



Trelawney & Settle



Cornish Building Company



One Plot - Two New Builds



In a recent project, we completed two completely new builds in Trevone, a stunning location with breathtaking sea views. These neighbouring properties, designed to blend seamlessly with their hillside setting, showcase a unique "flipped living" style. Though they appear as single-storey homes from the outside, the main living areas are located on the ground level, with bedrooms situated below ground, making optimal use of the sloping terrain.

Property Features

Both properties boast the following features:

Open Plan Living Space

The open plan living space comprises of a fully fitted kitchen with granite worktops, all necessary appliances and a central island, a large comfortable seating and dining area.

Three Bedrooms and fully fitted bathrooms

The three bedrooms are spacious and comfortable, designed for luxury living whilst the three bathrooms are fully equipped and fitted with modern fixtures and finishes.





Additional Rooms

A cosy snug, a cloakroom, and a utility room with fitted units.



Outdoor Amenities

Private garden with an outside dining area, patio doors leading to the garden, a block-paved front, and parking space for 2-3 cars.



Heating

Air source heat pump central underfloor heating

Outside features

Overhang for shade and style, and patio space for relaxation, cedar cladding, a Juliet balcony picture window, and Cornwall stone cladding.



Challenges

Design Phase

Ensuring the architectural plans met the unique demands of the hillside location while maximising the stunning sea views.

Build Phase

Addressing the structural challenges of building into a hillside, which required careful excavation and retention strategies.



Our Approach

The successful implementation of the refurbishment project resulted in the following outcomes:

Collaboration with Architects and Planning Department

We worked closely with architects and the planning department to secure the necessary permissions and ensure the design met all regulatory requirements.

Detailed Planning

Meticulous planning was carried out to source the best local materials and incorporate high-quality finishes.





Interior Design

We focused on creating stylish and functional interiors that complemented the coastal setting.

Professional Execution

Our team of experienced contractors and designers ensured high standards of craftsmanship and attention to detail.

Transparent Communication

We maintained regular and open communication with the client, providing updates and addressing concerns promptly.

Project Management

A dedicated project manager oversaw the entire building process, ensuring tasks were coordinated effectively, timelines were adhered to, and any issues were resolved swiftly to keep the project on track.



Successful Implementation

The completion of these properties has resulted in significant benefits, including

Enhanced Property Value

The high-quality build and desirable location have increased the market value of the properties.

Renting/Letting Potential

The unique design and coastal appeal make these homes highly attractive for rental or holiday letting.

Coastal Living

The properties offer a perfect blend of modern living and natural beauty, providing an idyllic coastal lifestyle for the residents.



The background image shows a spacious, modern living and dining area. In the foreground, a long, white marble-topped island or counter is visible, with a small vase of red flowers on it. To the left, there's a light-colored sofa and a coffee table. In the background, a kitchen area with white cabinetry and a sink is visible. Large windows offer a view of a suburban neighborhood with houses and trees under a clear blue sky. The overall atmosphere is bright and airy.

Exceptional Quality

This project exemplifies our commitment to delivering exceptional quality and innovative design solutions. By overcoming the challenges presented by the hillside location and ensuring meticulous attention to detail, we have created two stunning homes that make the most of their breathtaking surroundings. The properties not only add value to the area but also offer a unique and luxurious living experience for their future occupants.



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