

Contemporary design
and Cornish countryside
forged together to create
9 perfect homes.



FARRIER'S WAY

WIDEGATES



ELIOT DEVELOPMENTS

LIVE THE LIFESTYLE

Considerately designed,
beautifully built and
intelligently landscaped.



Farrier's Way is a selection of delightful new homes in the quiet Cornish village of Widegates, each one designed to create the perfect environment for the modern homeowner.

Situated in an enviable position just a few miles from the coast of South East Cornwall, your new home at Farrier's Way is away from it all, but close enough to the region's towns and cities to be convenient. We're proud to offer a selection of 3 and 4 bedroom detached homes, perfect for families or young professionals. Owning a home in this desirable, select development will make you the envy of your friends.



A selection of homes capturing the character and origins
of this Cornish village location.

THE SMITHY

THE ANVIL

THE PRITCHEL

THE BELLAWS

AT FARRIER'S WAY

LOCATION

Widegates is a quiet Cornish village nestled within the rolling hills of South East Cornwall, just four miles from Seaton Beach and a stone's throw from the popular resorts of Looe and Polperro.

On the edge of the village is a thriving farm shop selling local produce and benefiting from its own cafe. Further afield, you'll find a host of traditional Cornish pubs and independent coffee shops, allowing you to while away the hours with a pint of ale or a coffee and a slice of cake.

Living at Widegates puts you at the centre of everything, whether it's commuting to the historic cities of Plymouth or Truro, or shopping in the vibrant towns of Liskeard, Saltash and Torpoint. At Farrier's Way, the world is your oyster – one minute you're building sandcastles on the beach, the next minute you're walking the dog on one of the many public footpaths; and at the end of the day, you'll find yourself enjoying a hearty meal next to an open fire in a local pub.

It's little wonder that we believe Farrier's Way sits at the crossroads to everything you need to live the lifestyle in Cornwall.



A38

SEATON
BEACH

LOOE

LISKEARD

POLPERRO

SALTASH

TORPOINT

PLYMOUTH

TRURO

MILES

2.5

4

4

5

9

11

12

15

40



Hannafore Point, Looe



Tamar Bridge, Saltash



LOCATION

CROSSROADS

East Looe



Polperro Harbour



DEVELOPMENT



IN NUMBERS

THE DEVELOPMENT

9_x

3 and 4 bedroom properties.

2_x

4 bedroom homes with single garage.

1_x

4 bedroom home with carport.

4_x

3 bedroom homes with single garage.

2_x

3 bedroom home with parking space.



THE SMITHY

THE SMITHY (Separate Garage)

Ground Floor

Living Room	3.85m x 5.25m / 12' 7" x 17' 2"
Kitchen/Dining Room	3.93m x 5.52m / 12' 10" x 18' 1"
Hall	3.5m x 3.26m / 11' 5" x 10' 8"
Utility Room	1.47m x 1.41m / 4' 9" x 4' 7"
WC	1.92m x 1.41m / 6' 3" x 4' 7"

A choice of two four bedroom detached homes, one with a separate garage and the other with an attached carport. On the ground floor you'll find a large living room and an equally spacious kitchen/diner, along with a utility room and cloakroom. Upstairs leads to a large master bedroom with an en-suite, plus two double bedrooms, a single bedroom and a bathroom.

First Floor

Master Bedroom	3.04m x 4.29m / 9' 11" x 14' 08"
Single Bedroom	2.1m x 2.99m / 6' 10" x 9' 9"
Double Bedroom - Back	3.46m x 2.85m / 11' 4" x 9' 4"
Double Bedroom - Front	2.56m x 3.21m / 8' 5" x 10' 6"
Landing	2.36m x 2.87m / 7' 9" x 9' 5"
Bathroom	2.67m x 2.62m / 8' 9" x 8' 7"
Master En-Suite	2.16m x 1.71m / 7' 1" x 5' 7"

THE SMITHY (Attached Carport)

Ground Floor

Living Room	5.25m x 4.03m / 17' 2" x 13' 2"
Kitchen/Dining Room	5.52m x 3.93m / 18' 1" x 12' 10"
Hall	3.32m x 3.26m / 10' 10" x 10' 8"
Utility Room	1.41m x 1.29m / 4' 7" x 4' 2"
WC	1.41m x 1.91m / 4' 7" x 6' 3"

First Floor

Master Bedroom	4.21m x 3.04m / 13' 9" x 9' 11"
Single Bedroom	2.94m x 2.1m / 9' 7" x 6' 10"
Double Bedroom - Back	3.31m x 2.85m / 10' 10" x 9' 4"
Double Bedroom - Front	3.31m x 2.56m / 10' 10" x 8' 4"
Landing	2.96m x 2.66m / 9' 8" x 8' 8"
Bathroom	2.67m x 2.61m / 8' 9" x 8' 6"
Master En-Suite	2.28m x 1.7m / 7' 5" x 5' 7"



THE SMITHY (Separate Garage)



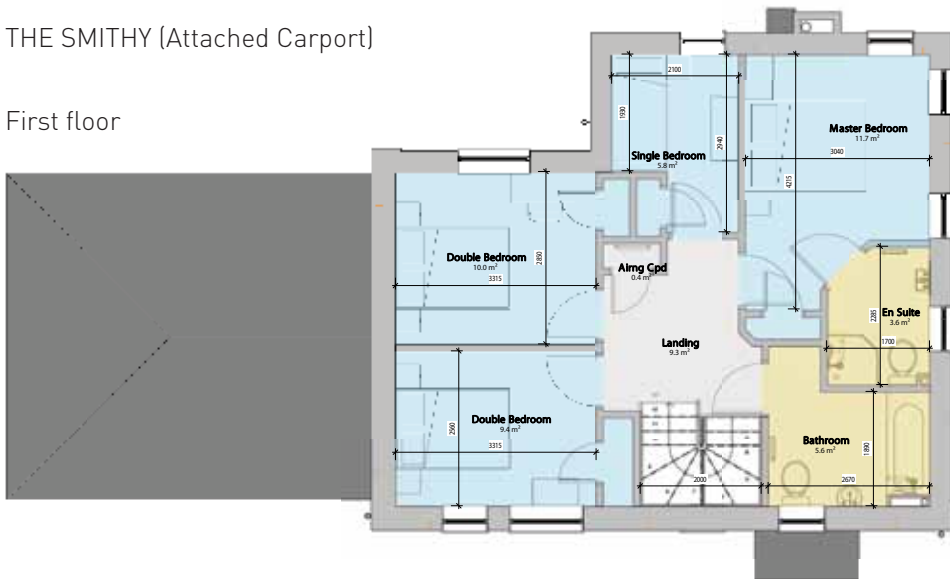
Ground floor



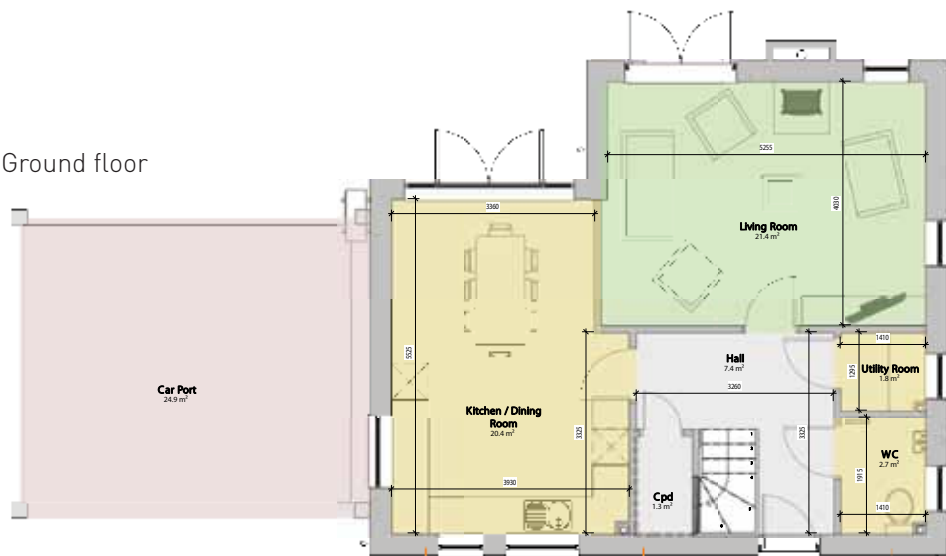
First floor

THE SMITHY (Attached Carport)

First floor



Ground floor



THE ANVIL

THE ANVIL (Separate Garage)

Ground Floor

Living Room	5.25m x 4.0m / 17' 2" x 13' 1"
Kitchen/Dining Room	5.52m x 3.96m / 18' 1" x 12' 11"
Hall	1.67m x 4.75m / 5' 5" x 15' 7"
Utility Room	1.29m x 1.56m / 4' 3" x 5' 1"
WC	1.23m x 1.56m / 4' 04" x 5' 1"

The Anvil is a large detached family home benefiting from a separate garage. The front door opens to a long hallway, with a spacious living room on the left and a cloakroom and utility room on the right. A large kitchen/diner features doors opening out into the garden, while the stairs lead to a master bedroom with its own en-suite bathroom, two double bedrooms, a single bedroom and a bathroom.

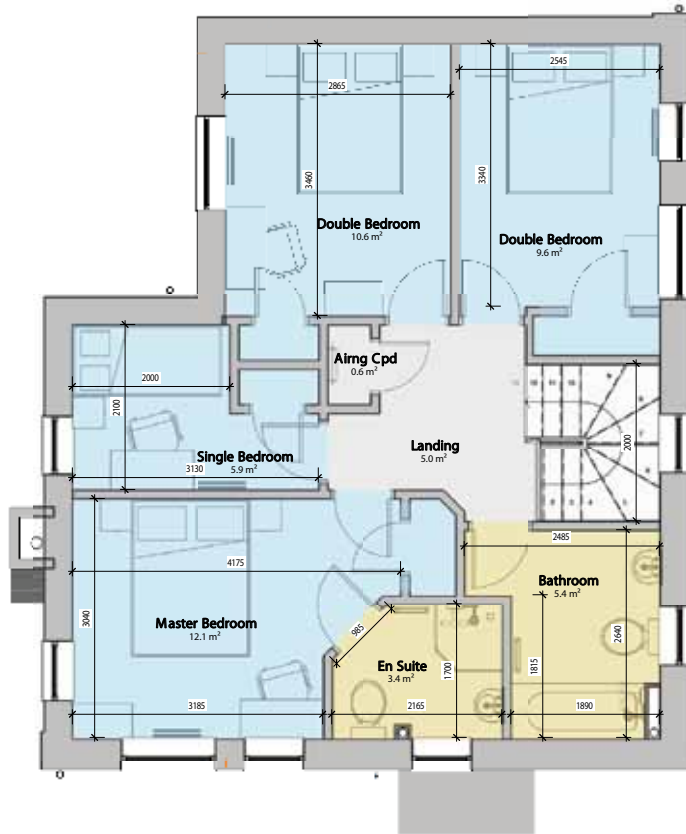
First Floor

Master Bedroom	4.17m x 3.04m / 13' 8" x 9' 11"
Single Bedroom	3.13m x 2.1m / 10' 11" x 6' 10"
Double Bedroom - Back	3.46m x 2.86m / 11' 4" x 9' 4"
Double Bedroom - Front	3.34m x 2.54m / 10' 11" x 8' 4"
Landing	2.64m x 2.47m / 8' 7" x 8' 1"
Bathroom	2.64m x 2.48m / 8' 7" x 8' 1"
Master En-Suite	1.7m x 2.16m / 5' 6" x 7' 1"



THE ANVIL (Separate Garage)

First floor



Ground floor



THE PRITCHEL

THE PRITCHEL (Attached Garage)

Ground Floor

Living/Dining Room	5.12m x 3.81m / 16' 9" x 12' 6"
Kitchen	3.01m x 3.1m / 9' 10" x 10' 2"
Hall	3.84m x 2.9m / 12' 7" x 9' 6"
WC	1.91m x 1.35m / 6' 3" x 4' 5"

First Floor

Single Bedroom	2.81m x 3.01m / 9' 2" x 9' 10"
Landing (Op S/Bedroom)	2m x 1.5m / 6' 7" x 4' 11"
Double Bedroom	4.43m x 3.51m / 14' 6" x 11' 6"
Landing (Op Bathroom)	1.93m x 1.99m / 6' 33" x 6' 52"
Bathroom	3.02m x 1.82m / 9' 10" x 5' 11"

Second Floor

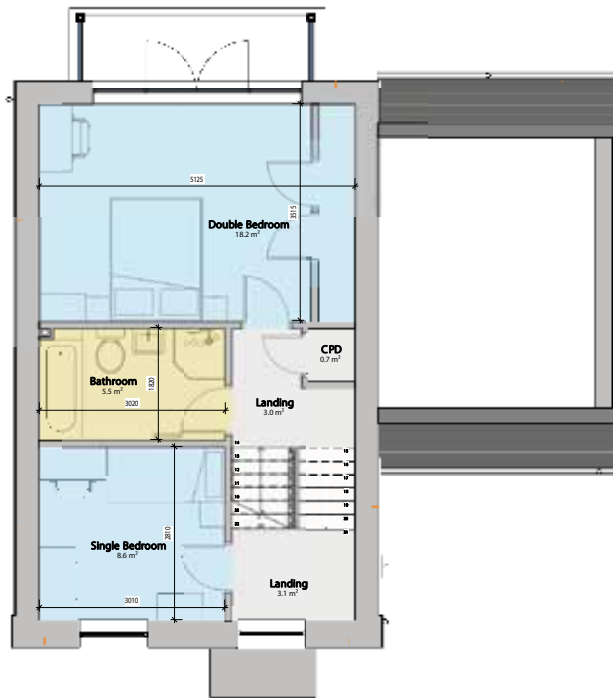
Master Bedroom	4.49m x 4.03m / 14' 8" x 13' 2"
Master En-Suite	1.73m x 2.22m / 5' 8" x 7' 3"
Landing	1.62m x 0.82m / 5' 3" x 2' 8"

Select from a choice of four three storey, three bedroom family homes featuring a signature glazed area to enjoy far reaching views across the Cornish countryside. Each home features its own garage and driveway, a large living room/diner, modern kitchen and downstairs cloakroom. The first floor features two bedrooms and a bathroom, with the second floor benefiting from its own master bedroom with an en-suite bathroom.



THE PRITCHEL (Attached Garage)

First floor



Second floor



Ground floor



FIXTURES



INTERNAL SPECIFICATION

- DESIGNER KETTLE CO KITCHEN WITH A CHOICE OF 3 WORKTOP AND CUPBOARD COLOURS ALL FEATURING SOFT CLOSE HINGES AND DRAWERS (WORKTOP CHOICES SUBJECT TO BUILD PHASE)
- DOUBLE AEG ELECTRIC OVEN AND HOB
- CONTEMPORARY GLASS EXTRACTOR HOOD*
- INTEGRATED EXTRACTOR HOOD**
- EFFICIENT FULLY INTEGRATED DISHWASHER
- SEAMLESSLY INTEGRATED FRIDGE/FREEZER
- SPACE SAVING WASHER/DRYER**
- WORKTOP SPACE SAVER SINK TO UTILITY ROOM*
- HIGH SPECIFICATION DURAVIT SANITARY WARE TO ALL BATHROOMS AND EN-SUITES, COMPLETE WITH SPLASH BACKS TO BASINS
- PORCELANOSA CERAMIC TILED FLOORS IN KITCHENS, CLOAKROOMS, BATHROOMS AND EN-SUITES
- WET AREAS TO BE FITTED WITH HALF HEIGHT PORCELANOSA WALL TILES EXTENDING TO FULL HEIGHT AROUND BATHTUBS
- MASTER EN-SUITES INCLUDE MIRROR AND WALL MOUNTED SHAVER POINT WITH LIGHT
- DETACHABLE THERMOSTATIC SHOWER OVER BATH WITH CLEAR GLASS SCREEN
- RAIN SHOWER TO EN-SUITES
- FITTED WARDROBES TO DESIGNATED BEDROOMS
- OAK VENEER DOORS WITH QUALITY BRUSHED CHROME IRONMONGERY AND FITTINGS
- WHITE MOULDED ARCHITRAVE AND SKIRTING TO COMPLETE OFF-WHITE EMULSION WALLS AND SMOOTH FINISHED CEILINGS
- SKY PLUS POINTS WITH PRE-INSTALLED SATELLITE DISH
- BT AND TELEVISION POINTS INCLUDED IN LOUNGE/DINER AND ALL BEDROOMS
- MAIN GROUND FLOOR ROOMS FEATURE BRUSHED CHROME SOCKETS AND SWITCH PLATES
- ALL BEDROOMS AND KITCHENS INCLUDE USB CHARGER SOCKETS
- UPVC GLAZED FRENCH DOORS OPENING ON TO PATIOS AND GARDENS
- HIGH LEVELS OF THERMAL AND ACOUSTIC INSULATION THROUGHOUT EACH HOME
- ENVIRONMENTALLY FRIENDLY VAILLANT RENEWABLE ENERGY AIR SOURCE HEAT PUMP WITH CENTRAL HEATING
- WALL-MOUNTED RADIATORS



FINISHES

EXTERNAL SPECIFICATION

- DOORBELL
- EXTERNAL LIGHT TO FRONT ENTRANCE AND PATIOS
- EXTERNAL GLAZED BALCONIES WITH OUTSIDE LIGHT ON TWO LEVELS**
- EXTERNAL GLAZED BALCONY WITH OUTSIDE LIGHT* - NO 2 ONLY
- ANTHRACITE UPVC DOUBLE GLAZED CASEMENT WINDOWS
- PAINTED MASONRY/RENDER
- NATURAL SLATE ROOF
- ANTHRACITE UPVC FASCIAE AND SOFFITS
- BLACK UPVC DOWNPIPES AND GUTTERING (HALF ROUND)
- OUTSIDE TAP
- OUTSIDE DOUBLE POWER SOCKET
- 600X600 PAVING SLABS
- BLOCK PAVEMENTS TO DRIVEWAY
- TIMBER SIDE PEDESTRIAN GATE
- LANDSCAPED HEDGING AND PLANTING TO FRONT BOUNDARY
- TURFED FRONT AND REAR GARDENS
- 1.8M CLOSE BOARDED PRIVACY PANELS
- CHIMNEY AND FLUE PIPE INSTALLED* (OPTIONAL EXTRA: SOLID FUEL BURNER)

SECURITY & SAFETY

- SECURED BY DESIGN FRONT DOORS
- INTRUDER ALARM
- FOR PEACE OF MIND, ALL OF OUR PROPERTIES COME WITH MAINS INSTALLED (INCLUSIVE OF BATTERY BACK-UP) CARBON MONOXIDE ALARMS AND SMOKE DETECTORS

GARAGE

- ATTACHED SINGLE GARAGE WITH UP AND OVER DOOR**
- DETACHED SINGLE GARAGE WITH UP AND OVER DOOR*
- POWER INCLUDES DOUBLE SOCKET AND FLUORESCENT STRIP LIGHT
- DOUBLE CAR PORT* - NO 19 ONLY

OPTIONAL EXTRAS - ALL SUBJECT TO BUILD PHASE

- FITTED CARPETS
- MIRRORED CABINET WITH LIGHT IN BATHROOMS AND EN-SUITES
- ELECTRIC MIRRORED CABINET IN BATHROOMS, EN-SUITES AND W/C
- SOLID FUEL BURNER*
- STANDALONE WASHER/DRYER*

*SPECIFIC TO THE ANVIL AND THE SMITHY ONLY

**SPECIFIC TO THE PRITCHEL ONLY



FIND US

Farrier's Way is located just off the A387 and 2.5 miles away from the A38, providing quick access to the rest of Cornwall and beyond. The coast is just 4 miles away at Seaton Beach, while the nearest town is the popular seaside resort of Looe. Here, you'll find a wide range of shops, plus a branch line railway which links to the main line at Liskeard. From here, you can be in the centre of London in three hours. The city of Plymouth is within commuting distance, either via the Tamar Bridge or Torpoint Ferry, while the nearby town of Liskeard offers a wealth of shops, supermarkets and eateries. Local airports can be found at Newquay and Exeter.

To find us from the east: take the A38 and exit onto the A374 at Trerulefoot roundabout. Head south for 1.3 miles before turning right onto the A387. Continue for 3.2 miles before turning right at the fork to stay on the A387. Our properties are on the left.

To find us from the west: take the A38 from Liskeard and turn right onto the B3252 just past the Chequered Flag. Continue for approximately 3 miles – our properties are on the right before the fork.

Disclaimer:

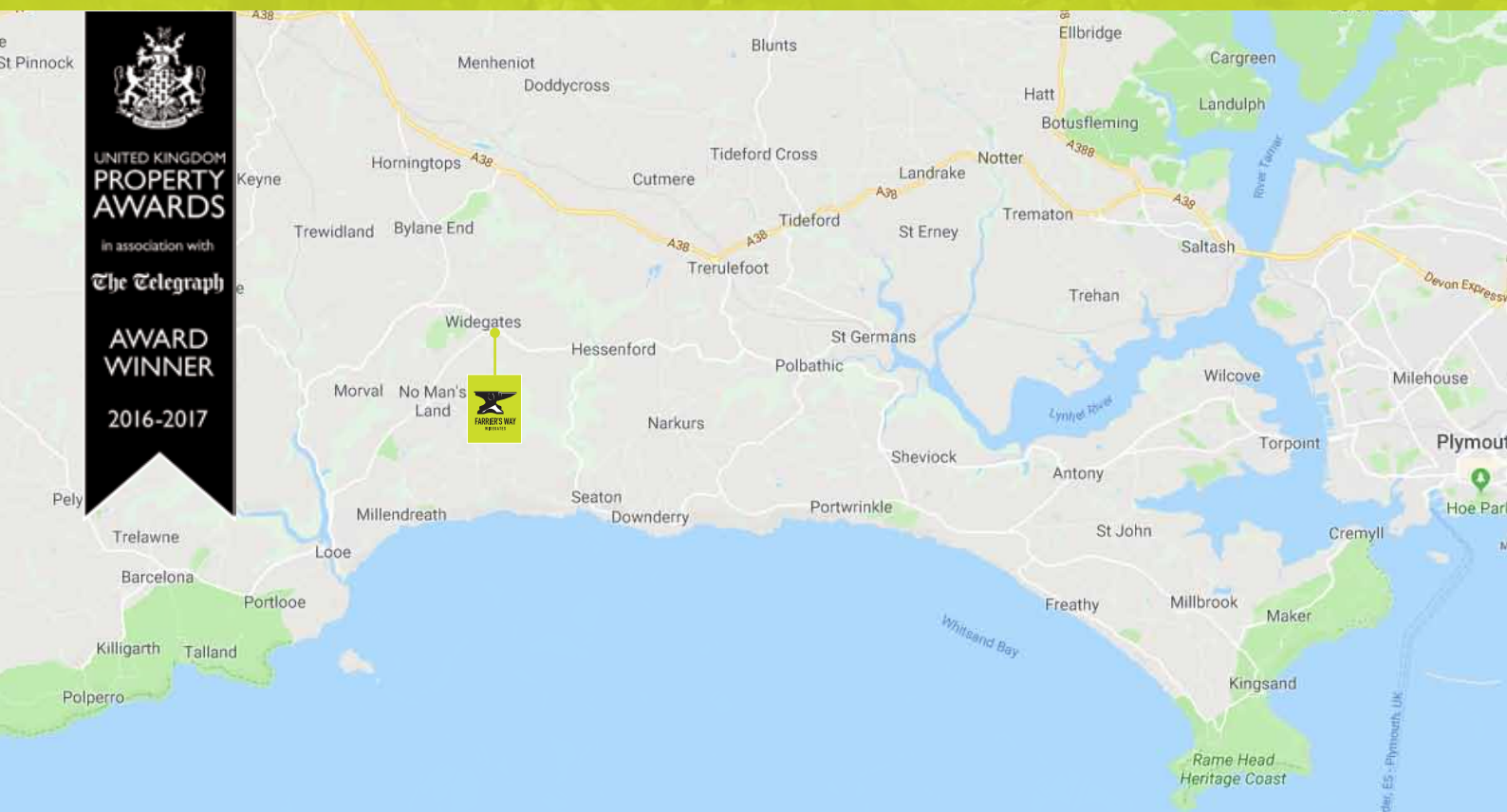
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FARRIER'S WAY
WIDEGATES

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ELIOT DEVELOPMENTS

LIVE THE LIFESTYLE

Established in 2012, Eliot Developments has grown rapidly to become one of the most respected and forward thinking developers in the South West of England. With numerous developments under our belt and several others in the pipeline – including the award-winning Merchants Quarter – we're cementing an enviable track record for quality and workmanship.

eliotdevelopments.co.uk