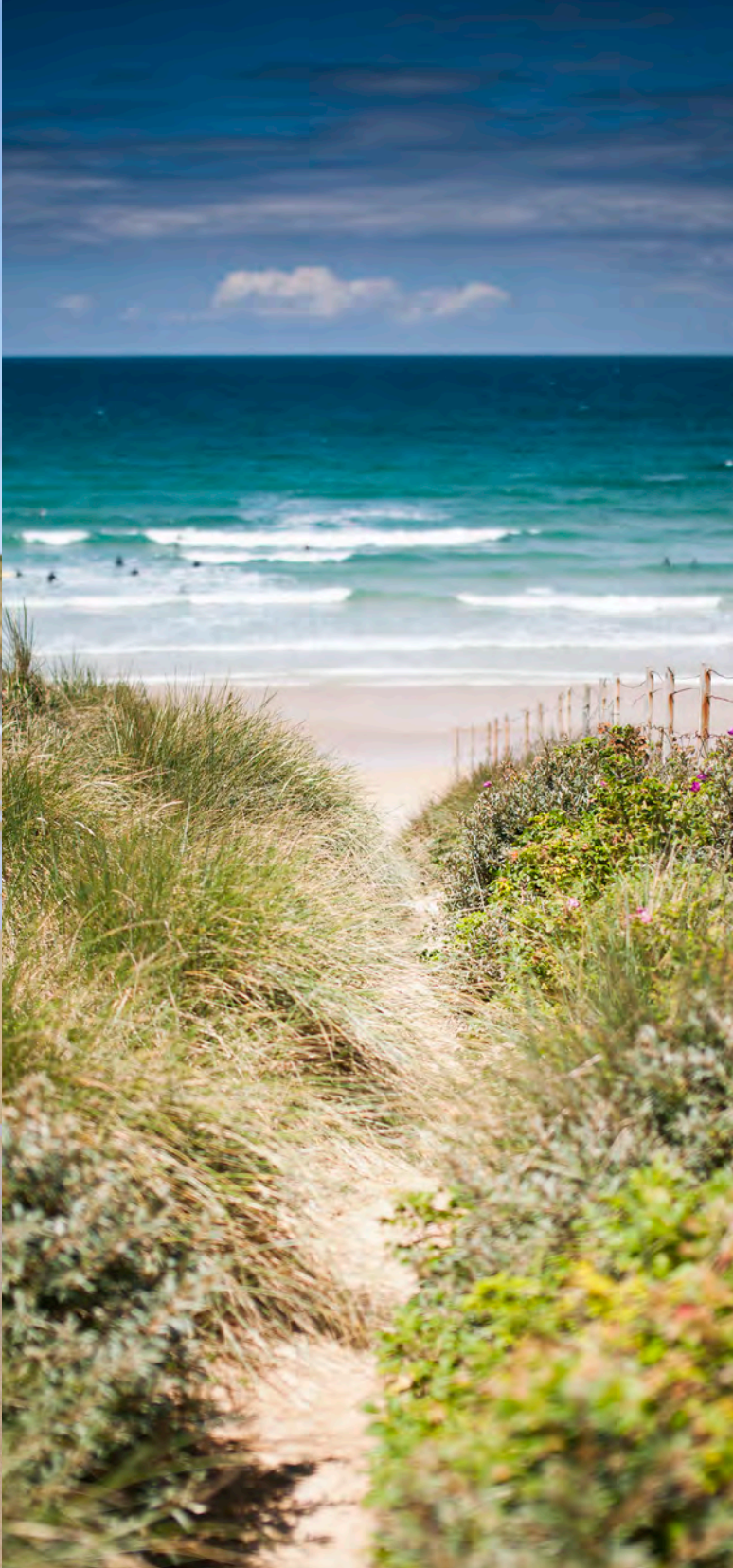




Contemporary | Individual











## Set within an elevated position, Hidderley Park offers tremendous choice, design and style.

The new community of Hidderley Park will provide an impressive range of homes. It has excellent rail and bus links close by and is easily accessed by the A30.

Robertson Developments Ltd take seriously the build quality of each and every one of their new homes. This is reflected in the specification and blended mix of external finishes as well as tried and trusted room layouts.



“Hidderley Park’s diverse range of properties, green spaces, shops and transport links make it an attractive place to live for everyone”



## Homes with you built in mind.

Creating a safe and inviting place to live lies at the heart of what we do. Our designers and architects work hard to generate environments which will remain attractive to a wide range of people for years to come. We don't just build houses, we provide a blank canvas on which diverse and interesting communities can grow and thrive.

At Hidderley Park there are homes to suit everyone. From one bedroom apartments through to five bedroom detached homes.

You'll also find the same level of detail and care throughout all our homes, whatever your budget. The high specification and contemporary design of our fitted kitchens and bathrooms comes as a standard feature through our entire range. There are well proportioned, enclosed gardens along with communal facilities.

Parking within the development consists of a mixture of parking spaces, car barns and garages.





# lifestyle

Hidderley Park is an established development situated on the outskirts of Camborne, Cornwall.

It offers semi-detached, terraced and detached houses from 1 to 5 bedrooms along with a range of apartments and affordable homes.

The development occupies an area situated on the edge of the historic mining town of Camborne and looks out towards the rugged coastline of north Cornwall. Surrounded by the natural beauty of the local Cornish countryside and its nearby beaches, this is an enviable location in which to live.

The town of Camborne provides good shopping facilities and supermarkets, a range of schools for children of all ages, a College, a rich and diverse heritage, sports facilities, restaurants, pubs and plenty of space for walks and exercise.

# Property Specifications

All of the new homes at Hilderley Park have been cleverly designed for today's modern living and for people of all ages. The wide range of properties available will attract and build a diverse community.

Our high specification living accommodation combines beautifully stylish bathrooms and modern fitted kitchens throughout our entire range. Our team of designers, architects, builders, and craftsmen have worked hard to bring you the very best possible.

*“design and architectural excellence work together to create a development where all its properties complement one another”*



#### **External Features:**

- Front garden areas will be landscaped / turfed where appropriate
- Patio areas are available in gardens
- Outside taps available with all properties featuring a garden
- Low maintenance double glazed windows and doors in uPVC (except main entrance doors)
- Composite entrance door
- Outside lights to front and ground floor patio/ French doors

#### **Internal Features:**

- Contemporary, oak veneer doors with chrome furniture
- Smooth finish to ceilings
- Gas fired central heating and water heating
- Coving applied to all rooms
- Internal woodwork decorated in white gloss
- Generous provision of low energy light fittings
- Ample, well placed power points throughout
- Intruder alarms fitted

#### **Additional Features:**

- 10 year, insurance backed structural warranty available for all home owners
- Contemporary bathroom furniture which compliments the clean lines of our homes
- A fantastic choice of fitted kitchens are available (dependent upon stage of construction)
- Fibre to premises for improved internet





# About Robertson Developments

Robertson Developments Limited is the product of two generations of family-owner endeavour in the property development industry.

The locally based company specialises in providing responsibly planned residential developments especially within West Cornwall. Over the years, hundreds of successfully built properties consisting of a range of styles have led to the creation of bespoke communities.

Tried and trusted, the company has been commended by nationally recognised bodies on several occasions including the NHBC (National House-Building Council) 'Pride In The Job' and, the LABC (Local Authority Building Control) 'Building Excellence' awards.

Known throughout the region for quality and reliability, the Robertson Developments team consistently builds to the needs of the local market always keeping a close eye on what customers expect and delivering genuine value for money.



Park An Daras, Helston



The Maples, Camborne

Other Robertson  
Developments Available  
Please ask for details

Chy An Glas

Godrevy Place (No. 3);

Hidderley Park (No. 58, 60, 62 & 64)



HIDDERLEY PARK

CAMBORNE • CORNWALL

Perhaps one of the most striking houses on the development, the Chy an Glas is an impressive three bedroom home.

The external appearance of this house combines granite stone work with timber effect cladding, render and a window frontage which vertically spans two floors. Inside, there's a bright and spacious lounge, a kitchen/ dining room which overlooks the garden and a separate WC. On the first floor there is a master bedroom with two further bedrooms and a family bathroom. This stylish home is definitely one not to be missed.





Chy An Glas

Godrevy Place (No. 3);

Hidderley Park (No. 58, 60, 62 & 64)



**HIDDERLEY PARK**  
CAMBORNE • CORNWALL

**GROUND FLOOR:**

**Kitchen/Dining:**

5.20m x 3.40m  
(17'1" x 11'2") max

**Lounge:**

3.10m x 4.80m  
(10'2" x 15'9") max

**W/C**

**FIRST FLOOR:**

**Bedroom 1:**

2.95m x 4.30m  
(9'8" x 14'1") max

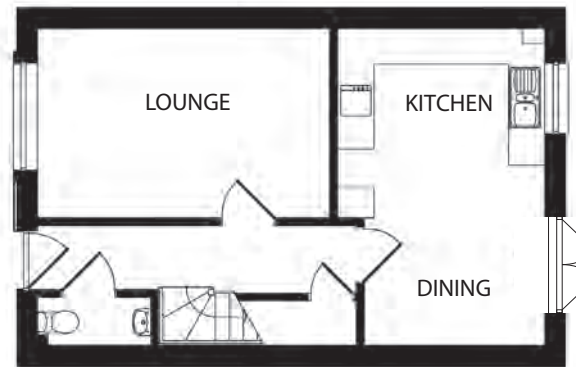
**Bedroom 2:**

2.95m x 3.20m  
(9'8" x 10'6") max

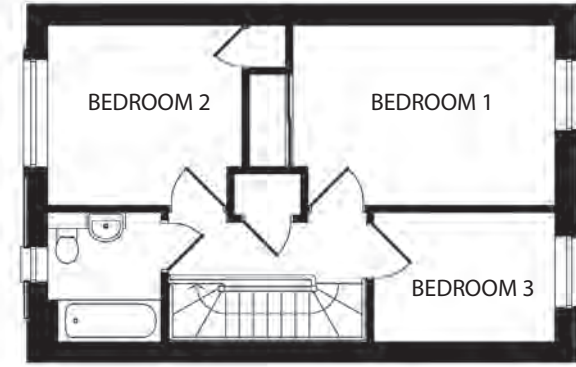
**Bedroom 3:**

2.11m x 2.97m  
(6'11" x 9'9") max

**Bathroom:**



**GROUND FLOOR**



**FIRST FLOOR**

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Tel. 01209 712121  
bradleys-estate-agents.co.uk



Chyemlow

Godrevy Place (No. 1 & 2)

Hidderley Park (No. 38, 40, 42 & 44)



**HIDDERLEY PARK**  
CAMBORNE • CORNWALL

The Chyemlow is a fine looking house which combines functionality with good design.

There are both terraced and end of terrace 'Chyemlow' house types available. On the ground floor is a modern kitchen and dining area, separate WC and a nicely proportioned lounge which overlooks the rear garden. Upstairs, are two double bedrooms, storage and a family bathroom.



Computer Generated Image





Chyemlow

Godrevy Place (No. 1 & 2)

Hidderley Park (No. 38, 40, 42 & 44)



**HIDDERLEY PARK**  
CAMBORNE • CORNWALL

**GROUND FLOOR:**

**Kitchen:**

2.70m x 3.10m  
(8'10" x 10'2") max

**Lounge/Dining:**

3.90m x 4.50m max  
(12'9" x 14'9") max

**W/C:**

**FIRST FLOOR:**

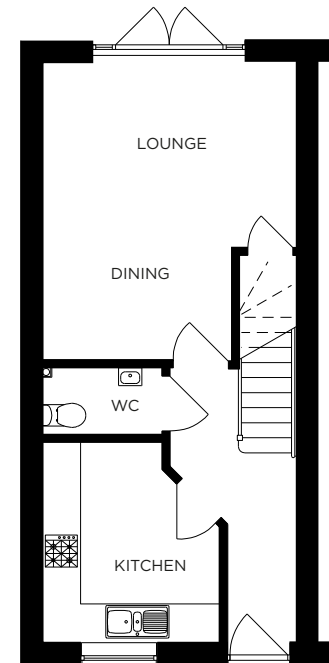
**Bedroom 1:**

3.90m x 2.86m  
(12'10" x 9'4") max

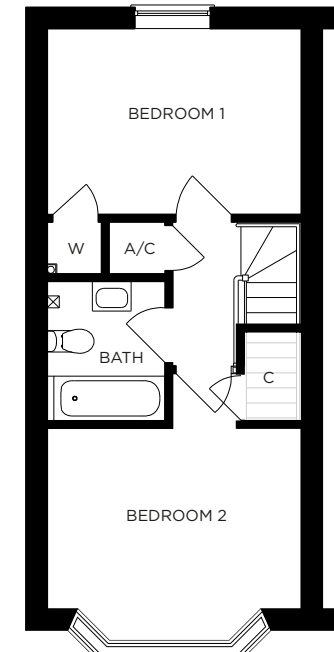
**Bedroom 2:**

3.90m x 2.86m  
(12'10" x 9'4") max

**Bathroom:**



**GROUND FLOOR**



**FIRST FLOOR**

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Tel. 01209 712121  
bradleys-estate-agents.co.uk



## Crowgey

Mellior Way (No. 1); Harvey Crescent (No. 14);  
Hidderley Park (No. 36 & 67)



**HIDDERLEY PARK**  
CAMBORNE • CORNWALL

The Crowgey is a home designed with the individual in mind. Its symmetry, pitched roof and exterior mix of granite and render finishes make this a very attractive property.

From the entrance and hallway, the house benefits from a downstairs WC, a separate, contemporary kitchen and a large dining room/living room which overlooks the garden. The first floor has a master bedroom with a second, double bedroom and a family bathroom.



Computer Generated Image





Crowgey

Mellior Way (No. 1); Harvey Crescent (No. 14);

Hidderley Park (No. 36 & 67)



HIDDERLEY PARK

CAMBORNE • CORNWALL

**GROUND FLOOR:**

**Kitchen:**

2.45m x 2.64m

(8'1" x 8'6") max

**Lounge / Dining:**

5.80m x 3.20m

(19'1" x 10'6") max

W/C

**FIRST FLOOR:**

**Bedroom 1:**

4.80m x 2.73m

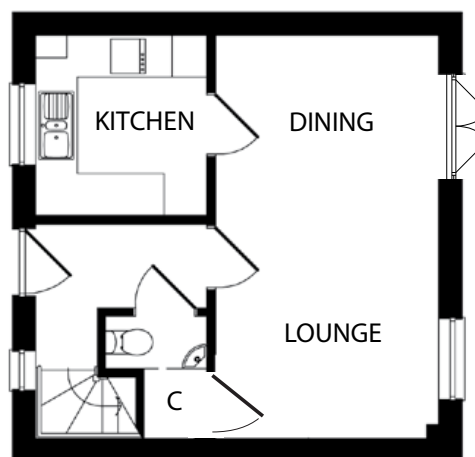
(15'9" x 8'8") max

**Bedroom 2:**

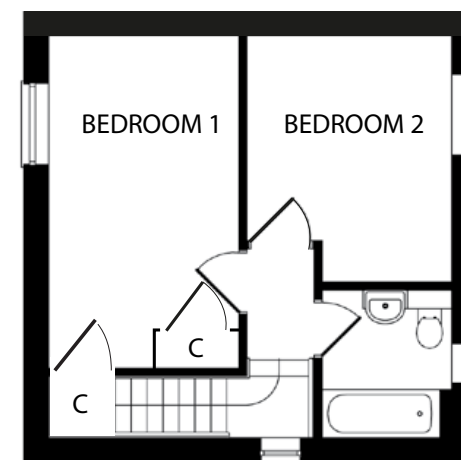
3.55m x 2.94m

(11'8" x 9'8") max

Bathroom:



GROUND FLOOR



FIRST FLOOR

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Tel. 01209 712121  
bradleys-estate-agents.co.uk



Elynnow

Harvey Crescent (No. 9 & 10)

Hidderley Park (No. 46, 48, 50, 52 & 78)



**HIDDERLEY PARK**  
CAMBORNE • CORNWALL

A stunningly finished 4 bedroom home which has been cleverly designed for the way you want to live your life.

This is a house which looks good from every angle. On the ground floor the Elynnow offers a spacious lounge with French doors, separate kitchen and dining area, a good-sized hallway, WC and a useful study/office room.

There are four bedrooms on the first floor (one with ensuite) and a family bathroom. Outside, the property has a patio area sheltered by a timberframed pergola and garden.



Computer Generated Image





Elynnow

Harvey Crescent (No. 9 & 10)

Hidderley Park (No. 46, 48, 50, 52 & 78)



HIDDERLEY PARK

CAMBORNE • CORNWALL

**GROUND FLOOR:**

**Kitchen / Dining:**

2.87m x 5.71m  
(9'5" x 18'9") max

**Lounge:**

3.50m x 5.31m  
(11'6" x 17'5") max

**Study:**

2.88m x 2.36m  
(9'5" x 7'9") max

**W/C:**

**FIRST FLOOR:**

**Bedroom 1 (En Suite):**

2.90m x 3.90m  
(9'6" x 12'10") max

**Bedroom 2:**

2.87m x 3.42m  
(9'5" x 11'3") max

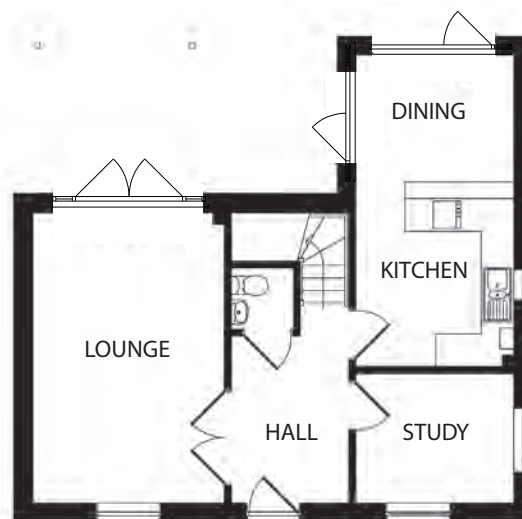
**Bedroom 3:**

2.15m x 2.36m  
(7'1" x 7'9") max

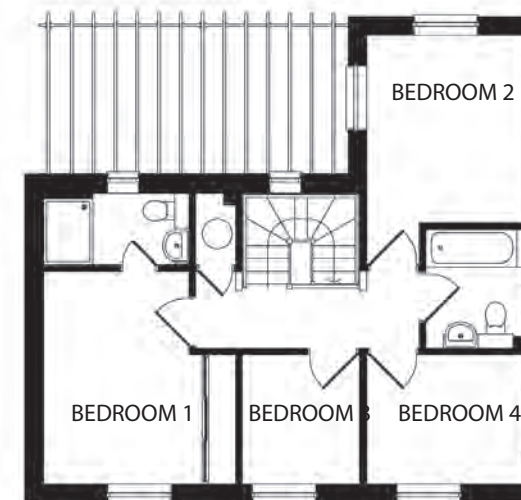
**Bedroom 4:**

2.87m x 2.36m  
(9'5" x 7'9") max

**Bathroom:**



GROUND FLOOR



FIRST FLOOR

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Tel. 01209 712121  
bradleys-estate-agents.co.uk



# Elynnow (Semi Detached) | Plot 89, 90, 91 & 92



HIDDERLEY PARK  
CAMBORNE • CORNWALL

A stunningly finished 4 bedroom home which has been cleverly designed for the way you want to live your life.

This is a house which looks good from every angle. On the ground floor the Elynnow offers a spacious lounge with French doors, separate kitchen and dining area, a good-sized hallway, WC and a useful study/office room.

There are four bedrooms on the first floor (one with ensuite) and a family bathroom. Outside, the property has a patio area sheltered by a timberframed pergola and garden.



Computer Generated Image





# Elynnow

Plot 89, 90, 91 & 92



HIDDERLEY PARK  
CAMBORNE • CORNWALL

## GROUND FLOOR:

### Kitchen / Dining:

2.87m x 5.71m  
(9'5" x 18'9") max

### Lounge:

3.50m x 5.31m  
(11'6" x 17'5") max

### Study:

2.88m x 2.36m  
(9'5" x 7'9") max

### W/C:

## FIRST FLOOR:

### Bedroom 1 (En Suite):

2.90m x 3.90m  
(9'6" x 12'10") max

### Bedroom 2:

2.87m x 3.42m  
(9'5" x 11'3") max

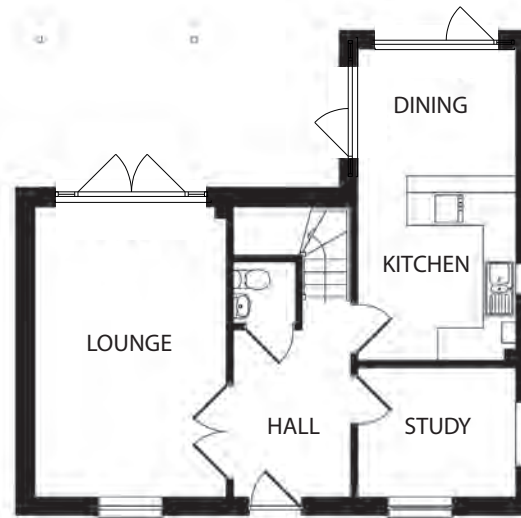
### Bedroom 3:

2.15m x 2.36m  
(7'1" x 7'9") max

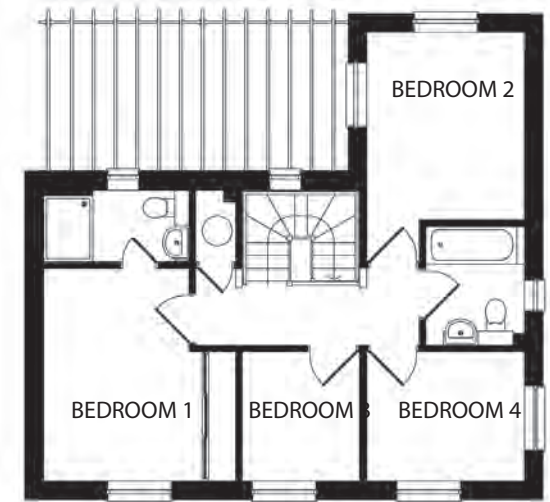
### Bedroom 4:

2.87m x 2.36m  
(9'5" x 7'9") max

### Bathroom:



GROUND FLOOR



FIRST FLOOR

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Tel. 01209 712121  
bradleys-estate-agents.co.uk



Tonnow

Hidderley Park (No. 53, 55 & 57)



HIDDERLEY PARK  
CAMBORNE • CORNWALL

The Tonnow is available either as a semi-detached or detached home. It's a house with some very interesting features and an ideal choice for a growing family.

The entrance has a useful porch with integral storage. Inside, there's a large kitchen/dining room which overlooks a garden. Double doors open out from the hallway into a spacious lounge and there's also a separate WC. On the first floor there are three double bedrooms (one with ensuite) and a family bathroom.



Computer Generated Image





Tonnow

Hidderley Park (No. 53, 55 & 57)



HIDDERLEY PARK

CAMBORNE • CORNWALL

**GROUND FLOOR:**

**Kitchen:**

2.42m x 2.30m  
(7'11" x 7'7") max

**Dining:**

2.82m x 3.32m  
(9'3" x 10'11") max

**Lounge:**

3.35m x 5.65m  
(11'10" x 18'6") max

**W/C:**

**FIRST FLOOR:**

**Bedroom 1 (En Suite):**

2.84m x 3.25m  
(9'4" x 10'9") max

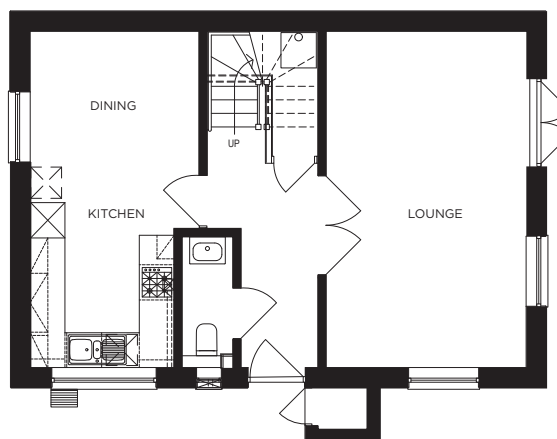
**Bedroom 2:**

3.35m x 2.75m  
(11'0" x 9'0") max

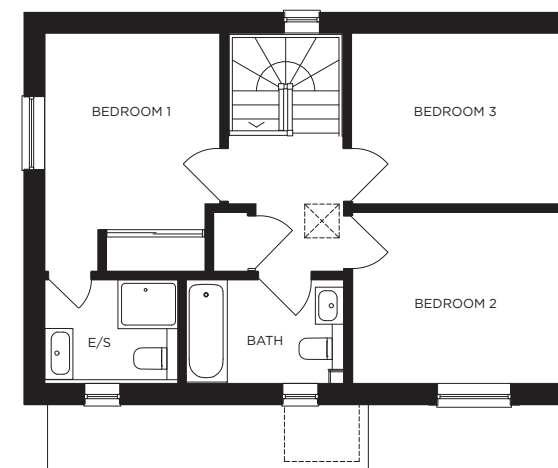
**Bedroom 3:**

3.35m x 2.75m  
(11'0" x 9'0") max

**Bathroom:**



GROUND FLOOR



FIRST FLOOR

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Tel. 01209 712121  
bradleys-estate-agents.co.uk



Tretlow

Hidderley Park (No. 63, 65, 68, 70 & 72)



**HIDDERLEY PARK**  
CAMBORNE • CORNWALL

Within Phase 1 of the development, there are both detached and semidetached versions of the Tretlow 3 bedroom house.

A timber porch offers character to the outside of the property. Once inside, there's a modern kitchen/dining room and a very spacious lounge which overlooks a garden to the rear. There's also a separate WC on the ground floor. The first floor offers a master bedroom with a generous ensuite and two additional double bedrooms. A family bathroom is also available.



Computer Generated Image





Tretlow

Hidderley Park (No. 63, 65, 68, 70 & 72)



**HIDDERLEY PARK**  
CAMBORNE • CORNWALL

**GROUND FLOOR:**

**Kitchen:**

2.42m x 2.30m  
(7'11" x 7'7") max

**Dining:**

2.82m x 3.32m  
(9'3" x 10'11") max

**Lounge:**

3.35m x 5.65m  
(11'0" x 18'6") max

**W/C:**

**FIRST FLOOR:**

**Bedroom 1 (En Suite):**

2.84m x 3.25m  
(9'4" x 10'8") max

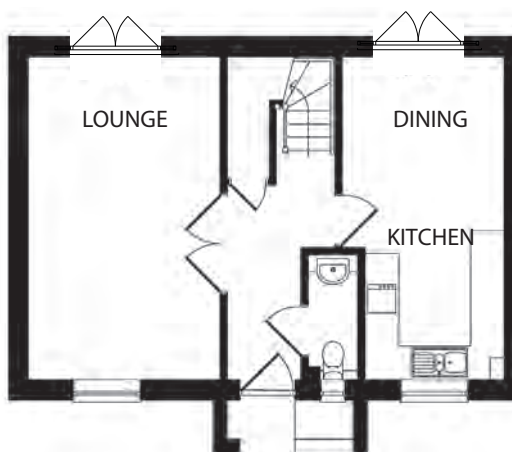
**Bedroom 2:**

3.35m x 2.76m  
(11'0" x 9'1") max

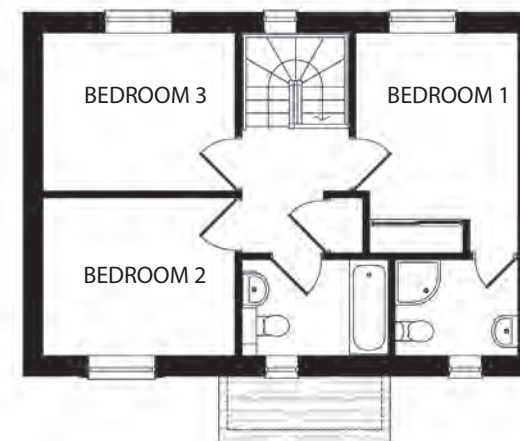
**Bedroom 3:**

3.35m x 2.76m  
(11'0" x 9'1") max

**Bathroom:**



**GROUND FLOOR**



**FIRST FLOOR**

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Tel. 01209 712121  
bradleys-estate-agents.co.uk



# Trevarrack

Mellior Way (No. 2 & 3)

Hidderley Park (No. 54, 56, 66, 74 & 76)



HIDDERLEY PARK

CAMBORNE • CORNWALL

In similar style to the ever popular Chy-An-Glas, 4 bedroom 'Trevarrack' is also one of the most striking houses on the development.

The external appearance of this house combines granite stonework with timber effect cladding, render and a window frontage that spans two floors. Internally, on the ground floor there is a large kitchen/ dining room with feature central island, lounge and ground floor WC. To the first floor are 4 bedrooms, master en suite facilities and family bathroom.



Where timber clad or render sections are shown there will be one of four colour pallets used. This CGI gives an example of just one of the 4 colour ranges. Please enquire with the sale agents for the colour choice on a plot by plot basis.





Trevarrack

Mellior Way (No. 2 & 3)

Hidderley Park (No. 54, 56, 66, 74 & 76)



HIDDERLEY PARK

CAMBORNE • CORNWALL

**GROUND FLOOR:**

**Kitchen/Dining:**

6.00m x 3.95m  
(19'8" x 12'11")

**Lounge:**

5.05m x 3.45m  
(16'7" x 11'4") max

**W/C**

**FIRST FLOOR:**

**Bedroom 1:**

3.85m x 3.10m  
(12'7" x 10'2") max

**Bedroom 2:**

3.10m x 3.55m  
(10'2" x 11'8") max

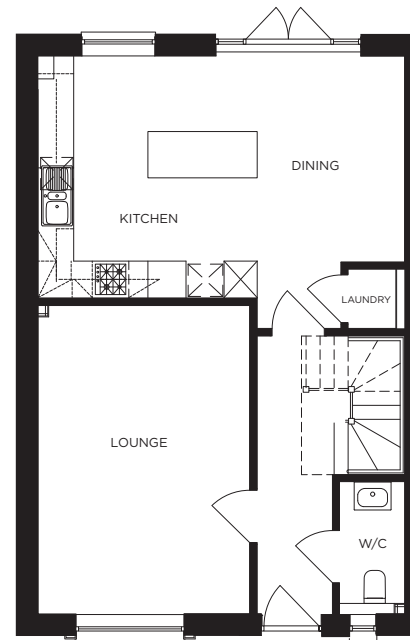
**Bedroom 3:**

2.75m x 2.47m  
(9'0" x 8'1") max

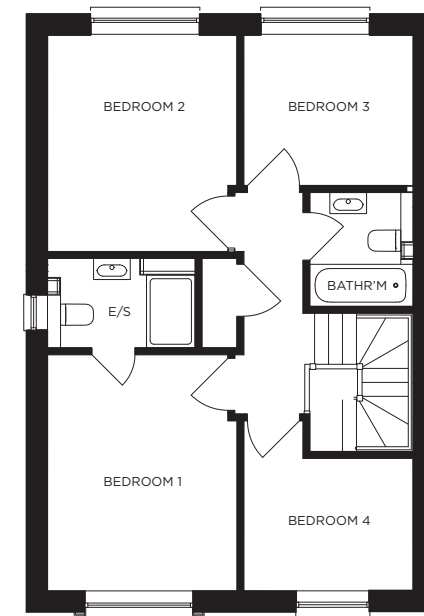
**Bedroom 4:**

2.75m x 2.15m  
(9'0" x 7'1") max

**Bathroom:**



GROUND FLOOR



FIRST FLOOR

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Tel. 01209 712121  
bradleys-estate-agents.co.uk



Penpol

Harvey Crescent (No. 11, 12 & 13);

Hidderley Park (No. 59 & 61)



**HIDDERLEY PARK**  
CAMBORNE • CORNWALL

A beautifully designed, traditional family home offering impressive and versatile living space, double garage and driveway.

The largest property at Hidderley Park, 'The Penpol' enjoys multiple living areas, four double bedrooms and master en suite and the added benefit of a utility room. Externally the property enjoys a double garage and driveway providing parking for multiple vehicles.





Penpol

Harvey Crescent (No. 11, 12 & 13);

Hidderley Park (No. 59 & 61)



HIDDERLEY PARK

CAMBORNE • CORNWALL

**GROUND FLOOR:**

**Kitchen:**

9.07m x 3.01m  
(29'9" x 9'10") max

**Lounge:**

5.02m x 3.21m  
(16'6" x 10'6") max

**Study:**

2.82m x 3.21m  
(9'3" x 10'6") max

**Utility:**

2.10m x 2.05m  
(6'11" x 6'9") max

**FIRST FLOOR:**

**Bedroom 1:**

3.64m x 3.70m  
(11'11" x 12'2") max

**Bedroom 2:**

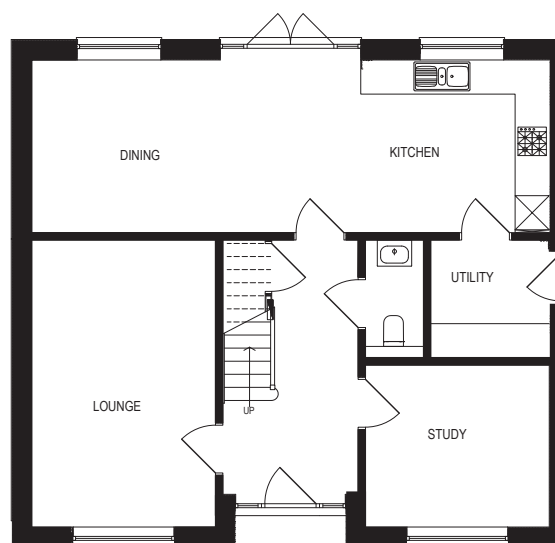
3.21m x 4.31m  
(10'6" x 14'2") max

**Bedroom 3:**

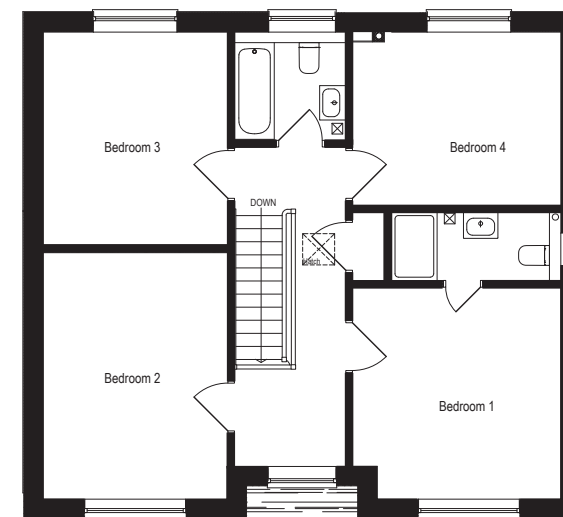
3.21m x 3.74m  
(10'6" x 12'3") max

**Bedroom 4:**

3.64m x 3.02m  
(11'11" x 9'11") max



GROUND FLOOR



FIRST FLOOR

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Tel. 01209 712121  
bradleys-estate-agents.co.uk

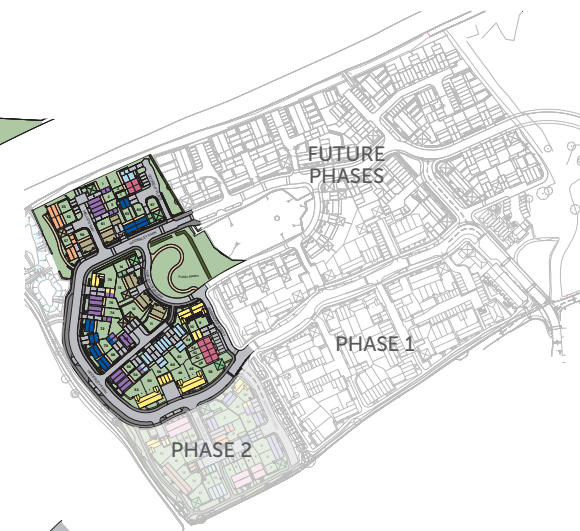
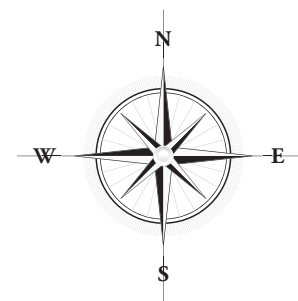




**HIDDERLEY PARK**  
CAMBORNE - CORNWALL

# Site Plan Phase 3

- **Crowgey**  
Mellior Way (No. 1); Harvey Crescent (No. 14);  
Hidderley Park (No. 36 & 67)
- **Chy An Glas**  
Godrevy Place (No. 3);  
Hidderley Park (No. 58, 60, 62 & 64)
- **Tretlow**  
Hidderley Park (No. 63, 65, 68, 70 & 72)
- **Elynnow**  
Harvey Crescent (No. 9 & 10)  
Hidderley Park (No. 46, 48, 50, 52 & 78)
- **Chyemlow**  
Godrevy Place (No. 1 & 2)  
Hidderley Park (No. 38, 40, 42 & 44)
- **Trevarrack**  
Mellior Way (No. 2 & 3)  
Hidderley Park (No. 54, 56, 66, 74 & 76)
- **Penpol**  
Harvey Crescent (No. 11, 12 & 13)  
Hidderley Park (No. 59 & 61)
- **Tonnow**  
Hidderley Park (No. 53, 55 & 57)



The site plan is for identification and illustrative purposes only and is not to scale. All prospective buyers should note that the plan is solely intended for their guidance and assistance.





# Finding us couldn't be easier...

## **DIRECTIONS (FROM A30 TRESWITHIAN/CAMBORNE):**

From the A30 Treswithian/Camborne Junction follow the A3047 Treswithian Road into Camborne. Just before the fire station, turn left into Weeth Lane and then right at the junction with Weeth School. Continue along Weeth Road and at the roundabout, take the exit to Eastern Lane. Continue along Eastern Lane then take a left turn into Cliff View Road. Hilderley Park is straight ahead at the end of Cliff View Road.

## **DIRECTIONS (FROM A30 TOLVADDON/CAMBORNE):**

From the A30 Tolvaddon/Camborne Junction take the A3047 until you reach traffic lights (Camborne Retail Park/ B&Q store). Turn right into East Hill. After approx. 300m, take the next fork right into North Roskear Road and continue along until a junction where it becomes Eastern Lane. Take a sharp right into Cliff View Road. Hilderley Park is straight ahead at the end of Cliff View Road.

SAT NAV: TR14 OAF

Selling Agent:

Bradleys Estate Agents

31 Commercial Street, Camborne, Cornwall TR14 8JX

Tel: 01209 712121 Email: [camborne@beagroup.co.uk](mailto:camborne@beagroup.co.uk)

[www.bradleys-estate-agents.co.uk](http://www.bradleys-estate-agents.co.uk)

