



# BARTHOLOMEW HOUSE

## PARC GARLAND

*A place of beauty to call home.*



## BARTHOLOMEW HOUSE, 2 PARC GARLAND

A stunning, contemporary 4 bedroom, 3 reception family home in a magical coastal position.

Completed Nov 2019, the house features ocean views, a large open-plan kitchen-diner, and bespoke design features.



### FEATURES

- Ocean views
- Generous East-facing garden
- Large open plan kitchen-diner
- Ambient designer lighting scheme
- Under floor heating, both floors
- Carbon neutral air source heat pump
- Garage and paved driveway parking
- Private cul-de-sac position

A photograph of a modern, bright interior space. A large window on the right side of the frame offers a panoramic view of a coastal landscape, including a green field, trees, and the ocean under a blue sky with light clouds. A potted plant with long, thin leaves sits on the floor to the right of the window. The room has light-colored walls and a wooden floor. A doorway on the left leads to another room. A pendant light hangs from the ceiling.

**Bartholomew House** is a stunning contemporary four-bedroom, three reception family home in a magical coastal position.

It is located in a prestigious position at Cross Common, within easy walking distance of Lizard village, Cornwall. The unique, spacious accommodation is built to an extremely high standard, providing ample room for an extended family and situated in a private cul-de-sac location.

With uninterrupted panoramic ocean views and generous gardens, this beautifully designed, newly completed home is a must see.



## ENTRANCE

On entering the building a wide, light and airy hallway decorated in ambient stone shades leads you past the unique, bespoke Oak staircase to the dual aspect, large, open-plan kitchen diner to your left, the living room to your right, and a study and a study, bathroom and utility room to the back.





## KITCHEN-DINER

The kitchen boasts Helford Dream quartz worktops, a breakfast bar, integral dishwasher, fridge-freezer and water feed for American style ice-making/filtration appliances, a Belling range-cooker and extractor, track-lighting and café-style designer fittings over dining areas.





## **DINING ROOM**

From the kitchen, an impressive 8-metre-long open-plan dining area leads to a garden terrace with stunning uninterrupted coastal vistas and rolling countryside views, via contemporary anthracite matt finish handleless sliding doors.

These doors can be fully opened to the beauty outside, allowing a seamless transitional experience between indoor dining and outdoor living.

## **THE GARDEN**

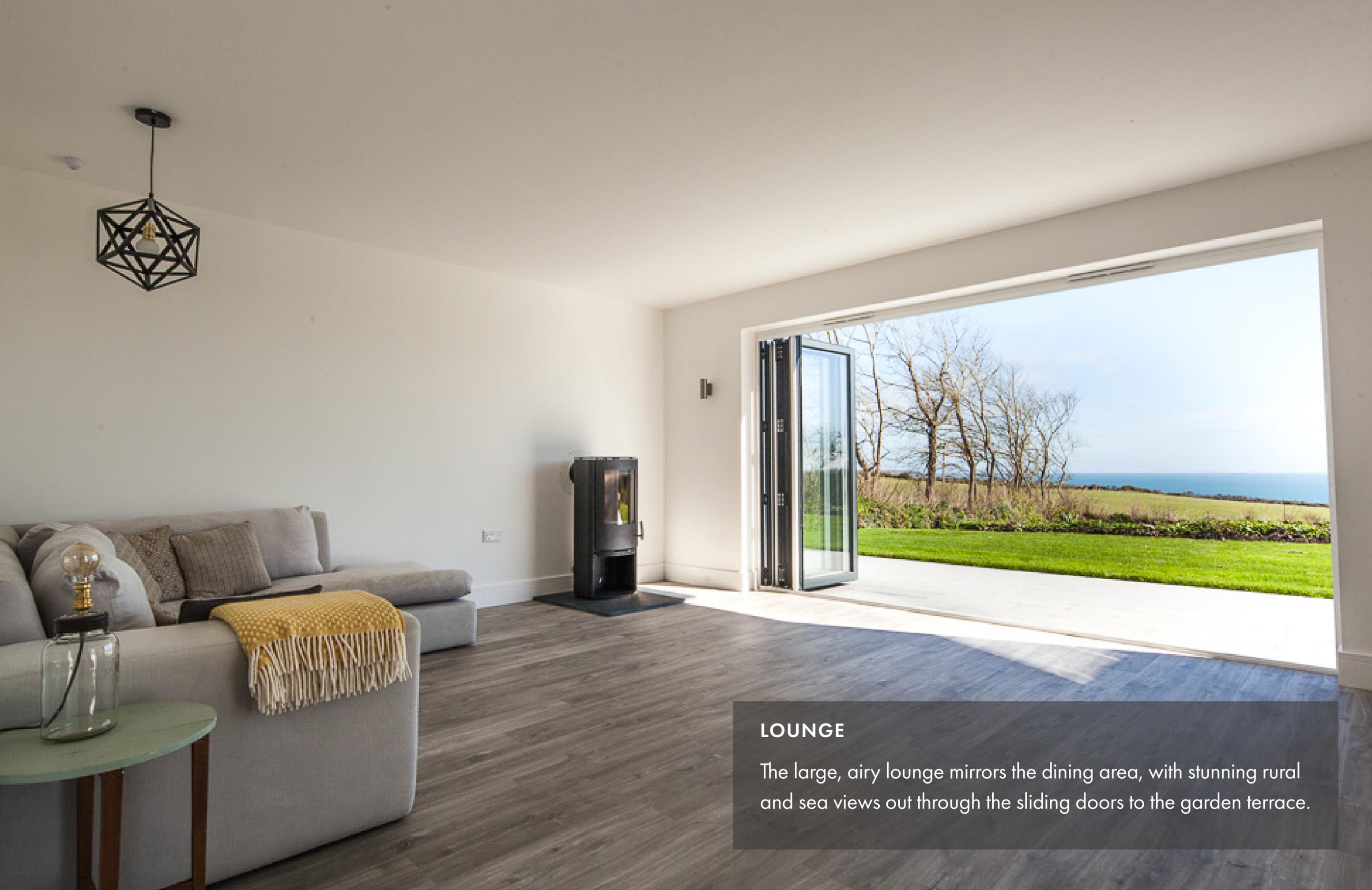
The garden terrace is laid granite patio providing an extensive entertainment space with far-reaching views off Lizard Point, designated an Area of Outstanding Natural Beauty.

The garden is extensive, and well-established with trees, shrubs, and bordered by Cornish hedgerow.



**EXPERIENCE THE EXTRAORDINARY, EVERY DAY**

The view from the garden terrace of Bartholomew House.



## LOUNGE

The large, airy lounge mirrors the dining area, with stunning rural and sea views out through the sliding doors to the garden terrace.



The sliding doors can be fully opened to the beauty outside, allowing a seamless transitional experience between indoor dining and outdoor living. Features include underfloor heating throughout and a wood-burning stove on slate hearth.



## FIRST FLOOR

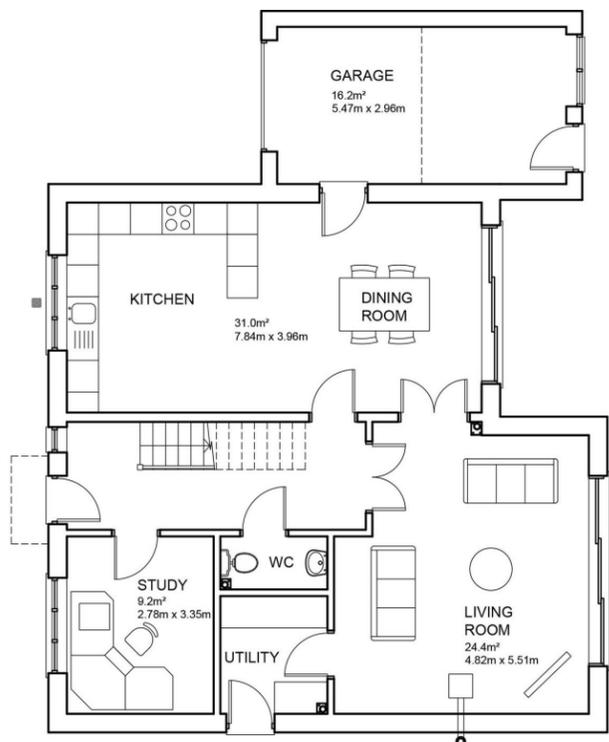
The first floor includes four double bedrooms, two of which include ensuite bathrooms decorated to premium standard.

The master bedroom is light and spacious with stunning panoramic ocean views, a built-in wardrobe, and en suite bathroom with pebble basin, high-quality bath and separate shower cubicle.

Double bedroom 2 also boasts far-reaching coastal views, a fitted wardrobe and en suite bathroom facilities. Double bedrooms 3 and 4 are large, spacious, and include rural views.

The first-floor family bathroom contains a high-quality bath, waterfall tap and separate shower cubicle decorated in a natural stone pallet.

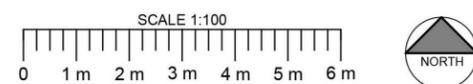




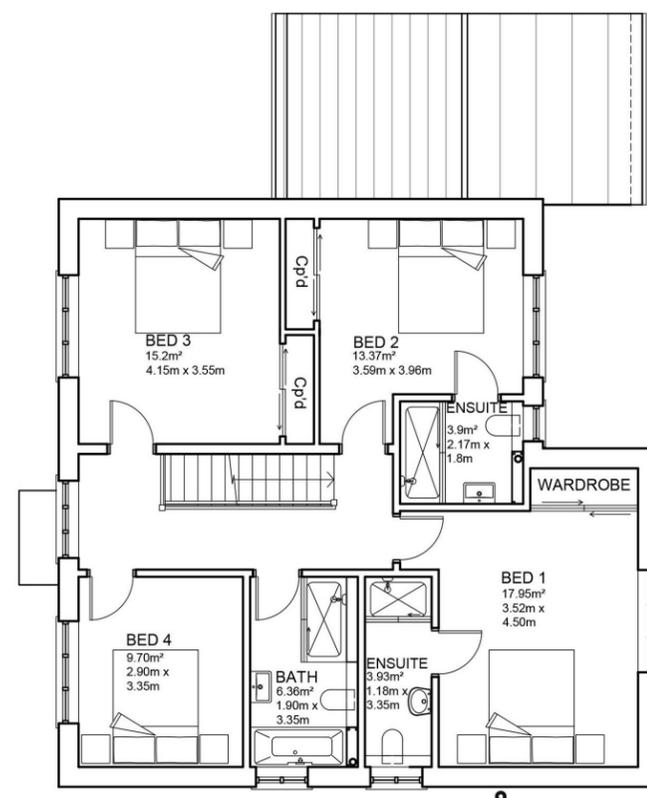
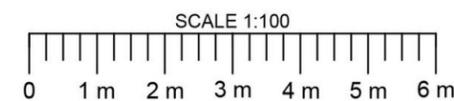
**GROUND FLOOR**

**PLAN**

**PLOTS 6 AND 7 GROUND FLOOR PLAN**



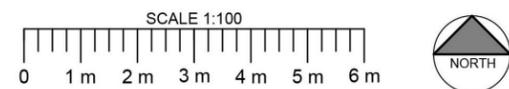
**PLOTS 6 AND 7 WEST (FRONT) ELEVATION**



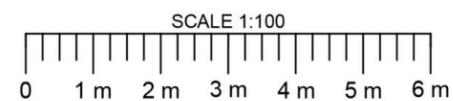
**FIRST FLOOR**

**PLAN**

**PLOTS 6 AND 7 FIRST FLOOR PLAN**



**PLOTS 6 AND 7 EAST (REAR) ELEVATION**



## WELCOME TO PARC GARLAND

This exclusive eight house development consists of six 4-bed detached houses and two 3-bed semi-detached houses and is located in a private cul-de-sac position. All of the houses are built to a premium specification by industry-leading local tradespeople, and where possible fittings and fixtures sourced from nearby suppliers/manufacturers. Every home benefits from generous gardens, off-street parking and glorious, uninterrupted sea views.

## THE LIZARD

The unique and scenic Lizard Peninsula is the most southerly point in mainland Britain, and sits within the Cornwall Area of Outstanding Natural Beauty (AONB). Bordered by dramatic coastline, intimate coves and sandy beaches, it sits on the incredible South West Coast Path, in easy walking distance of Lizard Village, the fishing village of Cadgwith, and the stunning vistas of Kynance Cove - described by the BBC as "one of the most beautiful stretches of coastline in the South West".





## CONTACT US TO ARRANGE A VIEWING

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PRICE: O.I.E.O £690,000

*Please note, all images are demonstrative, from our show home at Providence House, 1 Parc Garland. Bartholomew House, 2 Parc Garland will be completed to broadly the same specifications and will be completed by November 2019.*