



Honey Meadow  
— DOBWALLS —



37 SUPERB NEW HOMES IN A SEMI RURAL LOCATION



## Honey Meadow, Dobwalls

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

Dobwalls is conveniently located only 11 miles from Bodmin and equidistant to both Plymouth and St Austell some 21 miles away, whilst the thriving commercial hub of Truro, with its plethora 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 esteemed 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 Honey Meadow a must for any discerning home buyer . . . . visit us soon to see for yourself these outstanding new homes.



A semi-rural lifestyle  
awaits at Honey Meadow












Liskeard Town Centre



Goltha Falls



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	Mallow	Plots 1, 6, 7, 12, 13, 38, 42 and 48		Harebell	Plots 31, 32, 43, 44, 46 and 47
	Pennycress	Plots 2, 3, 5, 8, 11 and 14		Sorrell	Plots 34 and 40
	Betony	Plots 4, 9, 10 and 39		Cornflower	Plots 35, 36 and 37
	Speedwell	Plots 28 and 29		Kingcup	Plot 50
	Tansy	Plots 30, 33, 41, 45 and 49			



37 new homes at Honey Meadow all with the high quality, contemporary specification  
which has become the hallmark of Pearce Fine Homes

## SPECIFICATION

### KITCHEN

Fitted kitchen units  
 Duropal worktops with matching upstands  
 Stainless Steel splashback behind hob  
 LED lighting under wall units  
 Soft close hinges and drawers  
 Stainless steel single oven/gas hob/chimney hood  
 Integrated fridge/freezer  
 Space for washing machine  
 Space for dishwasher  
 Stainless steel 1.5 sink bowl with mixer tap

### FAMILY BATHROOM

Ideal Standard white sanitaryware  
 British Ceramic Tiles – Half height tiling extending to full height around bath  
 Bath/shower mixer over bath with shower screen  
 Chrome towel rail  
 Ceramic floor tiles

### ENSUITE

Ideal Standard white sanitaryware  
 British Ceramic Tiles – Half height tiling extending to full height in shower cubicle  
 Theromostatic shower  
 Chrome towel rail  
 Ceramic floor tiles

### CLOAKROOM

Ideal Standard white sanitaryware  
 British Ceramic Tiles – Half height tiling behind basin

### ELECTRICAL

Ample well placed double sockets  
 High level TV point in all bedrooms  
 Low level TV point in living room  
 Telephone socket in living room and smallest bedroom  
 Recessed LED lights in kitchen/dining, bathroom, en-suite and cloakroom  
 Door bell  
 Outside lights to front and rear doors

### INTERNAL FEATURES

Stylish flush oak finished doors  
 Wide moulded skirtings and architraves  
 Smooth finish to ceilings  
 Walls finished in Jasmine White emulsion  
 Laminate flooring in kitchen or kitchen/diner

### GAS HEATING

Underfloor heating on ground floor with radiators on first floor.

### EXTERNAL FEATURES

Pathways and patio areas in paving slabs  
 White upvc double glazed windows  
 Black upvc gutters and downpipes  
 Block paved driveways  
 Eternit weather boarding  
 Natural slate roofs

### GUARANTEE

A full NHBC 10 year warranty. Each home will be independently surveyed 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 Architect's working drawings.

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

Elevation 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.



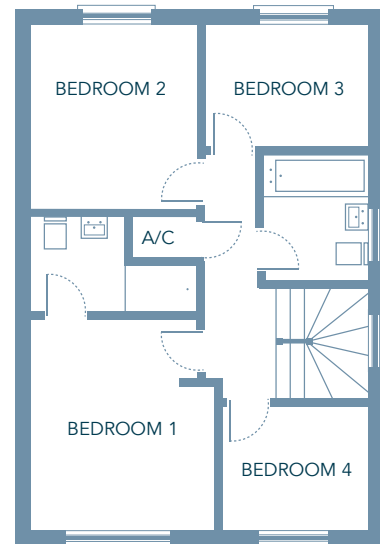
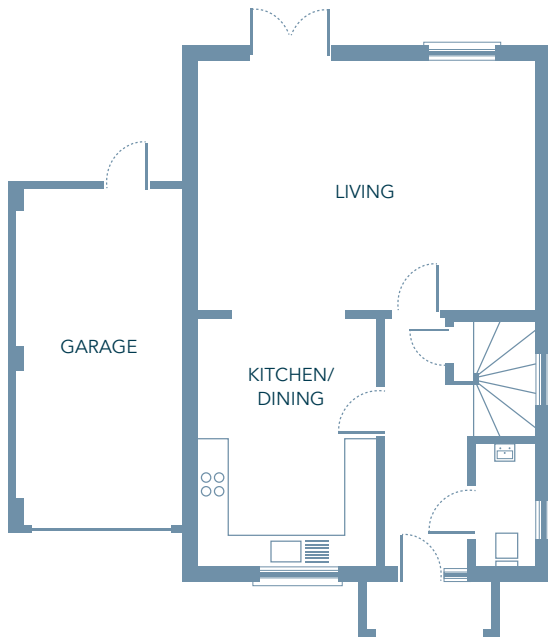
These photographs are from a previous showhome by Pearce Fine Homes



CGI shown illustrates Plot 30

**Tansy Plots 30, 33, 41, 45 and 49**

An attractive detached 4 bedroom home, featuring a large open plan kitchen/dining/living family space with French doors to the garden. 4 bedrooms with master bedroom en-suite.



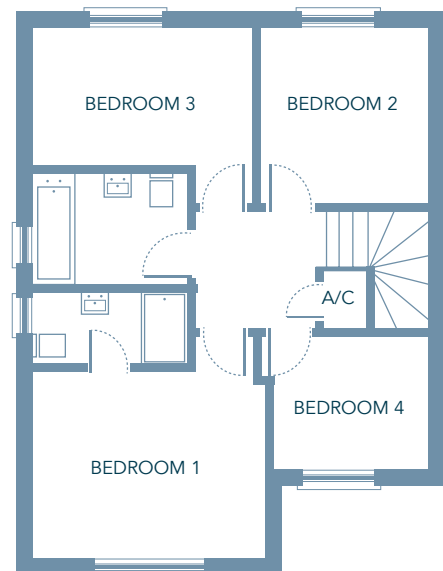
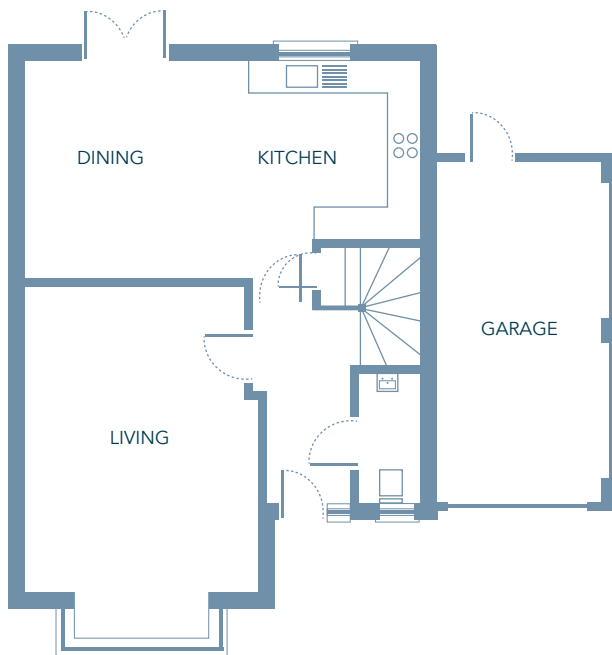
Kitchen / Dining	4.25m x 3.02m	14' 0" x 9' 11"	Bedroom 3	2.72m x 2.02m	8' 11" x 6' 8"
Living	5.63m x 4.17m	18' 6" x 13' 8"	Bedroom 4	2.39m x 2.09m	7' 10" x 6' 10"
Bedroom 1	3.58m x 3.10m	11' 9" x 10' 2"	Garage	5.65m x 2.81m	18' 7" x 9' 3"
Bedroom 2	3.09m x 2.77m	10' 2" x 9' 1"			



CGI shown illustrates Plot 31

**Harebell Plots 31, 32, 43, 44, 46 and 47**

Spacious detached family home. Open plan kitchen/dining room with French doors to the garden. Separate living room with large bay window and 4 good size bedrooms with en-suite to master.



Kitchen / Dining	6.45m x 3.52m	21' 2" x 11' 7"
Living	3.75m x 5.73m (max)	12' 4" x 18' 10" (max)
Bedroom 1	3.75m x 2.97m	12' 4" x 9' 9"
Bedroom 2	2.86m x 2.75m	9' 5" x 9' 0"

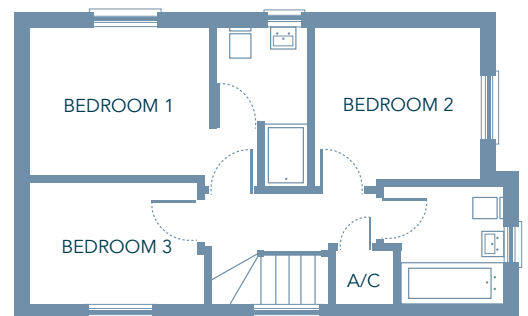
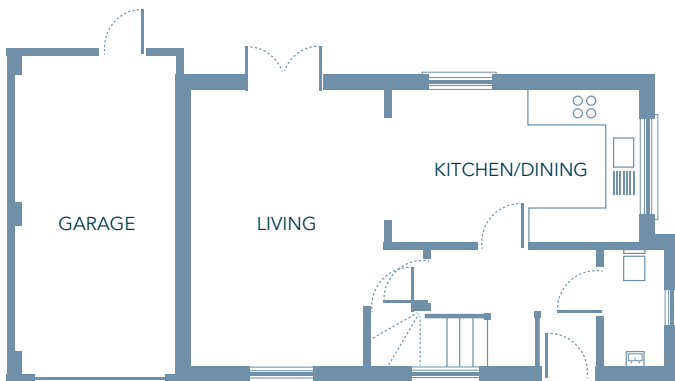
Bedroom 3	3.56m x 2.26m	11' 8" x 7' 5"
Bedroom 4	2.56m x 2.09m	8' 5" x 6' 11"
Garage	5.65m x 2.81m	18' 7" x 9' 3"



CGI shown illustrates Plot 50

 **Kingcup Plot 50**

A spacious detached family home with open plan kitchen, dining, living area. 3 good sized bedrooms with master en-suite.



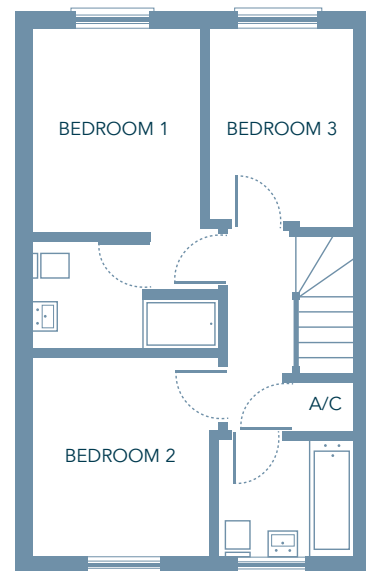
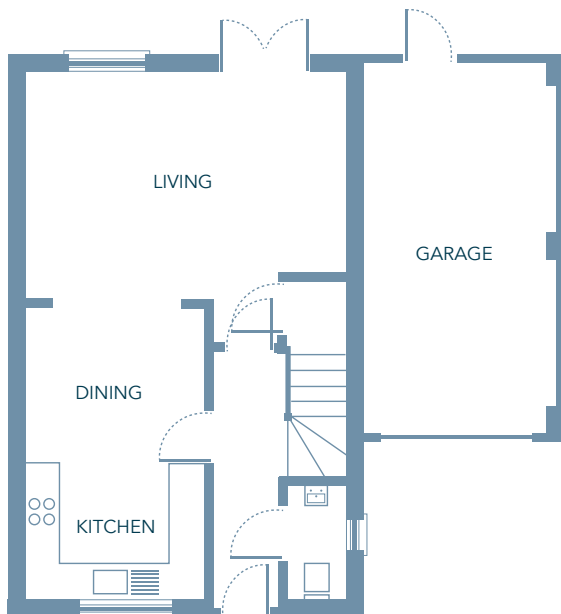
Kitchen / Dining	4.47m x 2.70m	14' 8" x 8' 11"	Bedroom 2	2.96m x 2.70m	9' 9" x 8' 11"
Living	4.90m x 3.46m	16' 1" x 11' 4"	Bedroom 3	2.96m x 2.19m	9' 9" x 7' 2"
Bedroom 1	3.05m x 2.56m	10' 0" x 8' 5"	Garage	5.65m x 2.81m	18' 7" x 9' 3"



CGI shown illustrates Plot 1

**Mallow Plots 1, 6, 7, 12, 13, 38, 42 and 48**

A smart well proportioned 3 bedroom detached home with open plan ground floor for modern family life. 3 good sized bedrooms with master bedroom en-suite.



Kitchen / Dining	4.48m x 2.70m	14' 8" x 8' 11"	Bedroom 2	2.97m x 2.82m	9' 9" x 9' 3"
Living	4.90m x 3.46m	16' 1" x 11' 5"	Bedroom 3	3.09m x 2.19m	10' 2" x 7' 3"
Bedroom 1	3.16m x 2.56m	10' 5" x 8' 5"	Garage	5.65m x 2.81m	18' 7" x 9' 3"

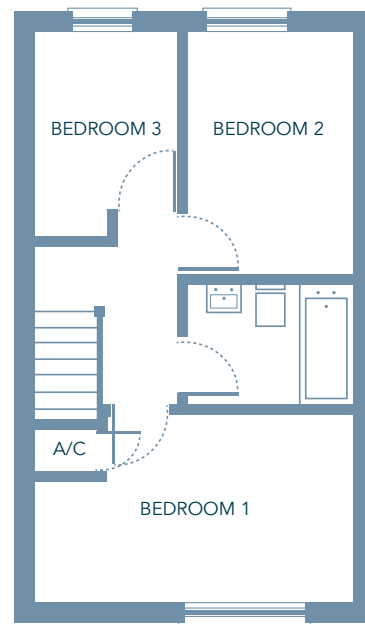
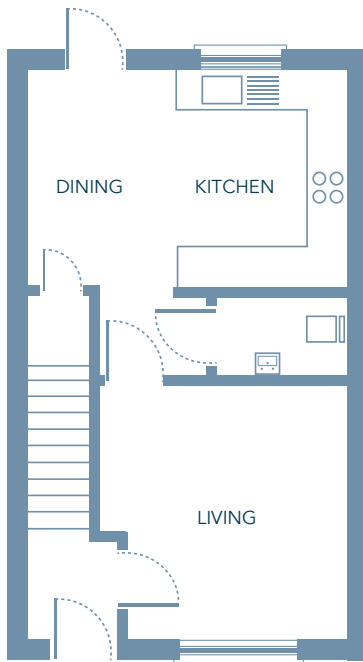




CGI shown illustrates Plots 35 - 37

 **Cornflower Plots 35, 36 and 37**

An appealing 3 bedroom family home, open plan kitchen/dining with separate living room. Spacious master bedroom and family bathroom.



Kitchen/Dining	4.77m x 3.04m	15' 8" x 10' 0"
Living	3.85m x 3.65m	12' 8" x 12' 0"
Bedroom 1	4.77m x 2.78m	15' 8" x 9' 2"

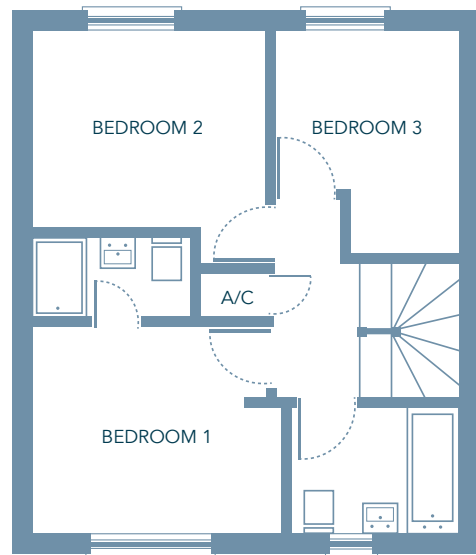
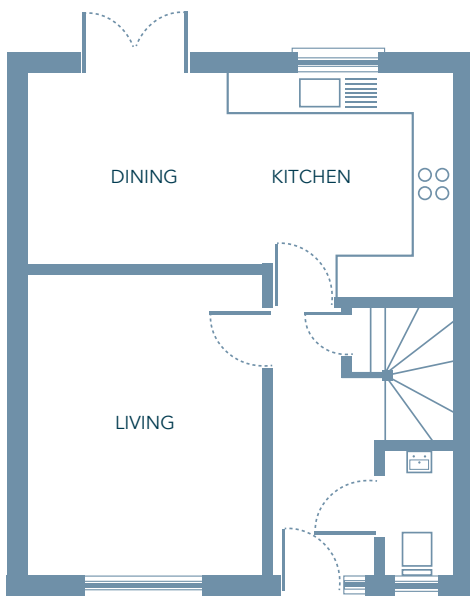
Bedroom 2	3.59m x 2.49m	11'10" x 8' 2"
Bedroom 3	3.04m x 2.14m	10' 0" x 7' 1"



CGI shown illustrates Plots 28 & 29

**Speedwell Plots 28 and 29**

Spacious 3 bedroom family home. Open plan kitchen/dining with separate living room. Large master bedroom with en-suite, 2 more good sized bedrooms and a family bathroom.



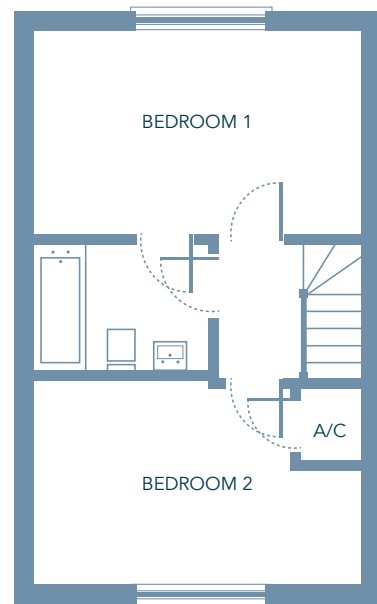
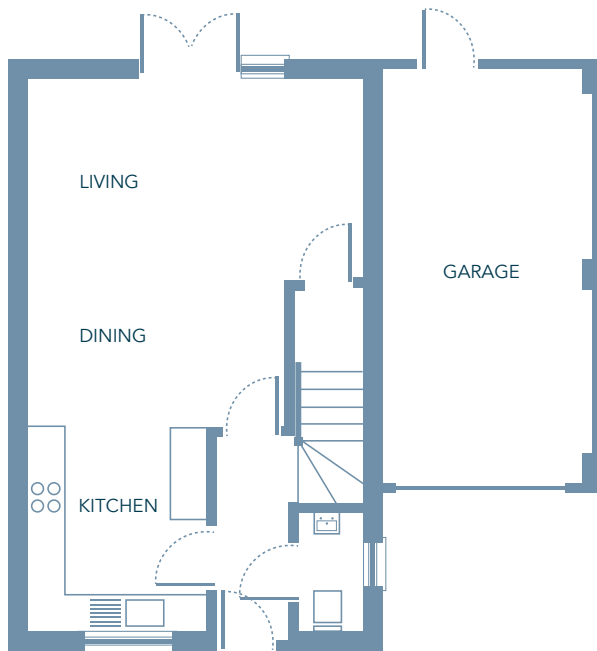
Kitchen	3.25m x 2.68m	10' 8" x 8' 10"	Bedroom 1	3.65m x 2.98m	12' 0" x 9' 9"
Dining	3.51m x 2.78m	11' 6" x 9' 2"	Bedroom 2	3.42m x 2.78m	11' 3" x 9' 2"
Living	4.33m x 3.42m	14' 3" x 11' 3"	Bedroom 3	3.25m x 2.68m	10' 8" x 8' 10"



CGI shown illustrates Plot 8

**Pennycress Plots 2, 3, 5, 8, 11 and 14**

A super 2 bedroom home with an open plan kitchen, dining and living area. With 2 spacious bedrooms, bedroom 1 has a 'Jack & Jill' en-suite facility with the family bathroom.



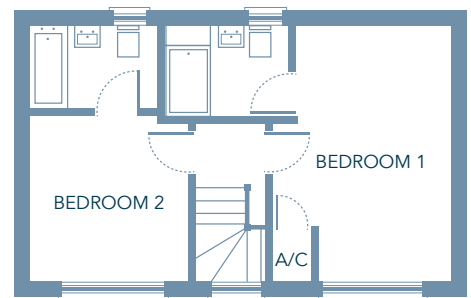
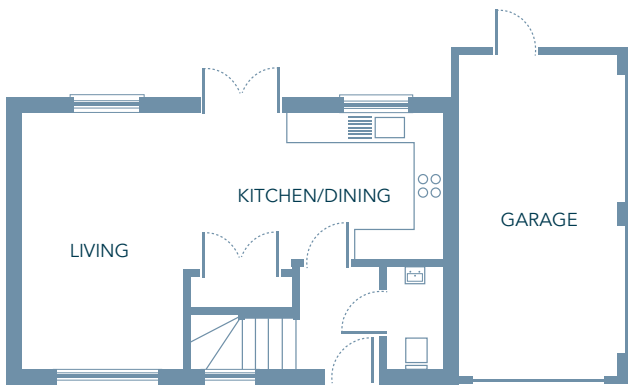
Kitchen	2.85m x 2.42m	9' 4" x 8' 0"	Bedroom 1	4.55m x 2.84m	14' 11" x 9' 4"
Dining	3.55m x 1.92m	11' 8" x 6' 4"	Bedroom 2	4.55m x 2.75m	14' 11" x 9' 0"
Living	5.57m x 2.65m	18' 3" x 8' 8"	Garage	5.65m x 2.81m	18' 7" x 9' 3"



CGI shown illustrates Plot 39

**Betony Plots 4, 9, 10 and 39**

A superb 2 bedroom home with open plan living/dining area and both bedrooms with en-suites. Larger than average gardens and attached garage.

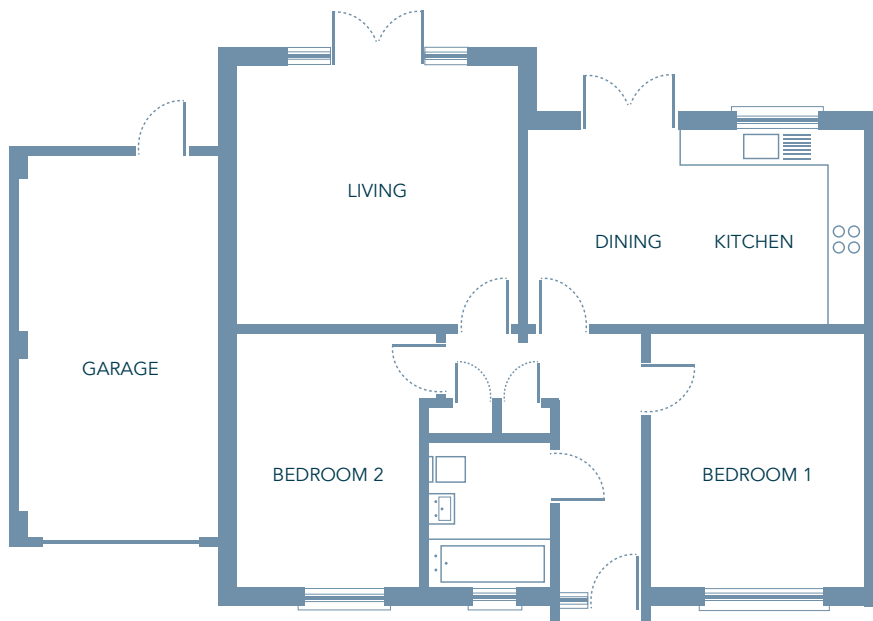


Kitchen / Dining	4.53m x 2.54m	14' 11" x 8' 4"	Bedroom 2	2.84m x 2.82m	9' 4" x 9' 3"
Living	4.45m x 2.82m	14' 7" x 9' 3"	Garage	5.65m x 2.81m	18' 7" x 9' 3"
Bedroom 1	4.45m x 2.67m	14' 7" x 8' 9"			



 Sorrell Plot 40

Superb 2 bedroom detached bungalow. Open plan kitchen/dining and separate living room both with French doors opening to the garden. 2 double bedrooms and a large bathroom.



Kitchen / Dining	4.95m x 2.78m	16' 3" x 9' 2"	Bedroom 2	3.78m x 2.72m	12' 5" x 8' 11"
Living	4.18m x 3.75m	13' 9" x 12' 4"	Garage	5.65m x 2.81m	18' 7" x 9' 3"
Bedroom 1	3.78m x 3.12m	12' 5" x 10' 3"			

Established in 1974 and with 41 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 a unique and bespoke home designed for contemporary living.

At Honey Meadow, we have created a rare opportunity to buy a new home in a rural setting but 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 fittings, 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.



 **Honey Meadow**  
— DOBWALLS —

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