

HENRYS CROFT

The Lizard

About Henry's Croft

Discover Henry's Croft, a traditional new development of 16 beautifully designed homes located on the most Southerly point of Britain, The Lizard.

This wonderful collection features just twelve open market homes, ranging from 2 bedroom homes, ideal for first time buyers and those looking to downsize to larger 3 and 4 bedroom homes, ideal for a growing family. Nestled in the heart of this popular coastal village, Henry's Croft is perfectly situated for anyone looking to immerse themselves into a welcoming village community.

Site Plan



2 Bedroom Houses

Plots 4 - 861 Sq Ft



3 Bedroom Houses

Plot 5 - 1,044 Sq Ft

Plot 14 - 1,042 Sq Ft



3 Bedroom Bungalows

Plot 8 & 9 - 936 Sq Ft

Plot 10 - 914 Sq Ft



4 Bedroom Houses

Plots 1, 12 & 13 - 4 Bedroom House - 1,249 Sq Ft

Plots 6 & 7 - 4 Bedroom House - 1,065 Sq Ft



4 Bedroom Bungalows

Plot 11 - 1,194 Sq Ft



Affordable Houses

Plots 2, 3, 15, 16



About The Area

Lizard Village is located on the Lizard Peninsula in Cornwall, England. A picturesque location celebrated for its natural beauty, geological significance, and cultural heritage. The Lizard Village welcomes you into a warm and wonderful community, with traditional Cornish cottages, cosy pubs and friendly locals.

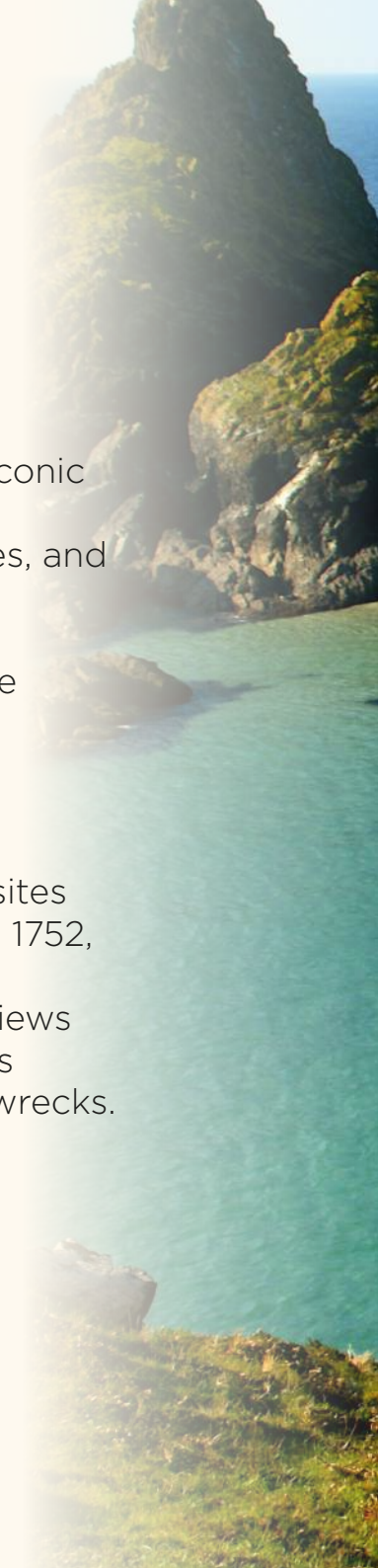
Known for its breath-taking coastal scenery, the village holds the distinction of being the most southerly point of mainland Britain. Having this title offers residents a mix of stunning landscapes, charming local life and outdoor adventure. This village is part of the Southwest Coast Path, which offers spectacular views of the rugged coastline, dramatic cliffs and of the Atlantic Ocean. Flourishing in wildlife, The Lizard is home to species like choughs, seals, dolphins and occasionally basking sharks.

Within the Lizards natural beauty, you will find Kynance Cove. Known to be one of the most iconic spots on the peninsula. This picturesque cove features turquoise waters, sandy white beaches, and striking serpentine rock formations.

The Lizard Peninsula is renowned for its unique geology, particularly the serpentine rock. Serpentine has a distinctive green hue and is often found and polished for ornamental use.

The village holds many historical and cultural sites such as, the Lizard lighthouse. First being lit in 1752, this lighthouse is a prominent landmark and museum, giving visitors beautiful panoramic views of the unique coastline. Due to the treacherous coastline, The Lizard has a rich history of shipwrecks. Stories of rescues and wrecks are integral to its maritime heritage.

Overall, the Lizard Village offers an incredible lifestyle for anyone seeking natural beauty, tranquillity and a touch of Cornish charm.





Things To Do

Local Beaches / Walks

Kynance Cove (1.8 miles)
The Lizard Point (1.3 miles)
Cadgwith Cove (3 miles)
Kennack Sands (4.6 miles)

Restaurants / Eateries

Coast Coffee Bar & Bistro (0.6 miles)
Ann's Pasties & Bar (0.1 miles)
Chimichangas Tex-Mex (0.5 miles)
Wavecrest (1.3 miles)
Housel Bay Hotel (0.8 miles)

Local Pubs

The Top House Inn (0.6 miles)
The Witchball (0.7 miles)
Cadgwith Cove Inn (3 miles)



Fun days

Cornish Seal Sanctuary (11.3 miles)
Porthleven Harbour (13 miles)
Roskilly's Farm (10 miles)
Ferdie's Indoor Play (10.3 miles)

Local Schools

Primary

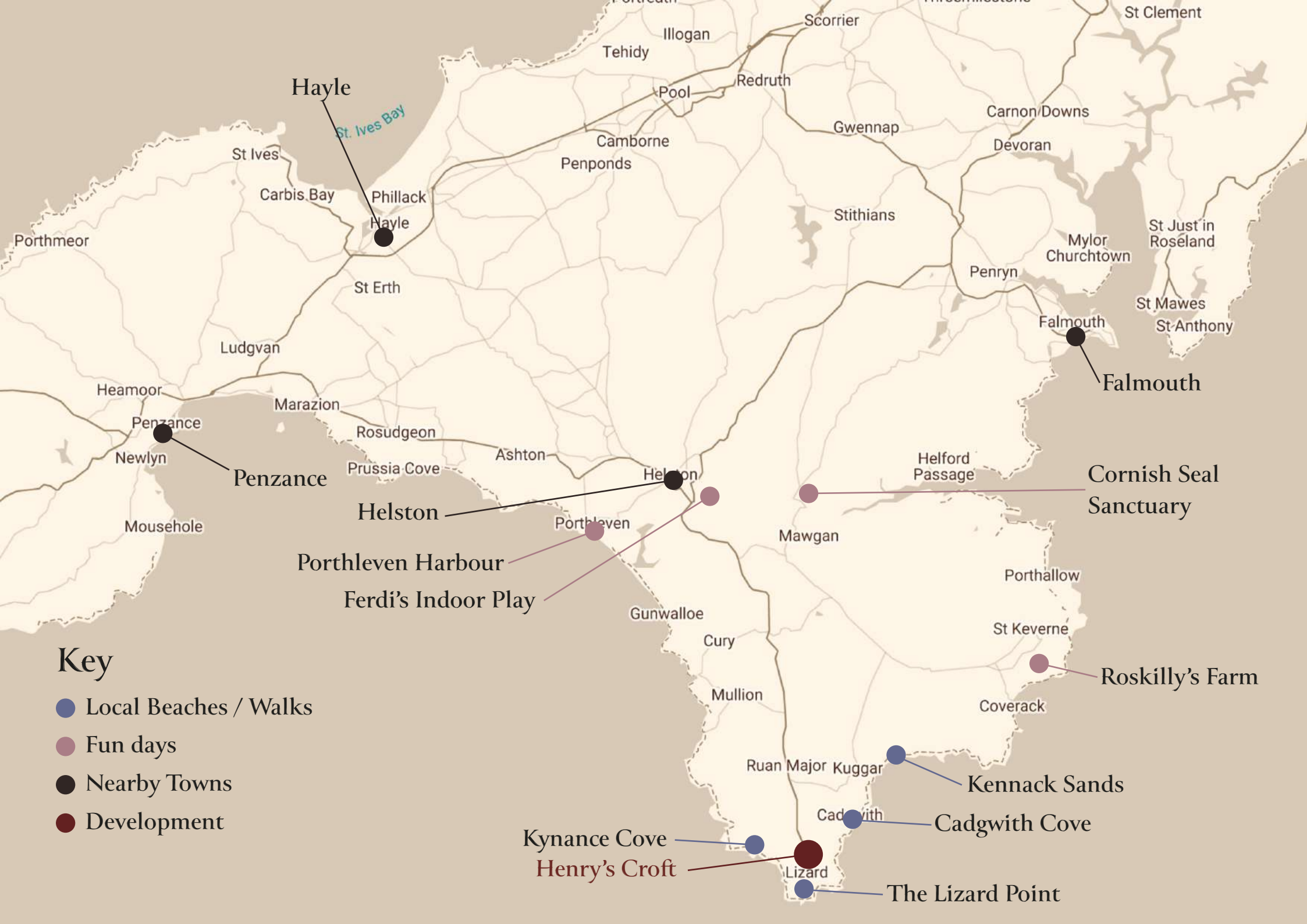
Landewednack CP School (0.5 miles)
Grade Ruan C of E School (3.5 miles)
Mullion CP School (5.2 miles)

Secondary

Mullion Secondary School (5 miles)
Helston Community College (11 miles)

Nearby Towns

Helston (11 miles)
Hayle (20 miles)
Falmouth (23 miles)
Penzance (24 miles)



Specification

Internal Specification

Heating & Ventilation:

- Air Source Heat Pumps
- Ground floor under floor heating, first floor radiators
- Thermostatic Controls
- Mechanical Ventilation Systems to select plots
- Extractor Fan Systems to select plots

Electrical & Wifi:

- Energy Saving Lighting with recessed downlighters
- Multiple Power Outlets with a minimum of one USB point per room
- Full Fibre Broadband to each property

Kitchens:

- Howdens Kitchens Greenwich Range
- High Quality Laminate Worktops

Appliances included:

- Oven
- Hob
- Dishwasher
- No Frost Fridge Freezer

Bathrooms:

- Partially tiled
- Wall Hung WC
- Wall Hung Wash Hand Basin & Unit
- Glass Shower and Bath Screens
- Electric Towel Warmer

Flooring:

- LVT to all Bathrooms, ensuites, Kitchen & utility Floors
- Entrance Hallway, Stairs & Bedrooms made ready for Carpets

External Finishes

- uPVC Double glazed anthracite windows & doors

Wall finishes:

- External render painted
- Natural slate
- Cedral cladding to selected plots
- Stone slip cladding to selected plots

Roof:

- Natural slate

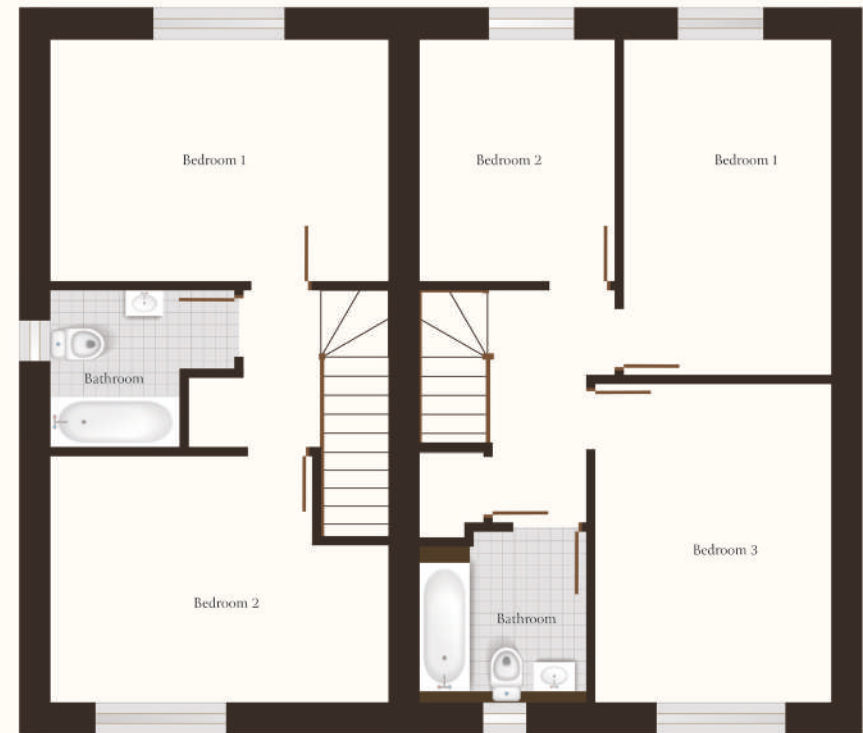
Paving:

- Patio's concrete slabs
- Driveways brick paved

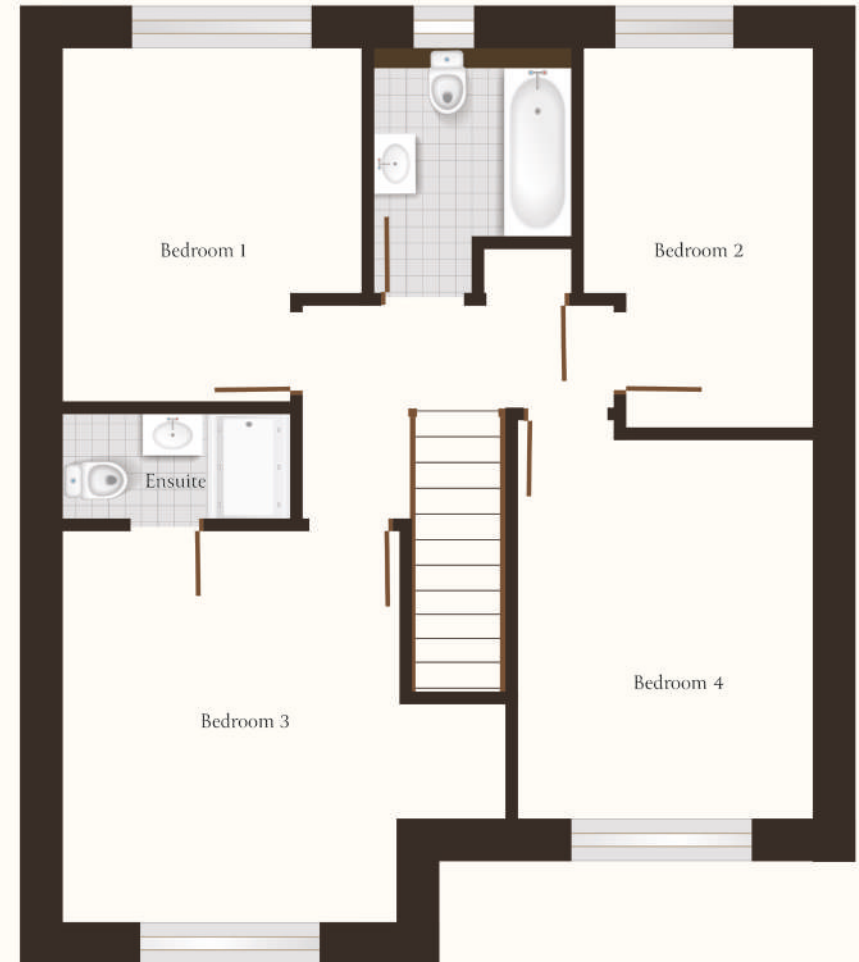
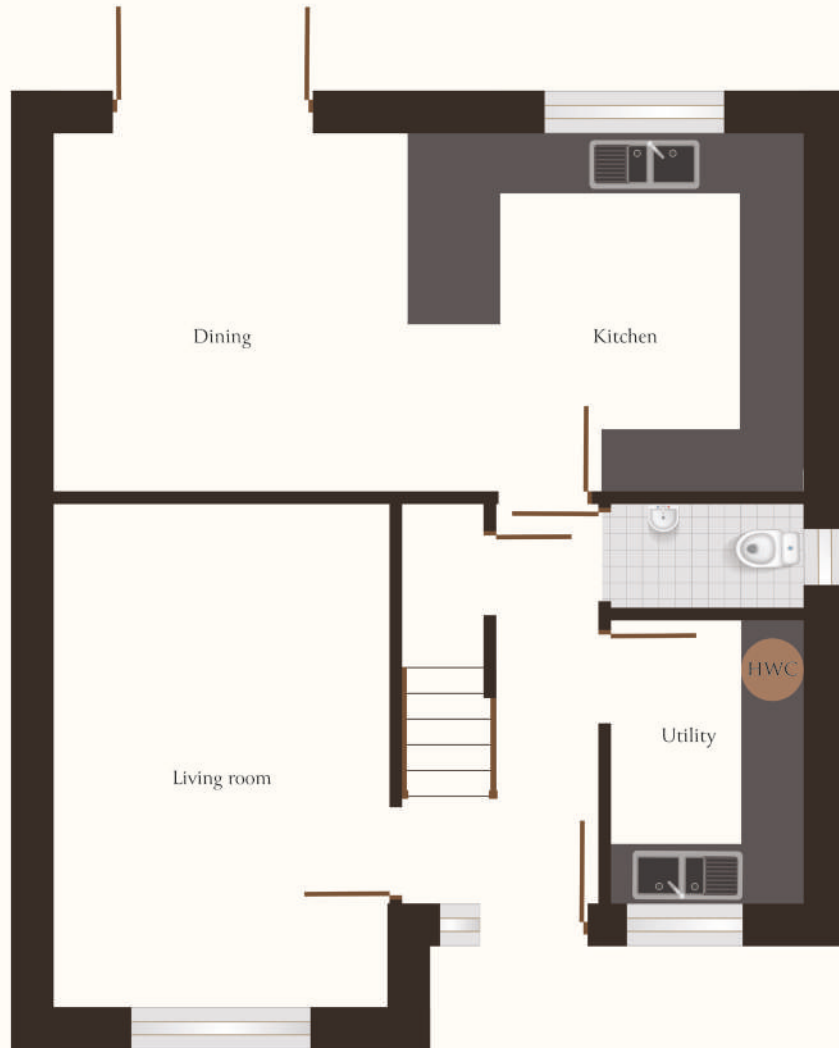
Warranty provider – Build Zone – 10-year insurance backed

House
Types

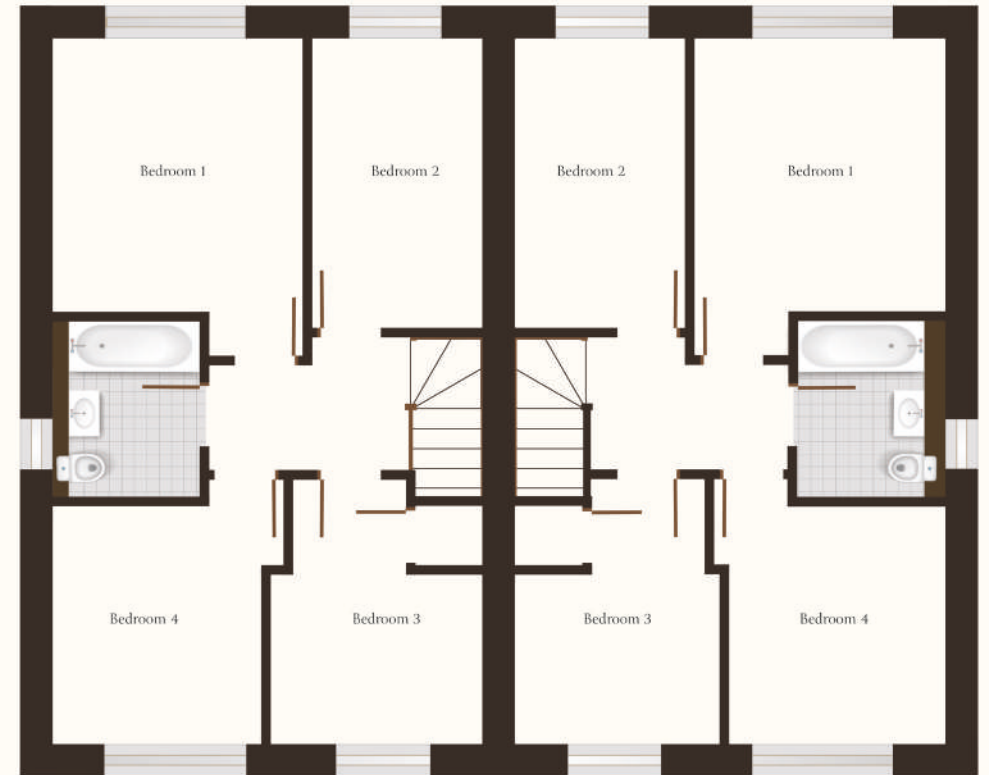
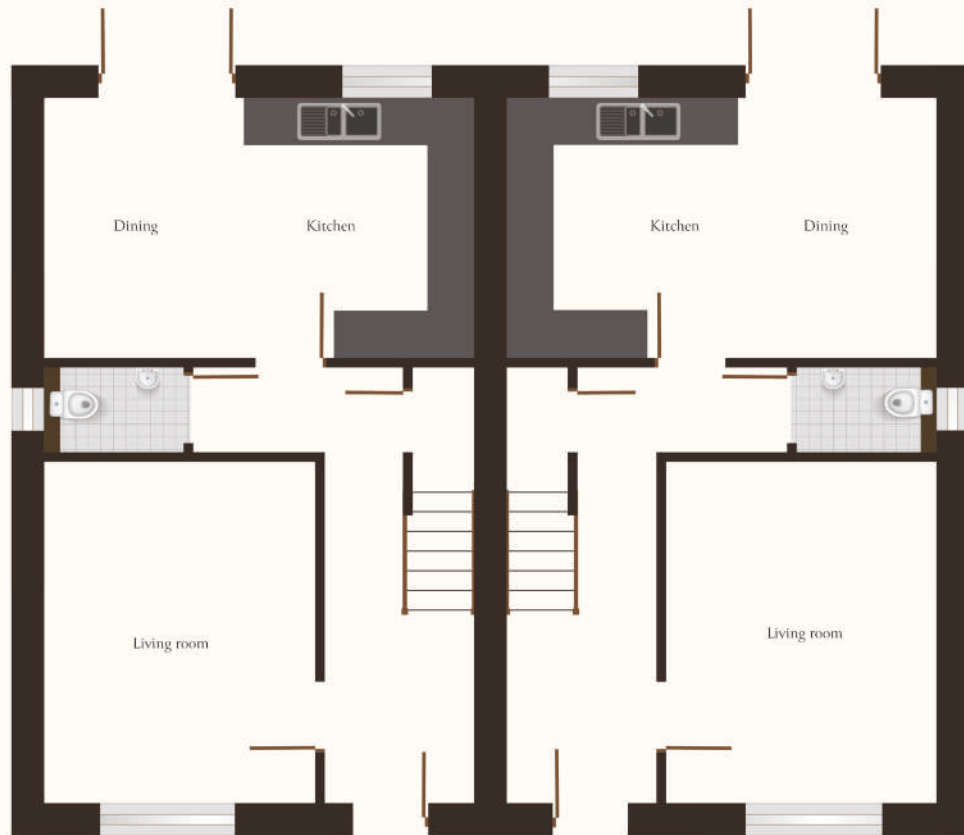




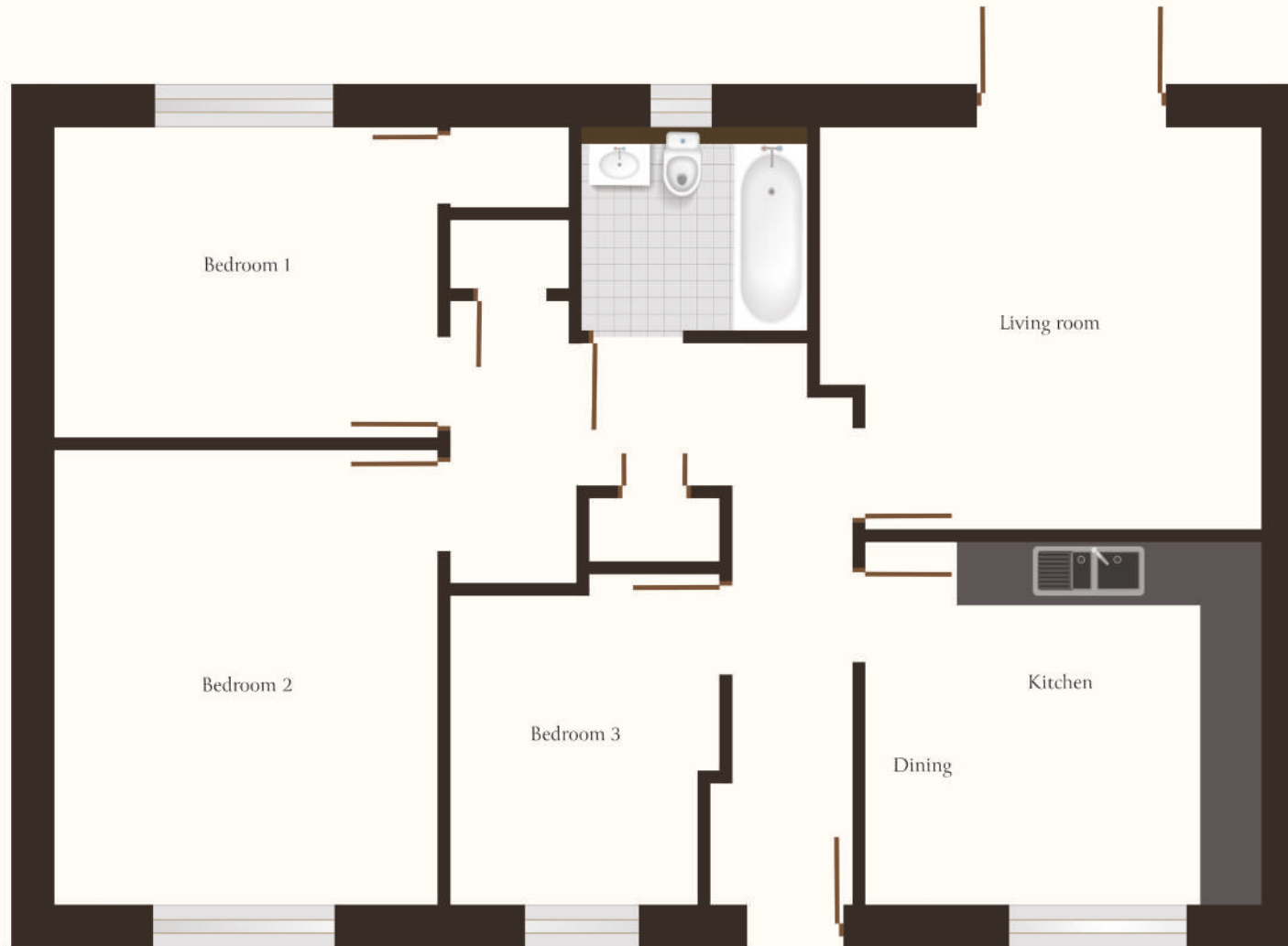




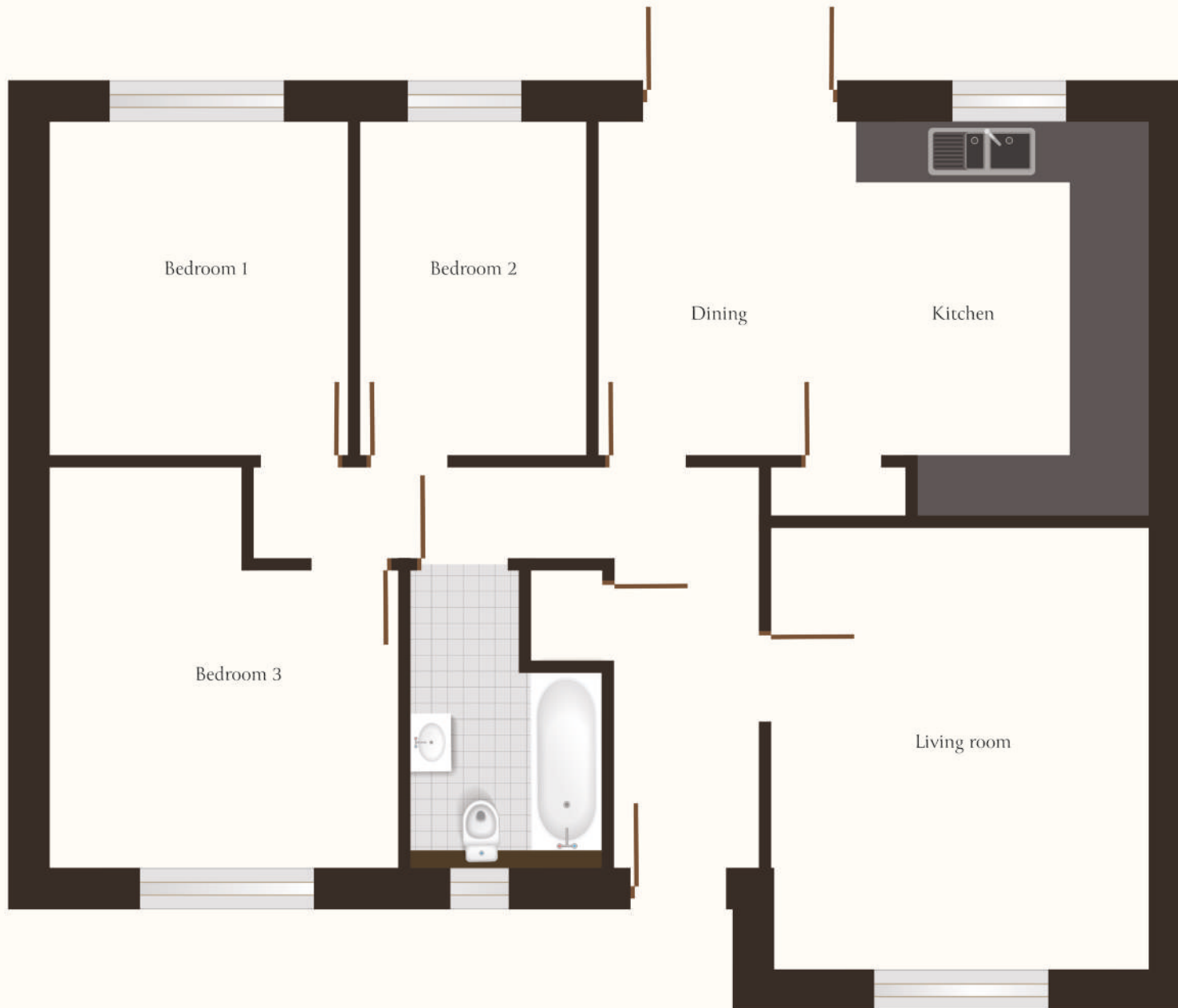




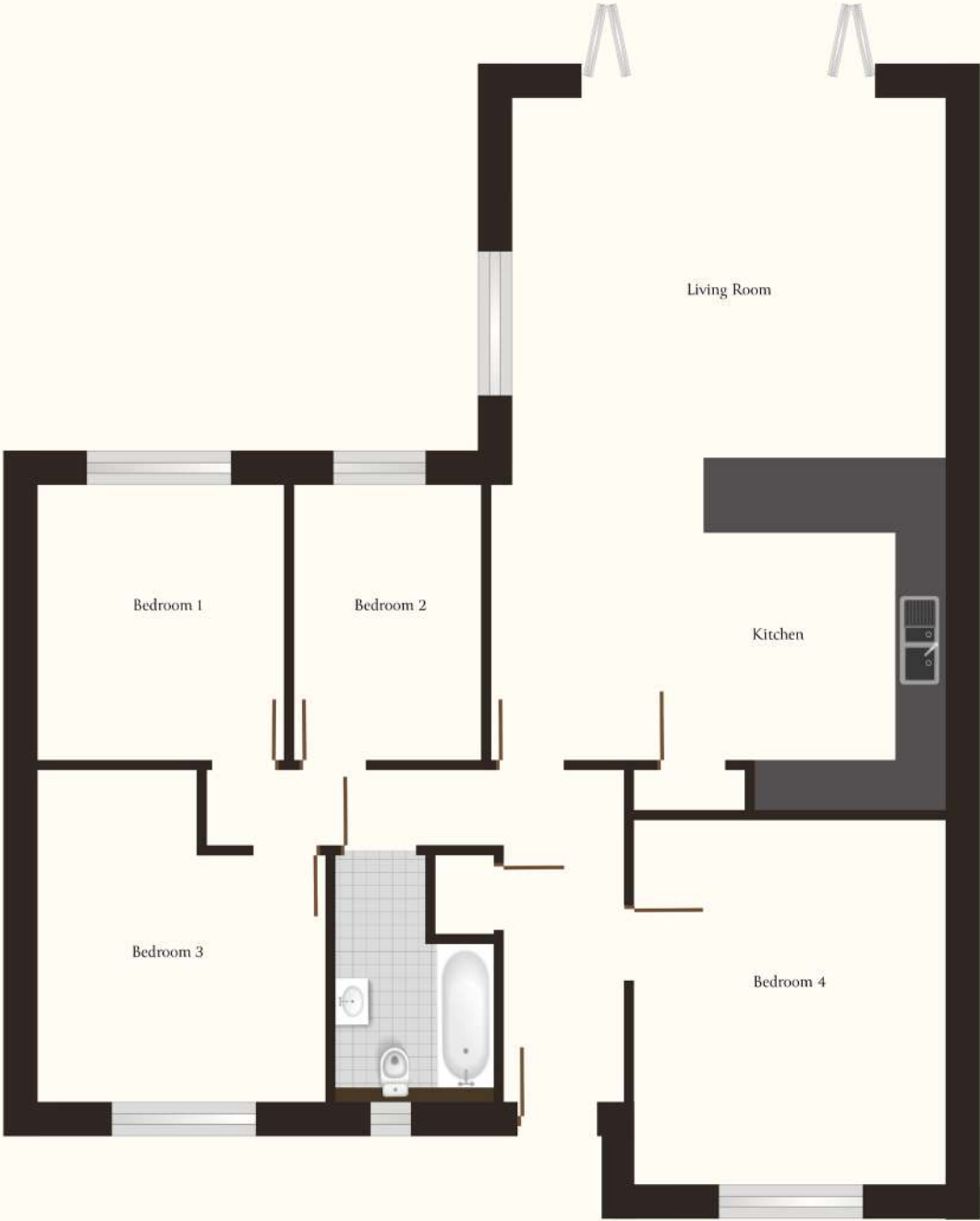




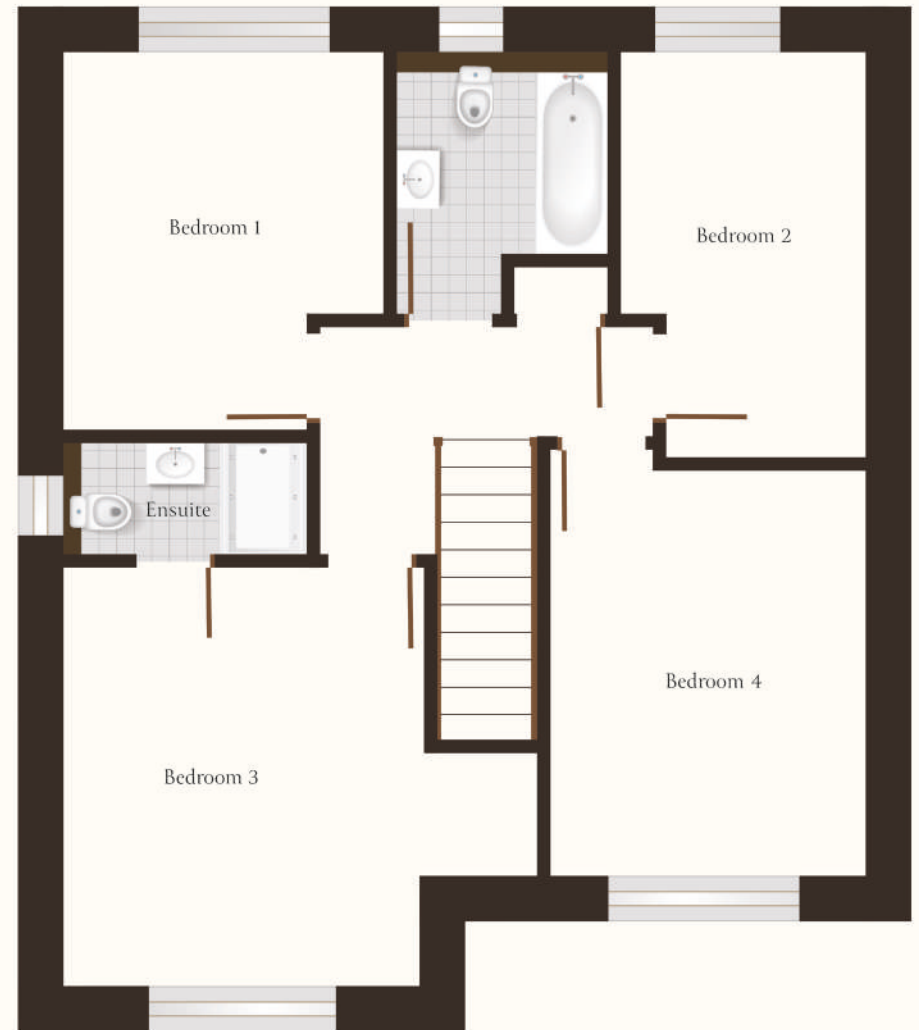
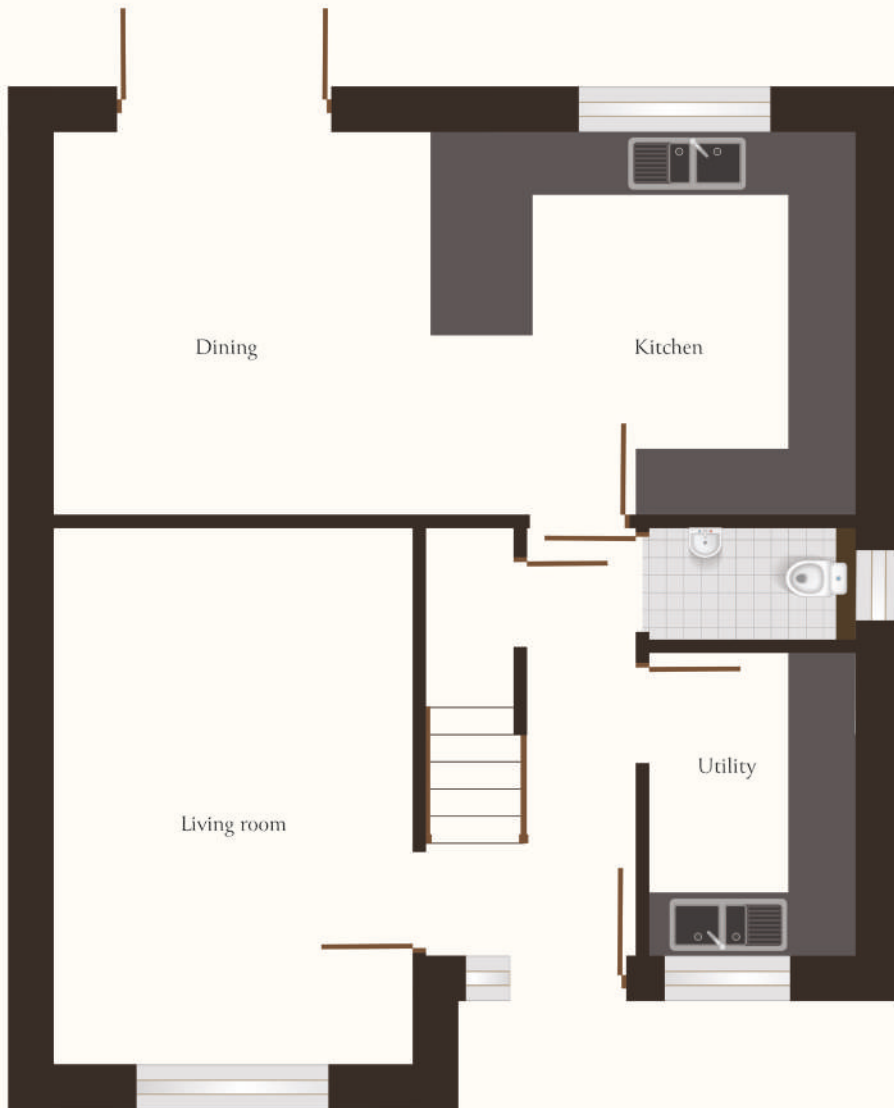




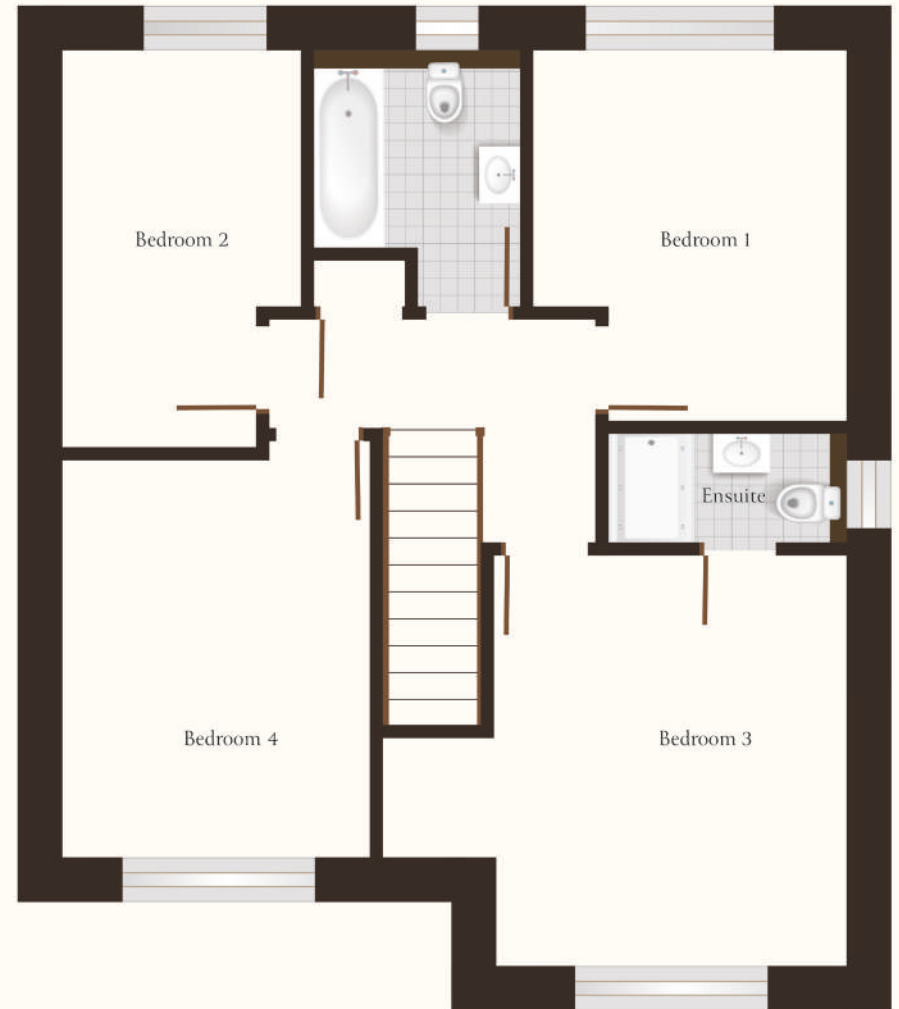




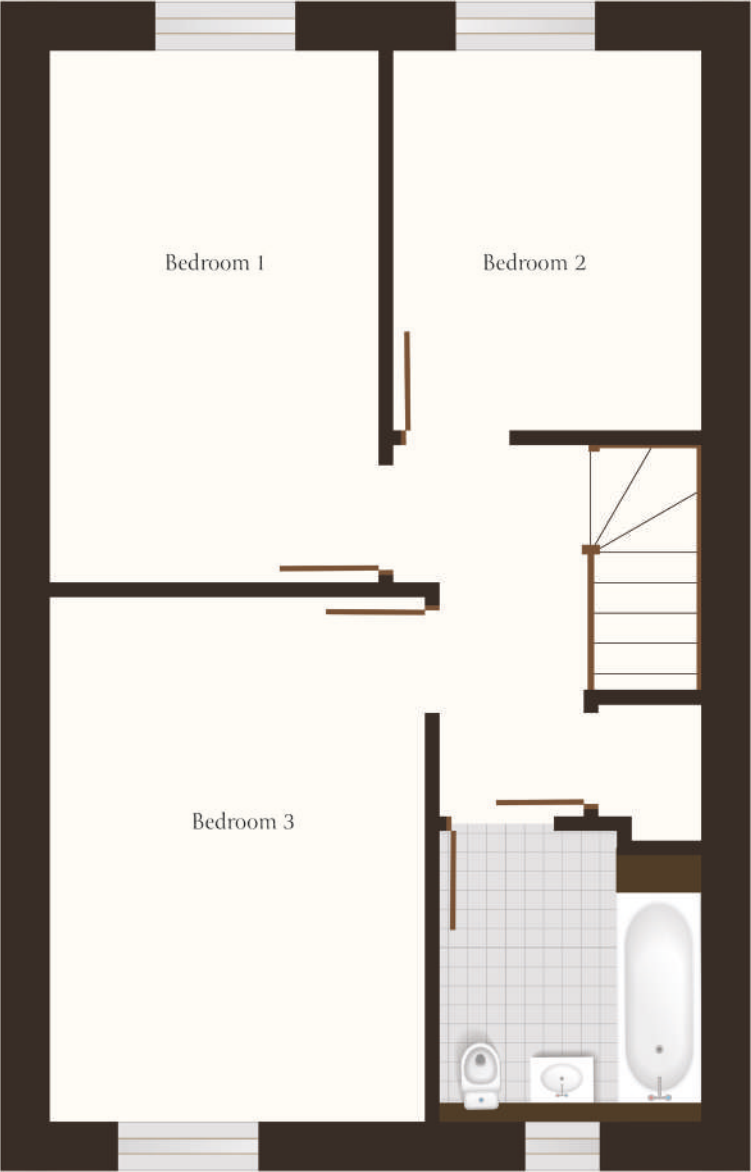












HENRYS CROFT

The Lizard

From Bradleys Helston office proceed out of the town heading towards The Lizard. Follow the main road into The Lizard, passing a turning on your left signposted for Housel Bay. Just before you enter the village and see the restaurant “Chimichangas” you will find Henrys Croft on the left hand side of the road.

Post Code
TR12 7AX

What 3 words
afflicted.invested.luxury