

TRESITHICK CLOSE

POINT ROAD, CARNON DOWNS, TRURO



KINGSLEY

SIGNATURE HOMES

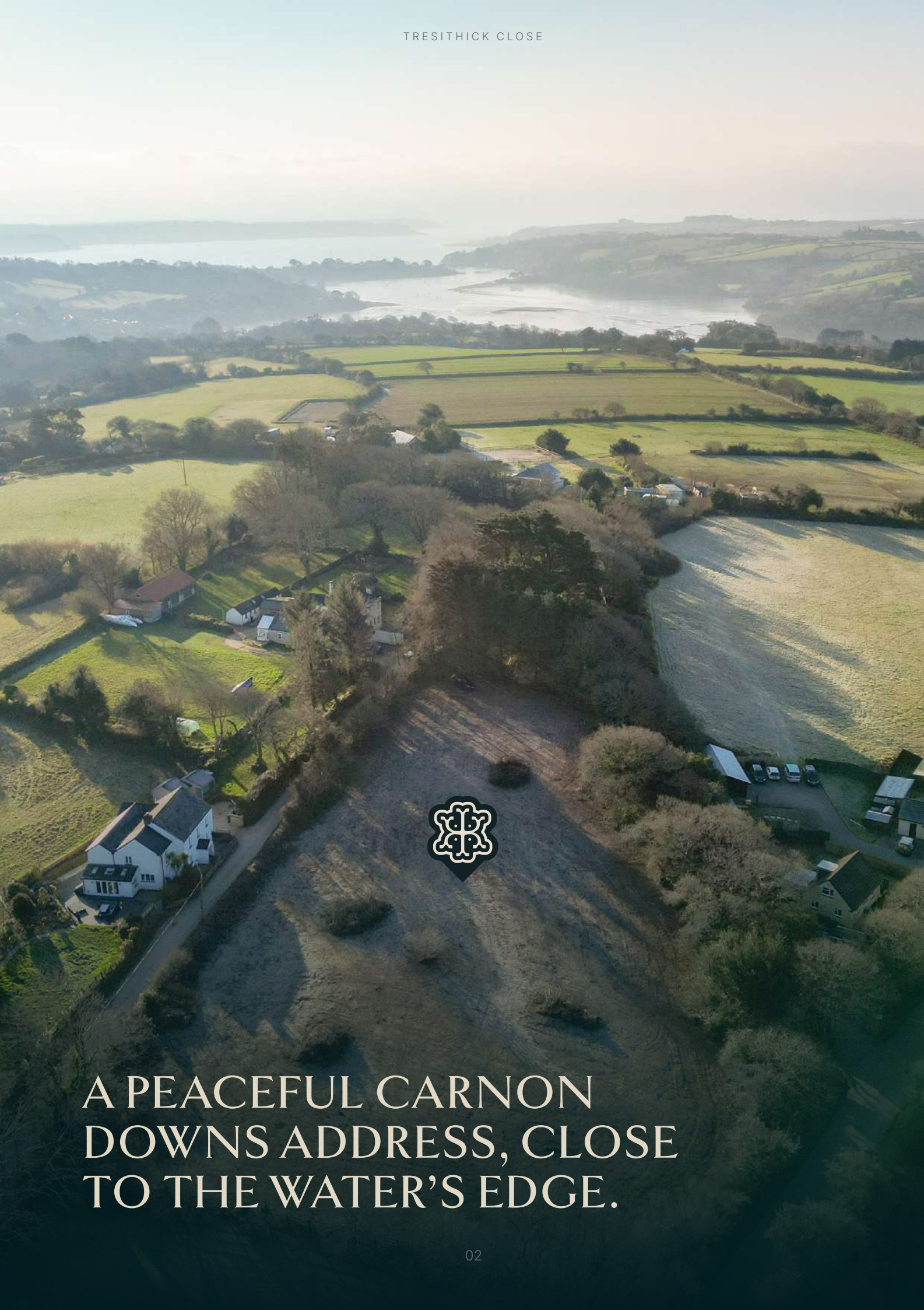
Welcome to

TRESITHICK CLOSE

Stylish brand new detached bungalows in a select edge of village development.

Tresithick Close – an eagerly awaited development of just nine detached highly energy efficient 3 bedroomed bungalows in a peaceful semi-rural setting. Ideally situated with the benefit of close proximity to all the facilities Carnon Downs has to offer, located to the south eastern side of the sought after village, about 1 mile from Point and Restronguet Creek – a very beautiful location.

Architecture designed by Kingsley Developments' in-house architect team, with considerable thought to creating an inspiring and exciting place to live, for low maintenance single floor living.



A PEACEFUL CARNON
DOWNS ADDRESS, CLOSE
TO THE WATER'S EDGE.

An easy, unhurried rhythm.

Within Carnon Downs itself, residents have a modern Village Hall hosting fitness classes, art groups, yoga, craft sessions and community events, alongside a GP surgery, dental practice, convenience store and post office, and a well-loved local pub. Community transport and a publicly accessible defibrillator support the wellbeing of the wider village, while countryside walks, woodland trails and cycling routes lead straight out from the doorstep towards the River Fal and Loe Beach.

A short drive away at Feock, Loe Beach faces south over the Carrick Roads – some of the most idyllic and tranquil sailing waters found anywhere along the south coast of Britain – with a well-regarded café, a popular sailing school and a watercraft hire business that becomes the hub of the area's social life each summer. Boat owners are well served too, with a dinghy park, slipway and deepwater moorings, while the local gig club rows from

the beach itself. Within about ten minutes, Truro brings exceptional facilities within reach: a cinema, theatre, farmers' markets, well-regarded bars, restaurants and cafés, and a wealth of shops among its Victorian and Georgian streets.

Primary schools can be found at Devoran and Kea, with secondary schooling – including three independent schools – in Truro, which is also the county's administrative centre, home to its largest hospital and a mainline station on the Penzance to Paddington line. A bus stop just moments from home connects Carnon Downs to Truro, Falmouth and the places in between, with direct buses to both the hospital and the railway station. It's a setting that combines the tranquillity of a rural Cornish village with excellent connectivity to the city, the coast and beyond.

Nearby Restronguet Creek with Point in view



A CONSIDERED LAYOUT

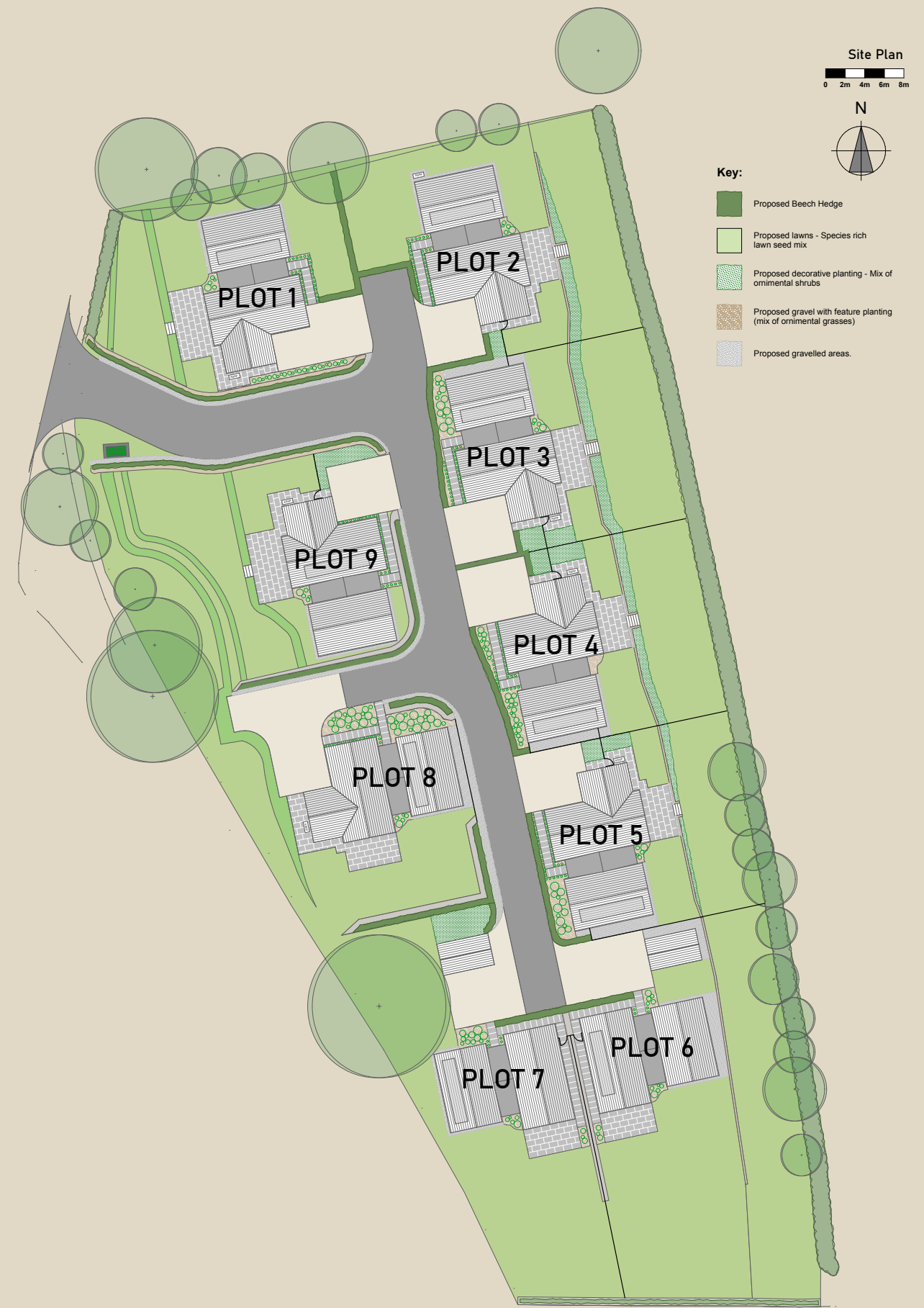
Designed for modern home comforts

Just nine detached three-bedroom bungalows are being constructed, each thoughtfully designed to provide spacious, practical accommodation finished to an outstanding specification by Kingsley Signature Homes. Step inside to experience vaulted ceilings that create a breathtaking sense of space and light, framed by striking architectural glazing and distinctive external facades that make a bold visual statement.

Built to the UK Net Zero Carbon Buildings Standard

The bungalows are being built to the UK Net Zero Carbon Buildings Standard to ensure each home achieves an EPC grade 'A', incorporating highly efficient renewable heating via an air source heat pump, high levels of insulation and excellent airtightness for significantly reduced heat loss.

Completion of construction is expected in the Summer of 2027.



Plans are indicative only and subject to minor changes. The size and location of solar PV panels are indicative and subject to specialist design and final specification.

CONTEMPORARY SINGLE STOREY RESIDENCE WITH GARAGE





INTRODUCING KINGSLEY SIGNATURE

A Signature Homes development designed around modern family life.

Signature is Kingsley Developments' collection of exclusive homes, each crafted to an exceptional standard and designed specifically for its location. Rather than repeating a standard model, every Signature development is conceived for its particular site and will not be replicated elsewhere. At Tresithick Close, our bespoke architectural response creates a distinctive identity that belongs nowhere else. This is something one usually can only achieve via a self build project.

With in-house design expertise by Chartered Architects, direct build management and trusted long-standing contractors, Kingsley Developments keeps close control from first concept to final handover. Buyers also benefit from a more personal experience, with direct contact, progress updates and opportunities to make selected choices where the build programme allows.

The result is a home that feels distinctive, carefully made and quietly confident from day one.

ARCHITECT'S VISION

A Contemporary Barn

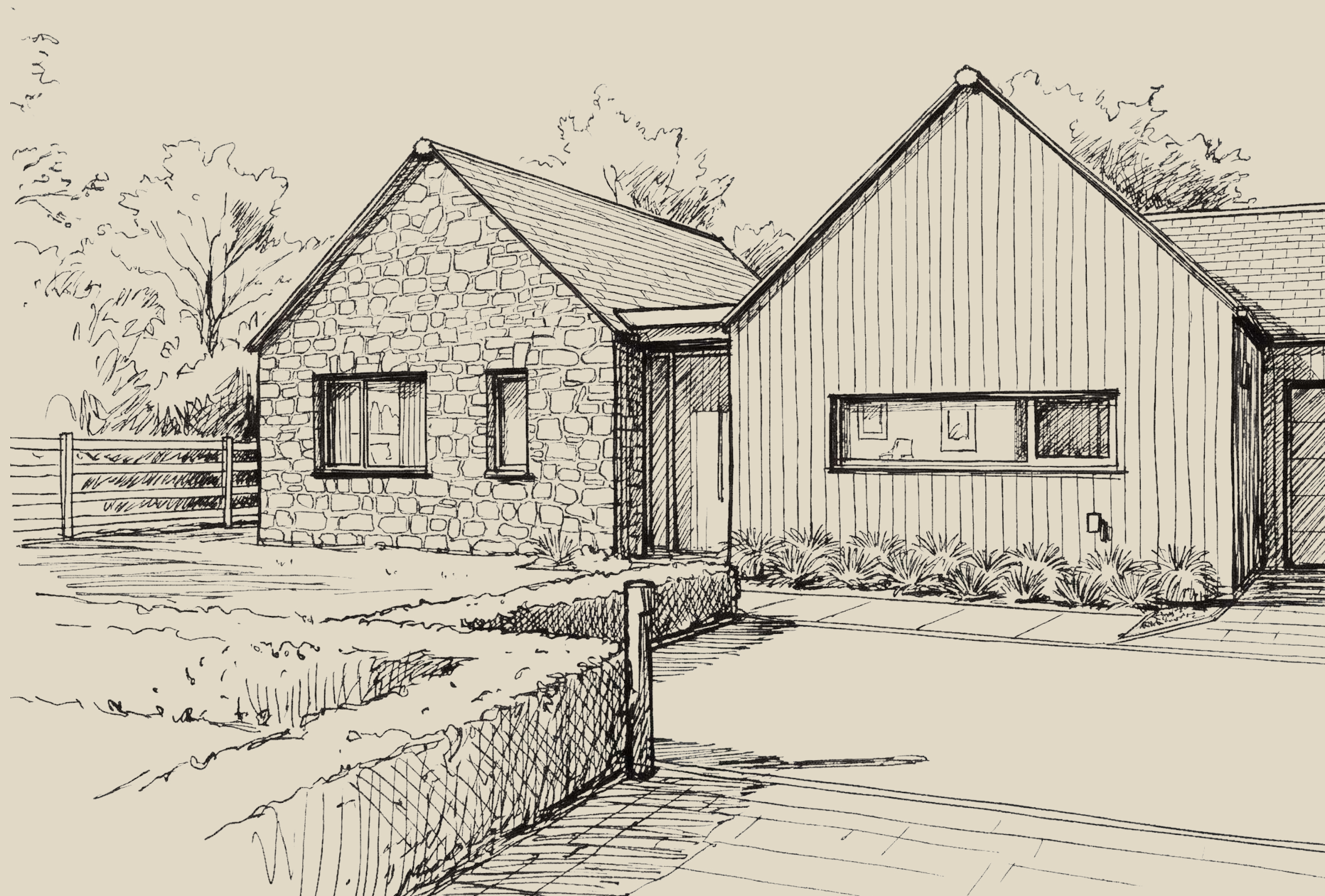
"The architecture at Tresithick Close is inspired by traditional Cornish agricultural buildings. We've designed vaulted open plan spaces with vast amounts of light that run gable to gable, with exposed timber trusses that echo working barns where these structural elements historically created large, uninterrupted interiors built to last.

Rather than replicate old buildings, we are bringing the local vernacular into the present. We use the natural stone, timber cladding, and slate roofs typical of traditional barns, but applied with modern techniques and contemporary detailing.

The result feels rooted in place. These homes respect their setting while delivering modern, sustainable living."



Nathan Gilbert, Design Director, In-house
Chartered Architect
Kingsley Developments





An easier way to live, without compromise

Life at Tresithick Close is designed to feel simple. The single-storey layout takes full advantage of wider plots to deliver expansive, easy-flowing spaces without the need for stairs, creating a calm, unhurried rhythm well suited to modern family life or a quieter chapter alike.

Large glazed openings and floor-to-ceiling windows flood the homes with natural light and blur the boundary between inside and out, creating a seamless connection to generous gardens and the landscape beyond. Considered floorplans and carefully proportioned spaces invite you to relax, entertain and unwind, with the semi-rural setting just a mile from Point and Restronguet Creek offering a genuine sense of escape without giving up the convenience of village life.

It's a home built for low-maintenance, everyday comfort, in one of Cornwall's most peaceful corners.

A QUIETER KIND OF MODERN LIVING





CONTEMPORARY SINGLE STOREY RESIDENCE WITH GARAGE

Three-bedroom detached home

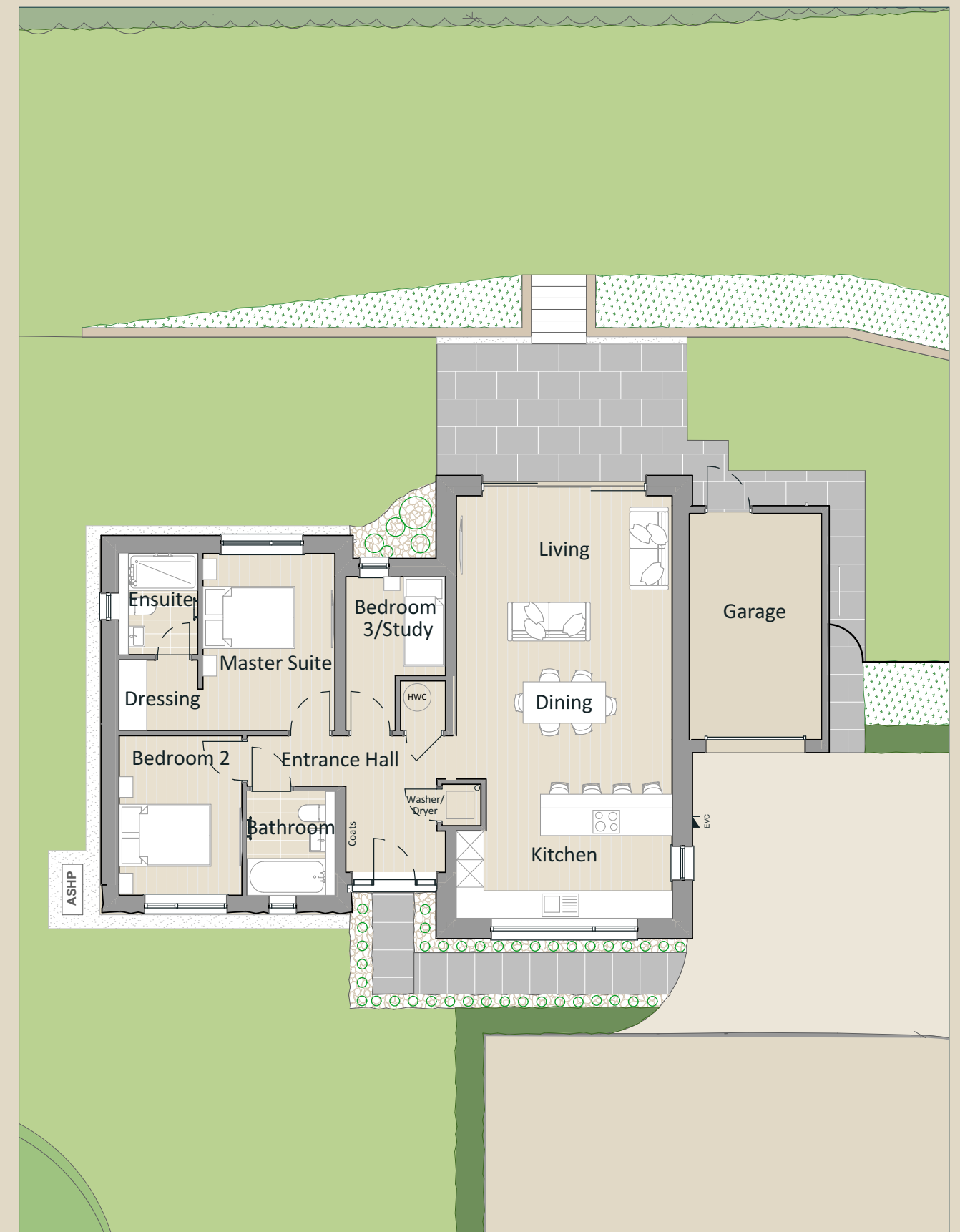
Every home includes full modern landscaping, from feature planting to natural stone patios, delivering a beautifully finished garden ready to enjoy from day one.

Plots: 1, 2, 3, 4, 5, 8 & 9

Ground floor - 1,194 sq ft*

Kitchen/Living/Dining	4.7m x 9.2m
Bedroom 1/Dressing	3.9m x 2.9m
Ensuite	2.2m x 1.7m
Bedroom 2	3.5m x 2.7m
Bedroom 3	2.2m x 3.4m
Bathroom	1.9m x 2.3m
Garage	2.8m x 4.8m

*Including garage



This floorplan is for illustrative purposes only and show the layout for Plot 2. Plots 1, 3, 4, 5, 8, and 9 share the same basic layout, but individual plot dimensions, handings (mirror images), window positions, and external finishes may vary. All measurements, room sizes, and layouts are approximate and should be independently verified. This plan does not form part of any offer or contract.

CONTEMPORARY SINGLE STOREY RESIDENCE WITH GARAGE

Plots: 6 & 7





CONTEMPORARY SINGLE STOREY RESIDENCE WITH GARAGE

Three-bedroom detached home

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Bathroom	1.9m x 2.3m
Garage	2.8m x 4.8m

*Including garage



This Floorplan is for illustrative purposes only and shows the layout for Plot 6. Plot 7 shares the same basic layout, but individual plot dimensions, handings (mirror images), window positions, and external finishes may vary. All measurements, room sizes, and layouts are approximate and should be independently verified. This plan does not form part of any offer or contract.

STYLE MEETS FUNCTION

Rooms that feel like a retreat.

The master bedroom and dressing suite at Tresithick Close is designed as a genuine retreat. Hardwearing natural finishes throughout create a calm, hotel-like setting, while considered lighting and generous proportions make this a space that works as hard as it looks beautiful.

The dressing area flows seamlessly from the bedroom and into a luxurious private ensuite, creating a considered suite that feels both indulgent and practical for everyday living.



Kitchen & Utility

British-made kitchen by Hinged Kitchens, Truro

Large feature peninsula with breakfast bar

Solid quartz worktops with waterwall end

Premium timber-effect slab doors with handleless aluminium rails

Miele ovens and large induction hob with downdraft extractor

Bosch integrated full-height fridge, freezer and dishwasher

Undermount 1.5 sink with integrated boiling water tap

Dedicated, concealed & sound-insulated laundry cupboard with plumbing for stacking washer/dryer

Bathrooms

Modern minimalist fully tiled bathrooms with Villeroy & Boch sanitaryware

Stone-effect porcelain tiling

Slimline shower trays with 8mm glass doors/screens

Shower niches with feature lighting

Feature vanity with vertical oak slatted design

Concealed WCs and wall-mounted shower controls with ceiling-mounted ‘spa style’ shower head

Large dual-fuel heated towel rails

Shaver sockets and wall-mounted electric toothbrush chargers

Flooring, Storage & Joinery

Premium LVT flooring to ground floor

Feature timber trusses to vaulted open-plan space with feature lighting

Oak veneer solid core internal doors with satin ironmongery

Minimalist white painted square-edge skirtings and architraves

Master suite Italian walk-in wardrobe supplied by Iroka Interiors

Hallway oak bench with coat hooks mounted above

Solid oak window boards and solid oak timber shelving to kitchen

Electrical

Electric car charging point

Openreach fibre internet connection direct to premise

CAT6 connection points to all bedrooms and living room

TV points to lounge, study and bedrooms

Low-energy recessed LED downlighting

PIR bathroom lighting and low-level night lighting

External lighting to external doors, rear terrace and driveway bollards

Remote-controlled electric sectional garage door with internal power and lighting

Heating, Energy Efficiency & Renewables

Air source heat pump

Fully zoned underfloor heating throughout

App-controlled self-learning thermostat

High levels of insulation and air tightness

Highly secure feature front door in vertical black timber effect with glass side windows

Triple glazed uPVC windows and aluminium bifold doors

2.6kw solar system on pitched roof

EPC A rating

Whole house Mechanical Ventilation Heat Recovery (MVHR) system

External Finishes & Landscaping

Off-white render & black treated Grade A larch cladding

Natural slate pitched roof and flat roof system

Private gardens with native beech hedging, tree-lined boundaries, and close-boarded fencing

Natural grey porcelain patios and paved paths

Landscaping, contemporary planting & gated side access

Premium Tegula block paved driveways

External hot and cold water taps

Sleek flush-casement uPVC triple glazed windows in black and triple glazed aluminium bifold doors

Peace of Mind

10-year Advantage insurance-backed structural warranty

2-year Kingsley snagging warranty

Mains foul drainage, water and electricity

Fibre internet to the premises

THE CONFIDENCE OF A KINGSLEY HOME



A proudly Cornish developer covering the whole journey from land and planning to the finished home, and building Signature homes worth being proud of.

Kingsley Signature Homes is the groups collection of exclusive homes, crafted to an exceptional standard.

It's our approach to small, close-knit communities, where each development is designed for its site, with architecture, proportion, materials and finishes considered together rather than repeated from a standard model.

With in-house design expertise, direct build management and trusted local contractors, Kingsley keeps close control of every detail, creating homes that feel distinctive, personal and built with care.

What makes Kingsley Developments

01 Land & Planning

We are trusted land and planning partners, grounded in Cornwall. We work closely with landowners to understand the true potential of their land, guiding them forward with care, clarity, and deep local knowledge, fully funding and managing the entire planning process from start to finish.

02 Traditional Cornish Home Developments

Thoughtfully integrated collections of authentic Cornish homes. Inspired by local country and coastal architecture, these developments naturally expand existing villages with traditional character, modern standards of comfort and a quality that remains timeless.

03 Signature Unique Small Developments

Exclusive homes crafted to an exceptional standard, with a unique architectural theme for every site. Rather than generic new builds, these developments are architecturally distinct, taking their design cues directly from their immediate Cornish setting.

04 Financial Security & Cornish Focus

An entirely debt free business, well-resourced and here to stay, focused wholly on Cornwall and relentless about our reputation in the county we build for. As specialists who know Cornish planning and build inside out, we deliver what we promise and see projects through properly.

FIND YOUR SANCTUARY

Tresithick Close, Carnon Downs.

Tresithick Close is positioned within Carnon Downs, one of the most popular accessible and well equipped villages in South Cornwall between Truro and Falmouth. You've got everything on your doorstep.



LILICRAP CHILCOTT

Contact:

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01872 273473

lillicrapchilcott.com

Viewing strictly by appointment through our sole selling agents.



Each home is backed by a 10-year structural warranty from Advantage, so you can move in with complete confidence.



Scan the QR code to step inside with a full virtual reality tour.



KINGSLEY

SIGNATURE HOMES