

# Chapel Meadow

*'Pras An Chapel'*

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CALLINGTON | CORNWALL

Seventeen 3-bedroom bungalows

Exclusive to the over 55's



1



2



3

The charming picturesque market town of Callington in South East Cornwall is nestled between Dartmoor to the east and Bodmin Moor to the west and Britain's Ocean City of Plymouth is less than 15 miles away across the River Tamar that divides Cornwall and Devon.

The town now has a population of around 7,000 and enjoys various independent retailers, a Tesco superstore and a community college with sports centre. The town's main Health and Community Clinic is just over 100m from Chapel Meadow.

There are a number of popular local eateries including Louis Tea Rooms and Compton Park Café/Restaurant, both of which enjoy open aspects over the town and rolling countryside. Not to mention the Who'd Have Thought It at St Dominick, The Manor at Rilla Mill and The Springer Spaniel at Treburley to name but a few.

Within walking distance of Chapel Meadow are the town's two pubs, the Town Hall which hosts many events throughout the year and the Prim Raf theatre which is always well attended by the community.

Callington has become synonymous for its annual Honey Fair – an event dating back to 13th Century. The friendly community event features the ever popular bee keeper displays, as well as a fun fair and family entertainment. Unsurprisingly, the event draws hundreds of locals and visitors to the street fair every year. The town also hosts its annual Mayfest, a street entertainment festival which includes music, dance, fun and laughter for all the family. Not to mention the traditional weekly market which sells an array of local produce.

The town is centrally located on the A388 between Liskeard, Saltash, Launceston and Tavistock and is well served by main bus services connecting the community as well as to Plymouth City Centre.

- 1 Kitt Hill
- 2 Callington Church
- 3 The River Tamar

# Chapel Meadow

THE COTEHELE (PLOTS 1, 2, 3, 4, 6, 7, 10, 13, 15, 16 & 17)



Computer Generated Image

# THE COTEHELE

(PLOTS 1, 2, 3, 4, 6, 7, 10, 13, 15, 16 & 17)

A three bedroom bungalow with en-suite and parking

**Kitchen/Breakfast Room**

3.60m x 3.50m (11'10" x 11'6")

**Lounge**

4.60m x 3.30m (15'1" x 10'10")

**Master Bedroom**

3.60m x 3.40m (11'10" x 11'2")

**Master Bedroom En Suite**

2.40m x 1.20m (7'10" x 3'11")

**Guest Bedroom/Bedroom 2**

3.20m x 3.10m (10'6" x 10'2")

**Bedroom 3 / Study**

3.60m x 2.70m max (11'10 x 8'10" max)

**Bathroom**

3.00m x 1.80m (9'10 x 5'11")



Contact the Selling Agent  
Bradleys Estate Agents  
**Tel. 01579 382999**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



10 YEAR WARRANTY

# Chapel Meadow

THE LANHYDROCK (PLOTS 5, 8, 9, 11, 12, & 14)



Computer Generated Image

# THE LANHYDROCK (PLOTS 5, 8, 9, 11, 12, & 14)

A three bedroom bungalow with en-suite and parking

## **Kitchen/Breakfast Room**

4.10m X 3.60m (13'5" x 11'10")

## **Lounge**

4.10m x 3.90m (13'5" x 12'10")

## **Master Bedroom**

3.50m x 3.00m (11'6" x 9'10")

## **Master Bedroom En Suite**

2.40m x 1.20m (7'10" x 3'11")

## **Guest Bedroom/Bedroom 2**

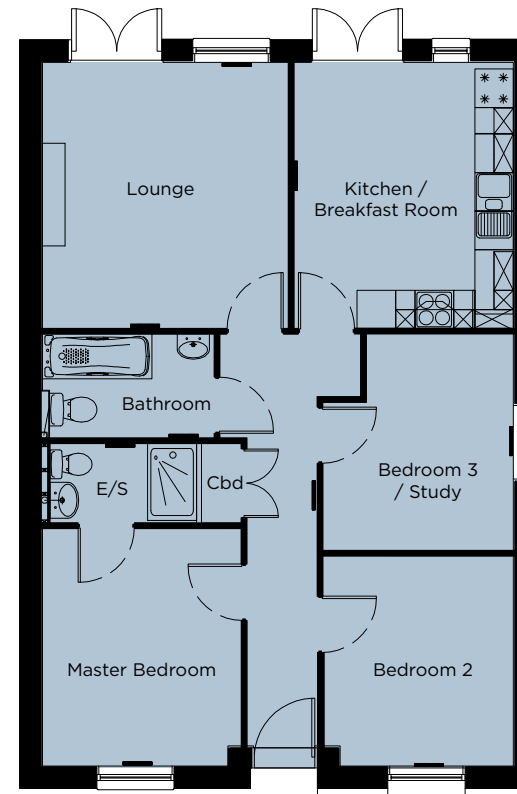
3.30m x 3.00m (10'10" x 9'10")

## **Bedroom 3 / Study**

3.40m x 3.00m max (11'2" x 9'10" max)

## **Bathroom**

2.70m x 1.80m (8'11" x 5'10")



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10 YEAR WARRANTY

# Chapel Meadow

**THE COTEHELE**  
(PLOTS 1, 2, 3, 4, 6, 7, 10, 13, 15, 16 & 17)

A three bedroom bungalow with master bedroom en-suite and parking

**THE LANHYDROCK**  
(PLOTS 5, 8, 9, 11, 12 & 14)

A three bedroom bungalow with master bedroom en-suite and parking

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# Chapel Meadow

## About Chapel Meadow

Chapel Meadow is a development of seventeen 3-bed bungalows arranged either as a detached, semi-detached or terraced freehold property. All the bungalows are built to a high specification, have a master bedroom en-suite and turfed and paved gardens. Each bungalow also has an owned and allocated parking space either adjacent to the bungalow or close to it. Disabled parking spaces are also available.

Each bungalow is traditionally built with a natural stone front gable, a smooth painted render finish and a natural slate roof. Top quality double glazed uPVC windows are used together with uPVC fascias, soffits and plastic rain water goods to ensure each property is easy to maintain.

A Management Company, owned by each of the residents, will own and be responsible the road, drainage, street lighting and communal open space. An annual service charge will cover the cost of running the Management Company. The ownership of the Management Company by residents ensures that the annual service charge is kept to a minimum as, unlike other retirement type developments, the residents set the charges themselves.





# Chapel Meadow

## Why choose Chapel Meadow at Callington?

We think the two most important features must be a relatively level site that allows level access into and out of the property, particularly for the wheelchair bound and the site must be in a sustainable location close to facilities such as a convenience store or bus service.

Chapel Meadow fits the bill perfectly. It is a level site and is located within easy walking distance of the town centre with all its bus services. Furthermore, and uniquely, the Health Centre and Community Centre are both little more than 100m from the site entrance. In our view it is a perfect location for an over-55s development of bungalows.

Often a move to a bungalow is the last home purchase someone will make. It, therefore, has to be adaptable and future proofed to meet all identifiable needs. All our bungalows at Chapel Meadow allow for that. As people get older they are more vulnerable, particularly in relation to stairs. Over 100,000 elderly people are treated for injuries after a fall on stairs every year with 60% of deaths resulting from accidents on stairs. Our bungalows ensure safety in the home and are fully wheelchair accessible.

## What are the other benefits of buying a Sunnybanks Homes bungalow?

As a company we have won many awards for the quality of our homes including an award for the 'Best Overall Development in the South West' for a scheme we did at Tuckers Brook in Modbury in the South Hams. We stand by our quality. We also ensure our homes are fully equipped including all kitchen appliances all floor coverings and fully turfed and landscaped gardens, unlike some other house builders.

We also insist that our homes are extremely well insulated and air tight so we achieve a very high energy efficiency rating. Our latest bungalows cost less than £1 per day to run the heating, hot water and lighting according to our energy rating. In terms of climate change our CO2 emissions are good too. All our bungalows have top quality windows and doors as well as uPVC fascias and soffits so they are extremely easy to maintain.

## Are bungalows coming back in favour?

We think they have never really been out of favour. Bungalows are routinely voted in surveys to be the most desirable property type in the UK for all age groups. A poll by retirement housebuilder McCarthy & Stone found that 54 per cent of over-

65s - equal to 6.6 million people - would consider moving to one. We are one of the very few house builders that build new bungalows, particularly in Devon and Cornwall.

Figures from the NHBC show in 1987 15% of new homes were bungalows. Last year it was less than 2%! New build bungalows are very rare and 3-bedroom new build bungalows are even rarer, particularly on a purpose built development like Chapel Meadow.



Similar Sunnybanks Homes over-55s development to Chapel Meadow at Lamellion Court, off Station Road, Liskeard, Cornwall



## About Sunnybanks Homes...

Sunnybanks Homes are an award winning family company, based in Hatt near Saltash which has just celebrated its 50th year and building over 2,500 homes in Devon and Cornwall

In recent years the company has concentrated on building both 3-bed and larger 4-bed bungalows. The smaller 3-bedroom bungalows have been built mainly on exclusive developments for over-55s, such as at Little Field in Tavistock, Kingdons Court in South Molton and Lamellion

Court in Liskeard. The 4-bedroom bungalows have catered for those looking for a larger property to down size to and accommodate the grandchildren when they visit and have been built in Derriford and Plymstock in Plymouth as well as Kilkhampton, near Bude on the north Cornish coast.

Further details of all these sites can be found on the company's website [www.sunnybankshomes.co.uk](http://www.sunnybankshomes.co.uk) under 'Past Developments'.



St Boniface House, Tavistock



Moyle Court, Plymstock



Caradon Close, Derriford, Plymouth

Chapel  Meadow

# Chapel Meadow

## SPECIFICATION

### KITCHEN

- Quality contemporary styled kitchen
- Stainless steel built-in double oven
- Gas hob
- Stainless steel extractor canopy
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel 1.5 bowl sink and drainer
- Chrome mixer tap
- Soft close drawers and doors
- Laminate floor

### MASTER BEDROOM EN-SUITE

- 'Roca' sanitary ware
- Mira thermostatic shower
- Contemporary ceramic wall tiling
- Shaver point
- Low voltage extractor fan

### GUEST BEDROOM EN-SUITE\*

- 'Roca Laura' sanitary ware
- 'Mira' thermostatic electric shower
- Contemporary ceramic wall tiling
- 'Shaver point
- Low voltage extractor fan

### BATHROOM

- Roca' sanitary ware
- Contemporary ceramic wall tiling
- Low Voltage extractor fan

### INTERIOR FINISHES

- Six panelled interior doors painted white
- Satin chrome door handles
- Sculpted coving to all rooms
- Smooth white ceilings
- Taurus' style skirtings & architraves
- Laminated wood flooring to kitchen & utility
- Quality carpets with underlay
- Tiled window sills

### EXTERNAL FINISHES

- Painted rendered finish. Natural stone gables
- Natural slate roof
- Quality 'Stormseal' double glazed uPVC windows with 'Georgian' bars to front
- 'Secured by design' five lever locking system doors
- White uPVC fascias and soffits
- Black rain water goods
- Enclosed manageable private garden with gated access
- Turfed garden
- Patio and pathway

### ELECTRICAL AND HEATING

- Electric wall mounted fireplace with limestone surround and hearth
- White electrical fittings throughout
- TV points to lounge, kitchen and master bedroom
- An integrated cabling infrastructure for TV & networking
- Very high speed Broadband - fibre direct to each property
- Mains smoke detector with battery back-up
- Gas fired boiler for central heating and hot water
- Energy efficient home - low energy bills
- (Grade 'B' energy performance EPC). Currently fewer than 2% of UK homes have this

Images shown are taken from the show homes at Lamellion Court, Station Road, Liskeard, a Sunnybanks Homes development. The images may include styles and specification not available in the construction of Chapel Meadow.



Registered House Builder

10 YEAR WARRANTY

# Chapel Meadow



## SERVICE CHARGE

Each property is sold Freehold and there will be no ground rent to pay. The Chapel Meadow (Callington) Management Company owned solely by the residents of Chapel Meadow will be responsible for maintaining the private access road, street lighting, drainage, open space and landscaping. There will be an annual service charge set by the residents and payable to the Management Company. There will be NO external management company free to set charges.

## SERVICES

Mains water, gas fired central heating / hot water, electricity.

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### HOW TO FIND CHAPEL MEADOW

From Bradleys Estate Agents turn left into Fore Street and follow the road for 100 yards out of the town centre. At the left hand bend, take the right hand fork into Haye Road (towards the Health Centre) and continue for a short distance. Access to the site can be found on the right just before the Health Centre on the left.

**PLYMOUTH (APPROX 15 MILES), TAVISTOCK (APPROX 10 MILES)  
LISKEARD (APPROX 8 MILES)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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[www.sunnybankshomes.co.uk](http://www.sunnybankshomes.co.uk)