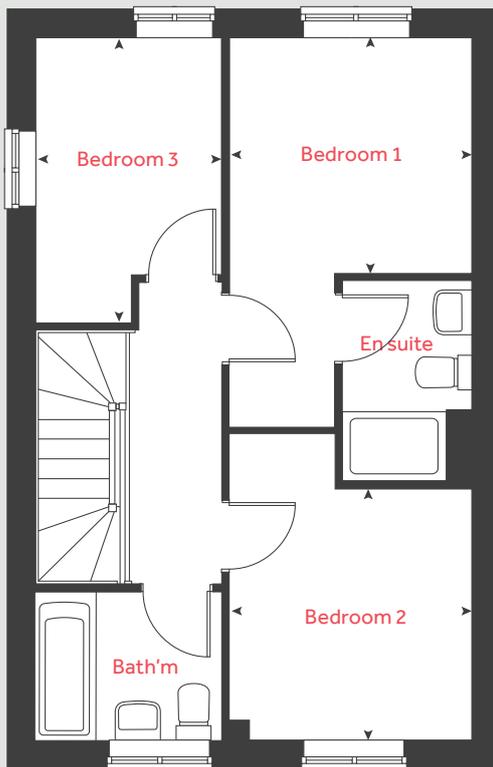
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The Eveleigh

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 6" x 9' 2"
Living room	4.98 x 3.16	16' 3" x 10' 3"

First floor

Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

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

The Eveleigh | Part L Morva Reach |

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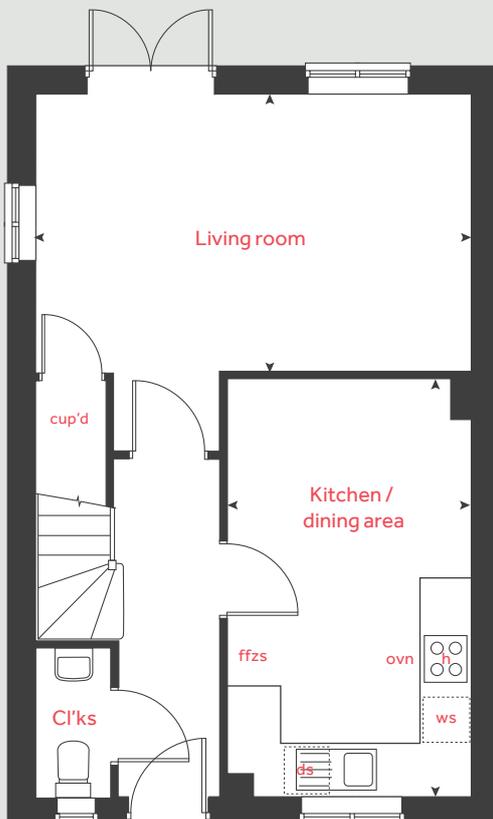
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Ground floor



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The Mountford

3 bedroom home

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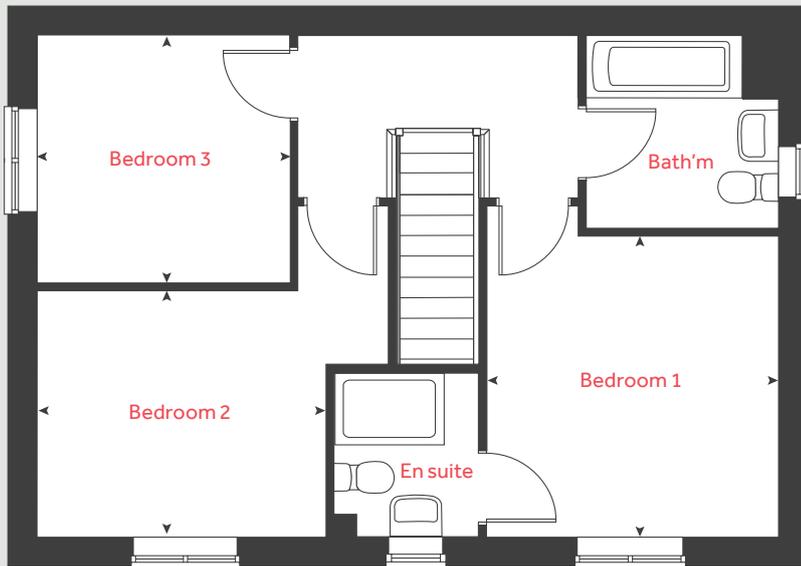
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The Mountford

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.67	18' 4" x 8' 8"
Living room	5.59 x 3.14	18' 4" x 10' 3"

First floor

Bedroom 1	3.35 x 3.17	11' 0" x 10' 4"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

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

The Mountford | Part L Morva Reach |

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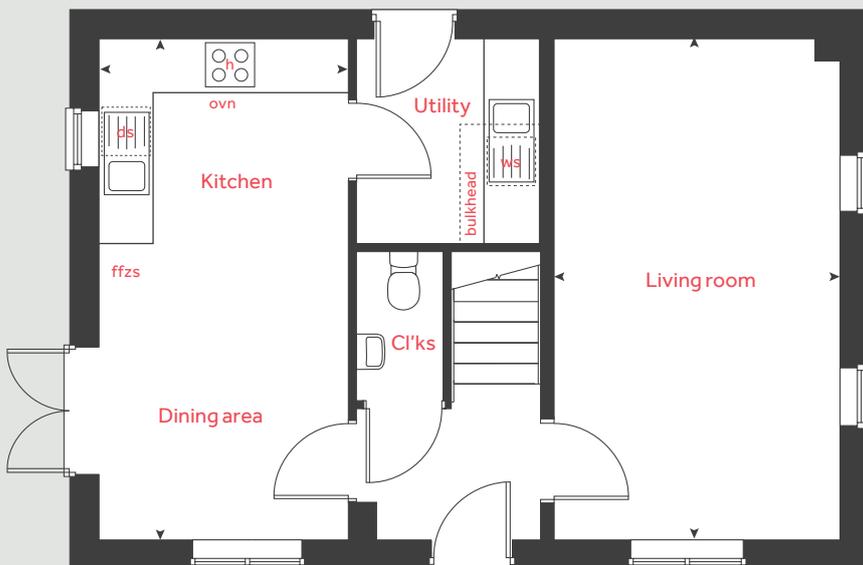
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Ground floor



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The Becket

3 bedroom home

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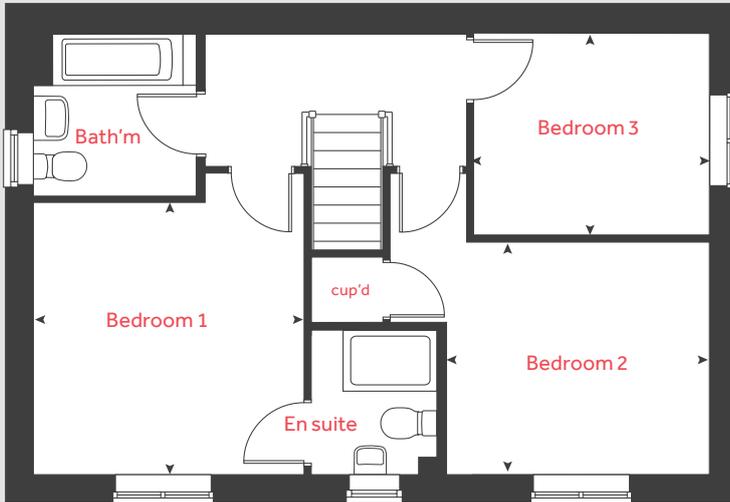
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The Becket

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.90	18' 4" x 9' 6"
Living room	5.59 x 3.36	18' 4" x 11' 0"

First floor

Bedroom 1	3.43 x 3.39	11' 3" x 11' 2"
Bedroom 2	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

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

The Becket | Part L vt Morva Reach |

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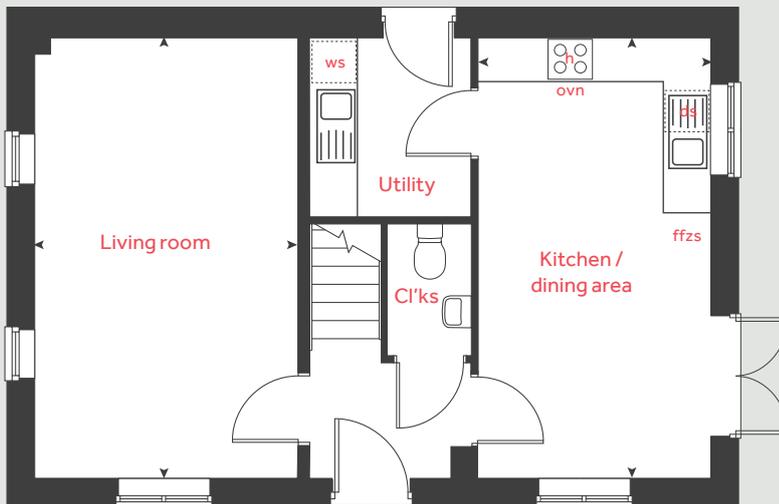
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Ground floor



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The Aldridge

4 bedroom home

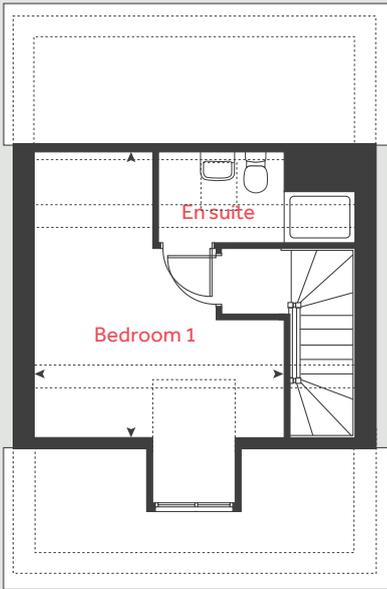
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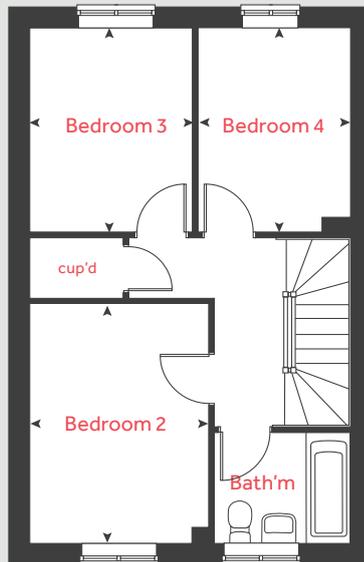
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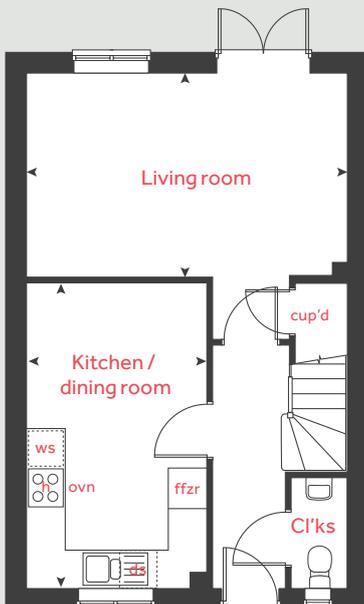
Second floor



First floor



Ground floor



The Aldridge

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.16	16' 4" x 10' 3"

First floor	metres	feet / inches
Bedroom 2	3.74 x 2.77	12' 3" x 9' 1"
Bedroom 3	3.19 x 2.52	10' 6" x 8' 5"
Bedroom 4	3.19 x 2.36	10' 6" x 7' 9"

Second floor	metres	feet / inches
Bedroom 1	4.41 x 3.88	14' 4" x 12' 9"

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

The Aldridge | Morva Reach |

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The Mylne

4 bedroom home

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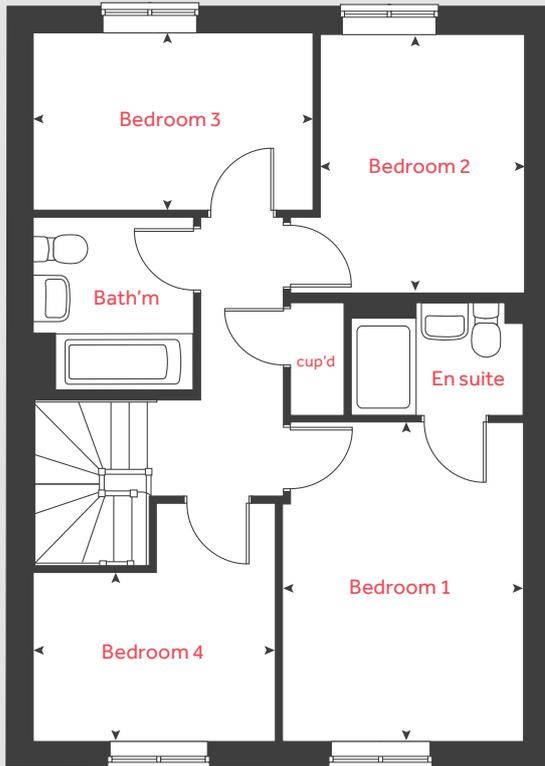
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The Mylne

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.04 x 3.75	19' 8" x 12' 2"
Living room	4.87 x 3.43	15' 9" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.93 x 2.59	12' 8" x 8' 4"
Bedroom 2	3.22 x 2.52	10' 8" x 8' 2"
Bedroom 3	3.43 x 2.18	11' 2" x 7' 1"
Bedroom 4	3.00 x 2.12	9' 8" x 7' 0"

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

The Mylne | Morva Reach |

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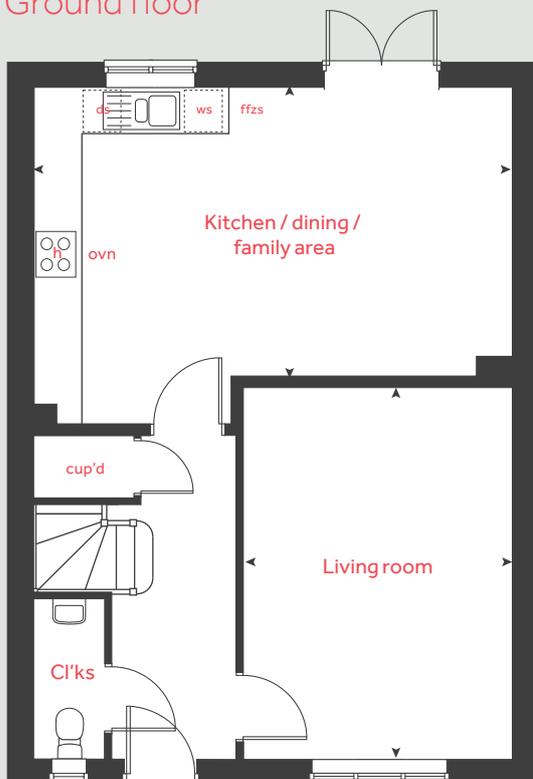
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Ground floor



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The Leverton

4 bedroom home

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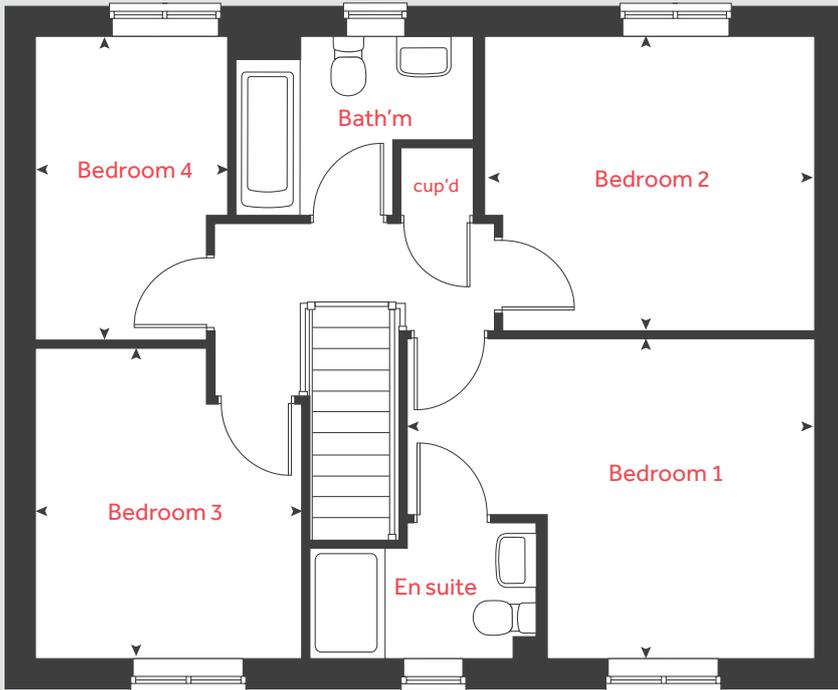
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The Leverton

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	2.95 x 2.79	9' 6" x 9' 2"
Living room	4.81 x 3.42	15' 9" x 11' 2"
Dining area	3.91 x 2.84	12' 10" x 9' 2"
Study	3.42 x 1.82	11' 2" x 5' 11"

First floor

Bedroom 1	4.40 x 3.47	14' 5" x 11' 5"
Bedroom 2	3.58 x 3.15	11' 9" x 10' 4"
Bedroom 3	3.37 x 2.87	11' 1" x 9' 5"
Bedroom 4	3.26 x 2.07	10' 8" x 6' 10"

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

The Leverton | Morva Reach |

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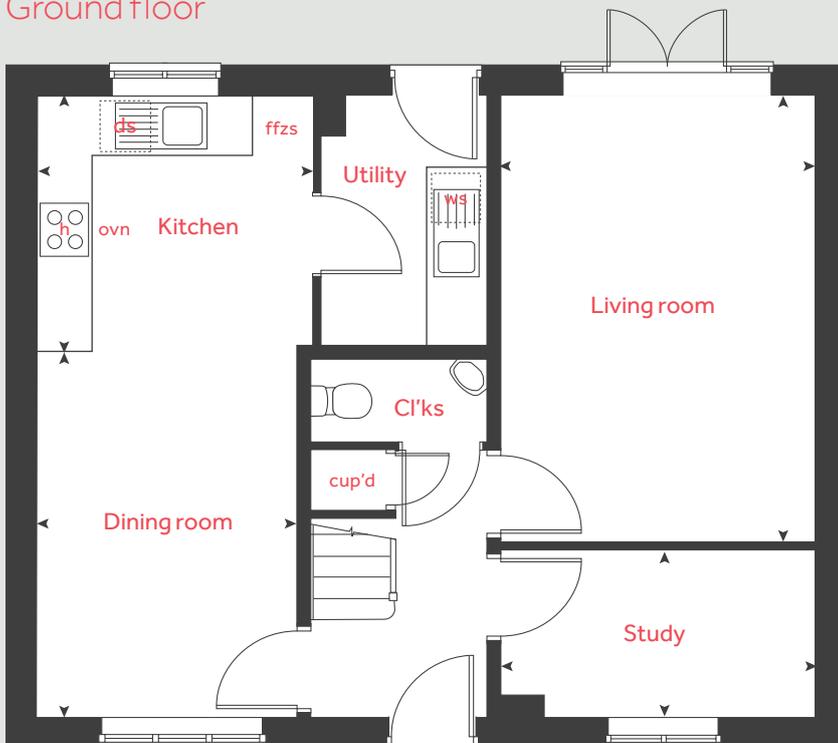
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Ground floor



Linden HOMES



The Goodridge

4 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

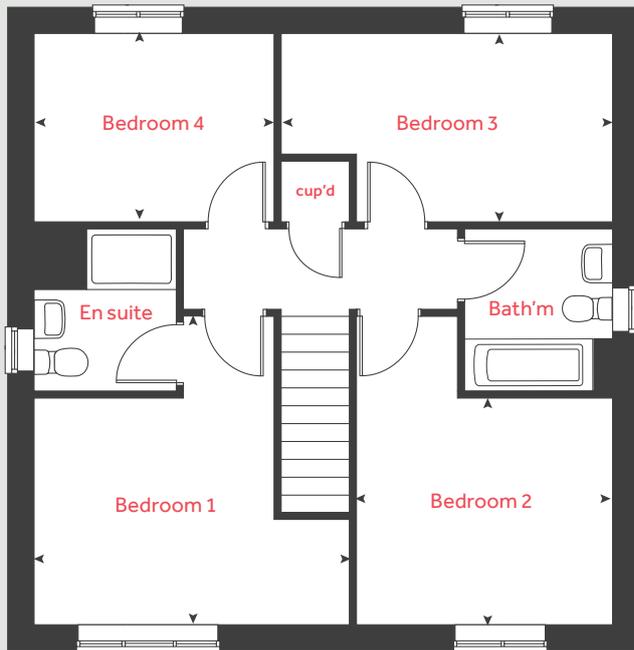
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The Goodridge

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	5.73 x 2.97	18' 10" x 9' 9"
Living room	4.75 x 3.40	15' 7" x 11' 4"

First floor

Bedroom 1	4.10 x 4.10	13' 4" x 13' 4"
Bedroom 2	3.43 x 2.99	11' 4" x 9' 10"
Bedroom 3	4.36 x 2.51	14' 3" x 8' 3"
Bedroom 4	3.17 x 2.51	10' 5" x 8' 3"

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

The Goodridge | Morva Reach |

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.

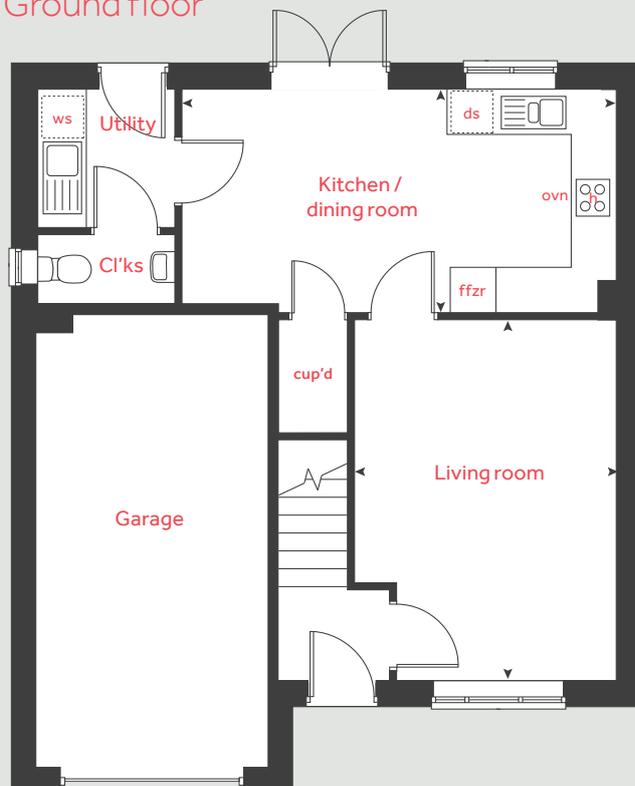
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles 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.

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Ground floor



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Specification

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Specification

2 and 3 bedroom homes
Cornwall South West region

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.



Kitchen

2 bedroom
The Harcourt
The Hardwick
The Ashbee
The Cartwright

3 bedroom
The Emmett
The Eveleigh
The Wyatt
The Turner
The Elmslie
The Mountford
The Becket
The Bloomfield

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 (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■	■	■	■	■	■	■	■
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)

Contemporary white sanitaryware	■	■	■	■	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom	■	■		■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■		■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■	■	■

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

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 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

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
Master telecoms point to the Lounge and the service cupboard (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 powered smoke detectors with battery backup	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector in room with the boiler	■	■	■	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■	■	■

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The specification shown is correct at the time of production. Linden 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 Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant. 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, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

Vistry Cornwall South West region

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