

Porthreach

CARBIS BAY





Welcome to Porthreach

Welcome to Porthreach, a beautiful development of two to five bedroom homes set in the picturesque seaside village and resort of Carbis Bay.

This diverse collection of properties offers every house hunter the home of their dreams. Each unique terraced, semi-detached, and detached home is built with sustainable materials wherever possible and, with your future in mind, fitted with energy-efficient heat pumps. Their elegant modern style has been designed to blend naturally with the architecture and beauty of the local area and that of nearby St Ives.

About Carbis Bay

Porthreach is located in the beautiful Cornish village of Carbis Bay, on the western coast of St Ives Bay. This peaceful, rural location exudes a kind of quiet English charm, with its fresh sea air, spectacular views out over the bay, and a railway line running in along the cliffs.

In summer months Carbis Bay looks positively Mediterranean. The white-painted houses of the village overlook the crystal clear waters and golden sands of the Blue Flag Award-winning beach, all set amidst the lush green woods of the forested headland.



About the Developer

Evergreen Estates are committed to building homes not houses. Each unique, high-quality home we construct in the South West and beyond is designed to be part of the Local community and setting they rest in.

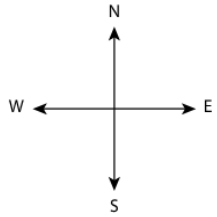
Every Evergreen Estates home is built to the highest standard of design and build quality. Wherever possible, sustainable materials like timber frames are used to minimise environmental impact. Local tradespeople are employed, helping the local economy and investing in the local area. Hand-picked finishing touches make each home unique, ready for you to truly make your own.



Porthreach

CARBIS BAY

Development Plan



Key

- Crantock - 2 Bedroom Home
- Trevone - 2 Bedroom Home
- Pendower - 2 Bedroom Apartment
- Swanpool - 2 Bedroom Apartment
- Holywell - 3 Bedroom Home
- Talland - 3 Bedroom Home
- Seaton - 3 Bedroom Home
- Sunnycove - 3 Bedroom Home
- Towan - 3 Bedroom Home
- Kingsand - 3 Bedroom Home
- Longrock - 3 Bedroom Home
- Watergate - 3 Bedroom Home
- Porthtowan - 4 Bedroom Home
- Porthleven - 4 Bedroom Home
- Porthminster - 5 Bedroom Home
- Eastbourne - 4 Bedroom Home
- Tolcarne - 4 Bedroom Home

HOLYWELL

3 Bedroom Home



The stunning three-bedroom Holywell offers a perfect blend of style, comfort and practicality.

At the heart of this home is the beautiful open-plan kitchen and dining area, designed for both everyday living and entertaining. Flowing seamlessly into the living room this dual aspect space has ample natural light and modern finishes including integrated appliances, underfloor heating and patio doors to the rear garden.

The spacious main bedroom boasts a well appointed ensuite with rain shower, while the second double bedroom and third single bedroom offer flexibility - ideal for family members, guests or a home office. With *underfloor heating on the ground floor, an energy-efficient air source heat pump, turfed garden, this home effortlessly blends contemporary style with everyday comfort.

-  883 sqft
-  3 Bedrooms
-  3 Bathrooms
-  Underfloor Heating*
-  Air Source Heat Pump

Bedroom 1
3.7m x 3.9m / 12'1" x 12'9"

Bedroom 2
2.7m x 3.2m | 8'10" x 10'5"

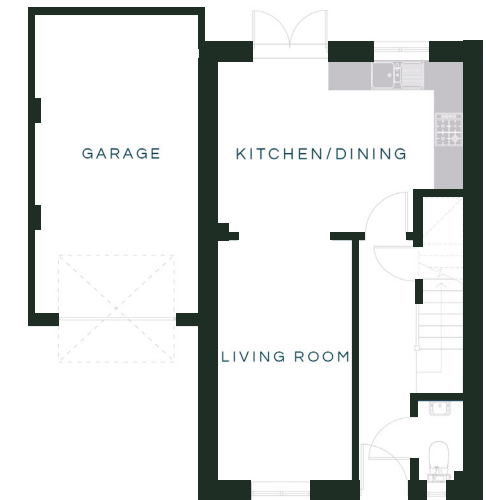
Bedroom 3
2.0m x 2.5m | 6'6" x 8'2"

Kitchen/Dining Room
4.9m x 3.4m / 16'0" x 11'1"

Living Room
2.6m x 4.8m / 8'6" x 15'8"



FIRST FLOOR



GROUND FLOOR

EASTBOURNE

4 Bedroom Home



The four-bedroom Eastbourne is a detached home designed for modern comfort and convenience. The heart of the home is the spacious open-plan kitchen with dining area creating a welcoming space for casual dining or entertaining. The expansive dual aspect living room provides the ideal setting for relaxation.

The impressive master bedroom features a private ensuite, while the additional double bedroom and two well-proportioned single bedrooms share a stylish, well appointed bathroom. Each home is complemented by a private garage with a driveway, and a turfed garden.

With *underfloor heating on the ground floor, an energy-efficient air source heat pump, quartz worktops and quality flooring as standard, this home effortlessly blends contemporary style with everyday comfort.

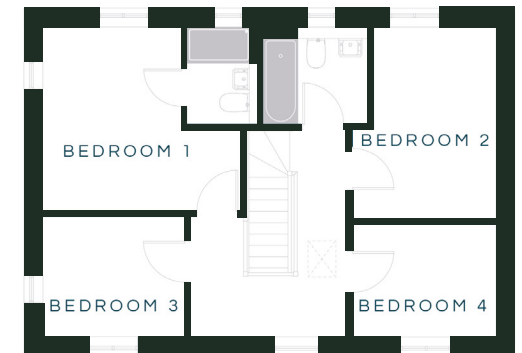
-  1281 sqft
-  4 Bedrooms
-  3 Bathrooms
-  Underfloor Heating*
-  Air Source Heat Pump

Bedroom 1
4.0m x 3.8m | 13'4" x 12'5"

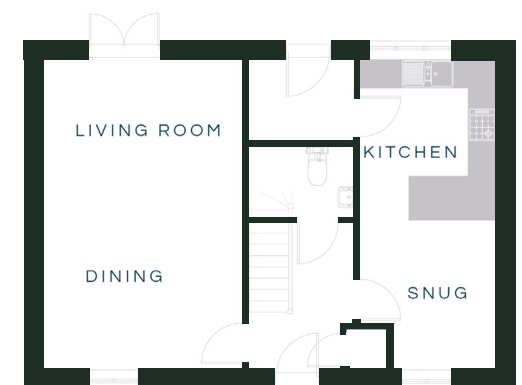
Bedroom 2
2.9m x 3.9m | 9'6" x 12'9"

Bedroom 3
2.9m x 2.5m | 9'6" x 8'1"

Bedroom 4
2.9m x 2.3m | 7'6" x 9'6"



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining Room
2.8m x 6.4m | 9'2" x 20'10"

Living Room
4.1m x 6.4m | 13'4" x 20'10"

PORTHLEVEN

4 Bedroom Home



Spacious and elegantly designed, the Porthleven is a beautifully crafted four-bedroom detached home.

At its heart is the expansive open-plan living, kitchen, and dining area, a truly impressive space featuring a sleek breakfast bar, a utility room, and a cozy snug beside the bi-fold patio doors that open to the garden.

For added flexibility, the downstairs also includes a separate formal living room, along with a dedicated study space, ideal for remote work or reading. The generous master bedroom boasts a private ensuite, while the three additional double bedrooms share a stylish bathroom.

The Porthleven is completed by a garage and driveway, and a beautifully turfed garden. With underfloor heating on the ground floor, an energy-efficient air source heat pump, luxurious quartz worktops, and quality flooring throughout, this home seamlessly blends contemporary elegance with everyday functionality.



1410 sqft



4 Bedrooms



3 Bathrooms



Underfloor Heating*



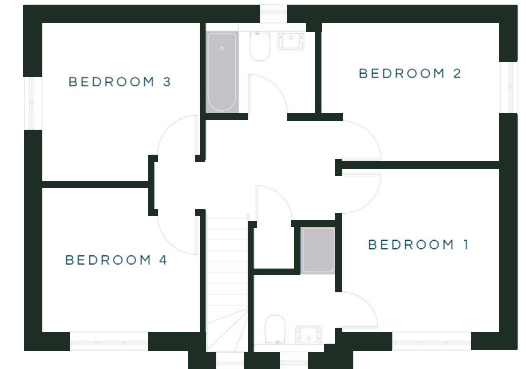
Air Source Heat Pump

Bedroom 1
3.37m x 3.5m | 11' 4" x 11' 0"

Bedroom 2
3.8m x 2.98m | 12' 4" x 9' 8"

Bedroom 3
3.37m x 3.4m | 11' 7" x 11' 0"

Bedroom 4
3.37m x 3.08m | 11' 1" x 10' 1"



FIRST FLOOR

Kitchen/Dining Room
9.74m x 3.09m | 31' 7" x 10' 0"

Living Room
3.39m x 3.37m | 11' 1" x 11' 0"

Snug
3.37m x 1.89m | 11' 0" x 6' 2"



GROUND FLOOR

PORTHMINSTER

5 Bedroom Home



The Porthminster is a spacious five-bedroom home, thoughtfully designed to offer flexible, modern living.

The ground floor features a dual-aspect living room with elegant double patio doors opening onto the garden. The impressive open-plan kitchen includes integrated appliances, a dining area, a handy utility room, and double patio doors leading to the rear garden. There is also a second reception room, which could serve as a fifth bedroom, home office, snug or playroom.

Climb the stairs to the airy first-floor landing to find two large ensuite bedrooms, two further double bedrooms, and a well-appointed bathroom with a separate bath and shower.

Outside, you have a garden and a double garage with a private driveway. With *underfloor heating on the ground floor, an energy-efficient air source heat pump, quartz worktops and quality flooring as standard, this home effortlessly blends contemporary style with everyday comfort.

-  1798 sqft
-  5 Bedrooms
-  4 Bathrooms
-  Underfloor Heating*
-  Air Source Heat Pump

Bedroom 1
4.7m x 3.8m | 15'4" x 12'5"

Bedroom 2
3.2m x 3.5m | 10'5" x 11'5"

Bedroom 3
3.3m x 3.3m | 10'9" x 10'9"

Bedroom 4
3.2m x 3.5m | 10'5" x 11'5"

Kitchen/Dining Room
4.7m x 7m | 15'4" x 22'9"

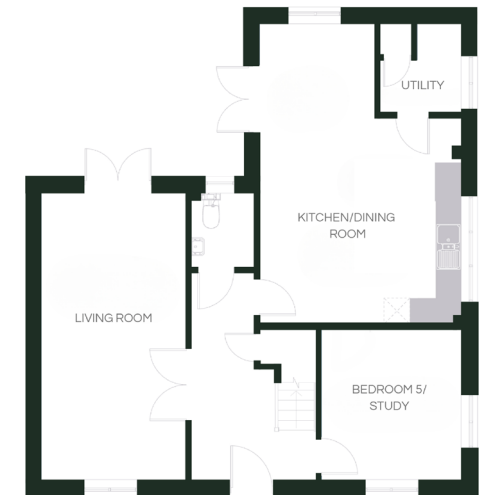
Living Room
3.3m x 6.7m / 10'11" x 12'11"

Utility
1.9m x 2.1m / 6'2" x 6'10"

Bedroom 5
3.2m x 3.5m / 10'8" x 11'5"



FIRST FLOOR



GROUND FLOOR

SPECIFICATION

Kitchen

	Apartment	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Fully fitted kitchen with laminate worktops and upstand	•	•	•	•	•
Fully fitted kitchen with solid worktops and upstand (speak to sales for examples)	•	•	•	•	•
Soft close doors and drawers to kitchen units	•	•	•	•	•
Glass splashback behind hob	•	•	•	•	•
Single bowl stainless-steel sink	•	•	•	•	•
1.5 bowl stainless-steel sink	•	•	•	•	•
Ceramic hob 60cm	•	•	•	•	•
Stainless-steel single oven	•	•	•	•	•
Integrated extractor hood 60cm	•	•	•	•	•
Integrated fridge/freezer	•	•	•	•	•
Integrated dishwasher	•	•	•	•	•
Integrated washing machine	•	•	•	•	•

Bathroom

White sanitaryware with chrome fittings	•	•	•	•	•
Chrome heated towel rail in bathroom and en-suite	•	•	•	•	•
Full height tiling to wet areas in bathroom and en-suite	•	•	•	•	•
Half height tiling to sanitary walls in bathroom and en-suite	•	•	•	•	•
Tiled splashback to cloaks sink and half height behind WC	•	•	•	•	•
Thermostatic shower in en-suites	•	•	•	•	•
Thermostatic shower with glass bath screen to bathroom	•	•	•	•	•

Internal Finishes

Carpet	•	•	•	•	•
Vinyl (Wet rooms only)	•	•	•	•	•
White doors with contemporary chrome door furniture	•	•	•	•	•
Timeless white matt emulsion to walls and ceilings	•	•	•	•	•
Satin white to woodwork	•	•	•	•	•

Lighting & Electrical

	Apartment	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
TV aerial lounge	•	•	•	•	•
TV aerial in bedroom 1	•	•	•	•	•
USB port in bedroom 1	•	•	•	•	•
Shaver socket to bathroom and en-suite	•	•	•	•	•
White downlights (kitchen & utility, WC, kitchens, en-suite, bathrooms)	•	•	•	•	•
White pendant lamps (hallway, landings, study, lounge, dining room, bedrooms)	•	•	•	•	•
External contemporary lantern light to front door area	•	•	•	•	•
External contemporary lantern light to rear	•	•	•	•	•
Power and lighting to garages within curtilage of plot	•	•	•	•	•
BT Openreach (see drawing)	•	•	•	•	•
USB double socket in kitchen (breakfast bar area)	•	•	•	•	•
32A supplies for car charging where possible	•	•	•	•	•
External waterproof socket	•	•	•	•	•

General

uPVC double glazed casement windows	•	•	•	•	•
Turfed rear garden with external tap (if applicable)	•	•	•	•	•
External doorsets with multipoint locking system	•	•	•	•	•
Rear garden boundary fences (if applicable)	•	•	•	•	•
1.8m x 1.8m patio area (if applicable, see patio designs)	•	•	•	•	•

Heating

Air source heat pump	•	•	•	•	•
Under floor heating to ground floor	•	•	•	•	•
Radiators to first floor	•	•	•	•	•





EVERGREEN ESTATES

Bradleys
ESTATE AGENTS

Contact us today for more information

Bradleys St Ives
01736 793300
stives@beagroup.co.uk