

# Morva Reach

Longrock



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A taste of local life

## Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

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# Welcome to Morva Reach

This exciting new development is in the village of Longrock in Cornwall is within easy reach of both Penzance and Marazion.

At Morva Reach you can choose from a selection of 2, 3, and 4 bedroom homes, all designed to suit the needs of today's modern lifestyles. So if you're looking for a quality new home in a quaint village location, with great links to the rest of the South West, your search ends here!

## Getting around

Morva Reach is ideally located just off the A30 offering great commuter road links. Benefitting from being just over 2 miles from neighbouring Penzance and 3 miles from Marazion, Morva reach is ideally located and served by with local bus services. For rail commuters, trains from Penzance offer regular services to Plymouth, Exeter, Bristol and London Paddington.

## A trip to the shops

Morva Reach has a range of local amenities on its doorstep offering all the essentials, just a couple minutes' drive away. Within Longrock village you will find a local store with post office, a handy Home department store as well as an array of enterprises at Longrock Industrial Estate.

For serious supermarket shopping there's a Morrisons and Sainsbury's down the road in Penzance, along with a wide selection of high street stores, coffee shops and takeaways.

## Taking time out

Looking to unwind, Morva Reach is ideally located for relaxing Beach walks along the South West Coast path linking Longrock to neighbouring towns and villages.

For those looking for an adventure you will find plenty of options to get your adrenaline pumping from Kitesurfing and paddleboarding located on Longrock Beach or for those brave enough to opt for a swim in the open air Jubilee Pool in Penzance.

Morva Reach also benefits from a wide range of local restaurants in nearby Penzance, from seafood to steak there really is something for everyone.

## Education

Morva Reach benefits from a range of schooling options for children of all ages. In neighbouring towns of Penzance and Marazion you will find both Primary and Secondary schooling options with good Ofsted ratings. Gulval School is just 2 miles from Morva Reach and caters for pupils aged 2 to 11 years. For senior pupils Humphry Davy school caters for 11 to 16 year olds.





Scan me  
for directions



# Morva Reach

Longrock,  
Cornwall TR20 8LD

## From Penzance

- Take Bread St to Market Jew Street
- Drive from Eastern Grn to Longrock
- At the roundabout, take the 1st exit

## From Hayle

- Head south on Penpol Terrace / B3301 towards S W Coast Path
- At the roundabout, take the 2nd exit onto Carnsew Road / B3301
- Continue to follow B3301
- At St Erth Roundabout, take the 2nd exit onto A30
- At Newtown Roundabout, take the 3rd exit

Cover photograph of St Michael's Mount, Cornwall. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

### Vistry Cornwall South West region

Camberwell House, Grenadier Road, Exeter, Devon EX1 3QF. Telephone: 01392 880 380.

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## Development plan

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# Morva Reach Longrock



## 4 bedroom home

- The Aldridge
- The Goodridge
- The Mylne The
- Leverton

## 3 bedroom home

- The Longrock
- The Eveleigh
- The Mountford
- The Becket

## 2 bedroom home

- The Harcourt
- The Hardwick
- The Ashbee

## Pre-sold homes

- 1 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

## Sanctuary homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- |                           |                                 |
|---------------------------|---------------------------------|
| <b>v</b> visitor space    | <b>ss</b> substation            |
| <b>bs</b> bin store       | <b>gg</b> gas governor          |
| <b>ps</b> pumping station | <b>bcp</b> bin collection point |





# The Harcourt

2 bedroom home

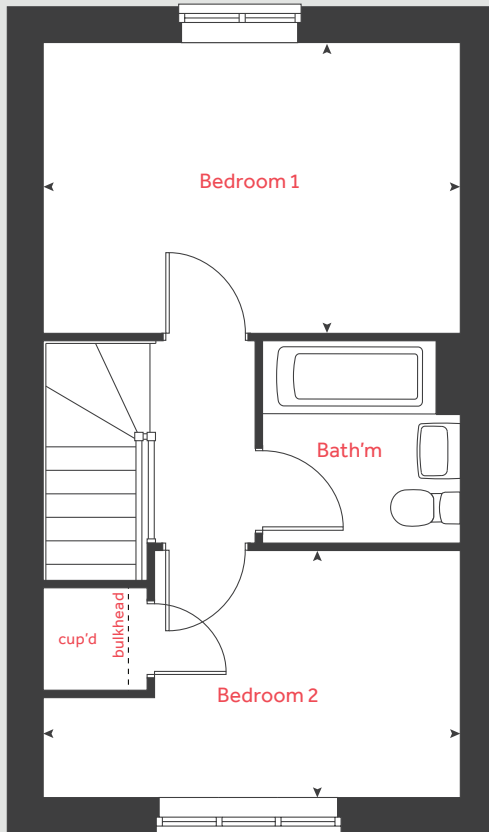
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## First floor



# The Harcourt

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.56 x 2.01	15' 0" x 6' 7"
Living room	4.08 x 2.74	13' 5" x 9' 1"

First floor	metres	feet / inches
Bedroom 1	4.08 x 2.83	13' 5" x 9' 4"
Bedroom 2	4.08 x 2.40	13' 5" x 7' 11"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

### The Harcourt | Part L Morva Reach |

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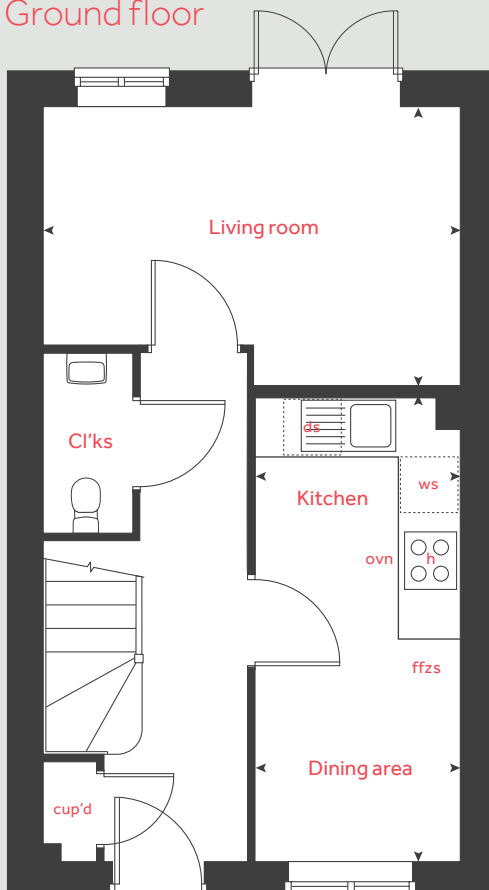
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## Ground floor



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# The Hardwick

2 bedroom home

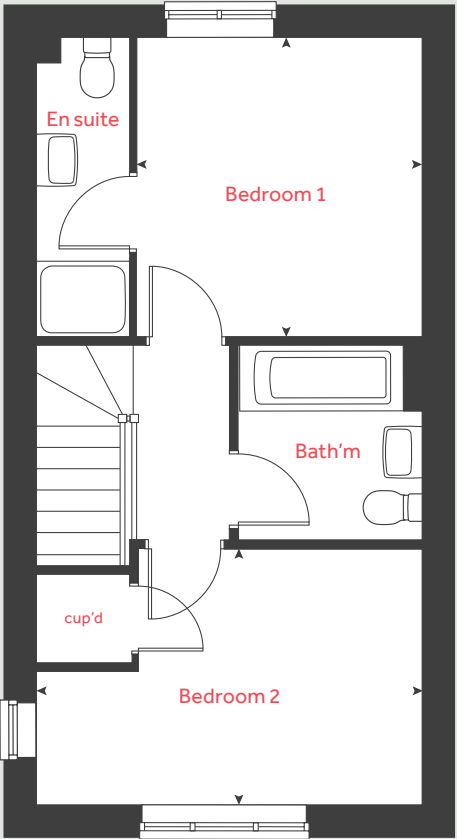
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First floor



# The Hardwick

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.14	13' 5" x 10' 4"
Living room	4.08 x 3.70	13' 5" x 12' 2"

First floor	metres	feet / inches
Bedroom 1	3.15 x 2.99	10' 4" x 9' 10"
Bedroom 2	4.08 x 2.68	13' 5" x 8' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

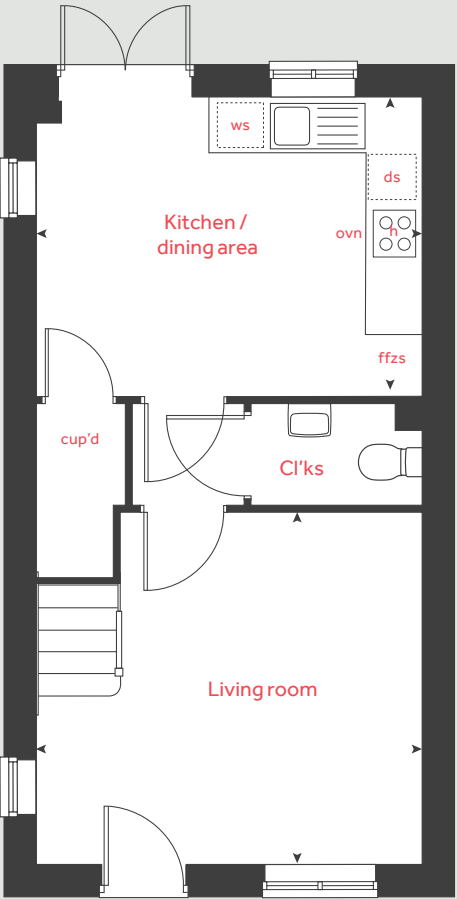
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Ground floor







# The Ashbee

2 bedroom home

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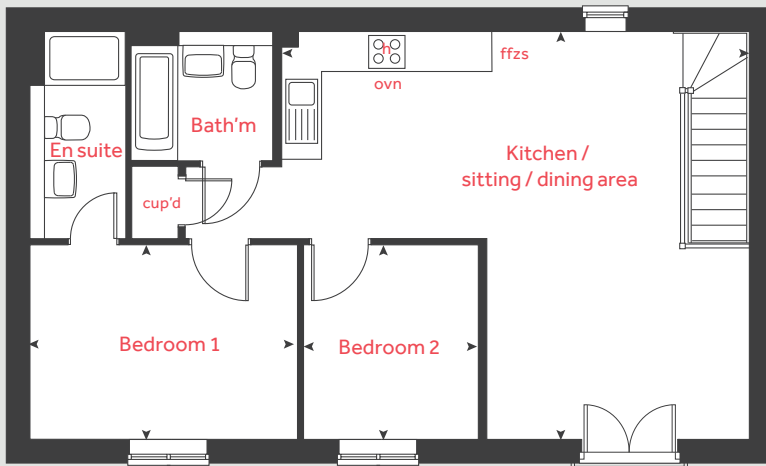
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# The Ashbee

2 bedroom home

## First floor



First floor	metres	feet / inches
Kitchen / sitting / dining area	6.82 x 6.04	22' 3" x 19' 8"
Bedroom 1	3.98 x 2.88	13' 0" x 9' 4"
Bedroom 2	2.88 x 2.61	9' 4" x 8' 5"

h	hob	cup'd	cupboard
ovn	oven	◀ ▶	measuring points
ffzs	fridge freezer space		

### The Ashbee | Part L vt Morva Reach |

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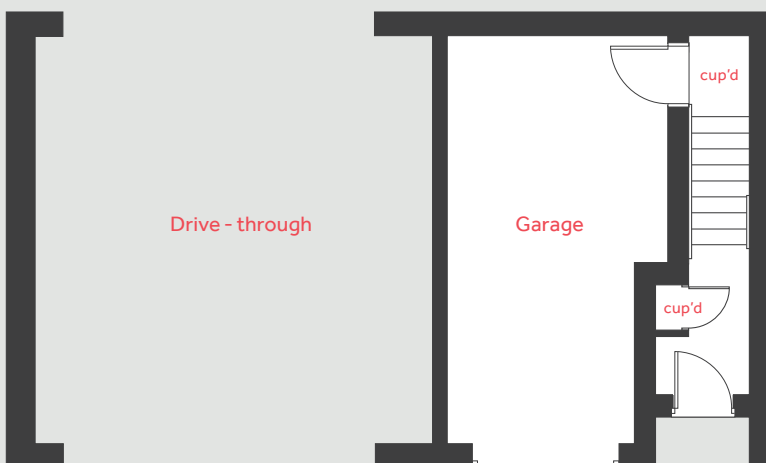
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## Ground floor



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# The Longrock

3 bedroom home

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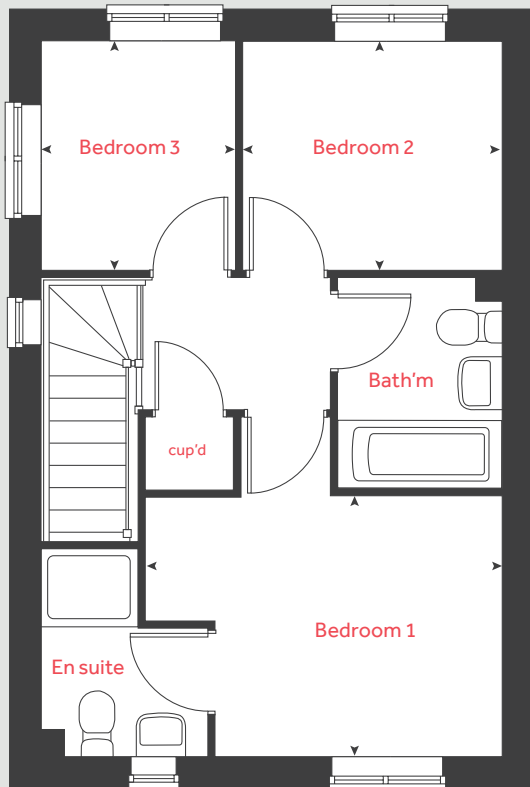
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# The Longrock

3 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen / dining room	4.75 x 2.96	15' 7" x 9' 9"
Living room	4.31 x 3.77	14' 1" x 12' 4"

## First floor

Bedroom 1	3.67 x 2.68	12' 0" x 8' 9"
Bedroom 2	2.67 x 2.36	8' 9" x 7' 9"
Bedroom 3	2.36 x 1.99	7' 9" x 6' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

## The Longrock | Part L vt Morva Reach |

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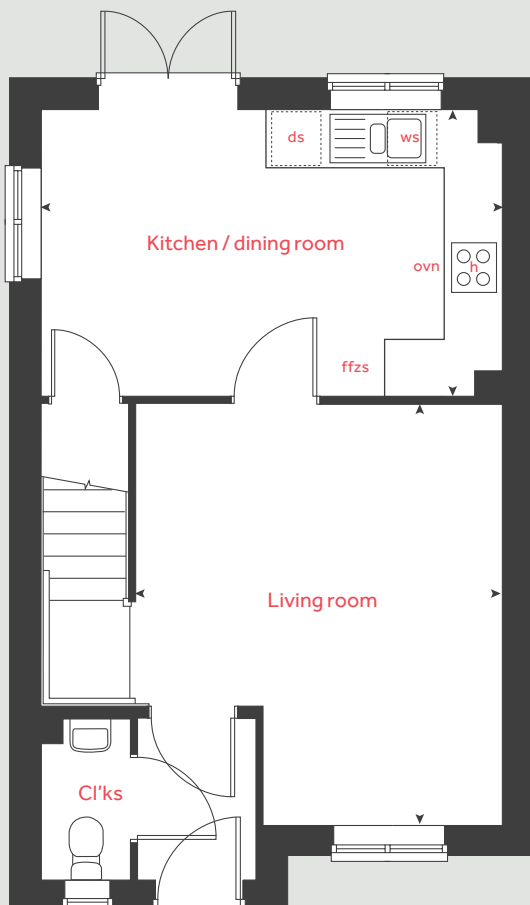
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## Ground floor



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# The Eveleigh

3 bedroom home

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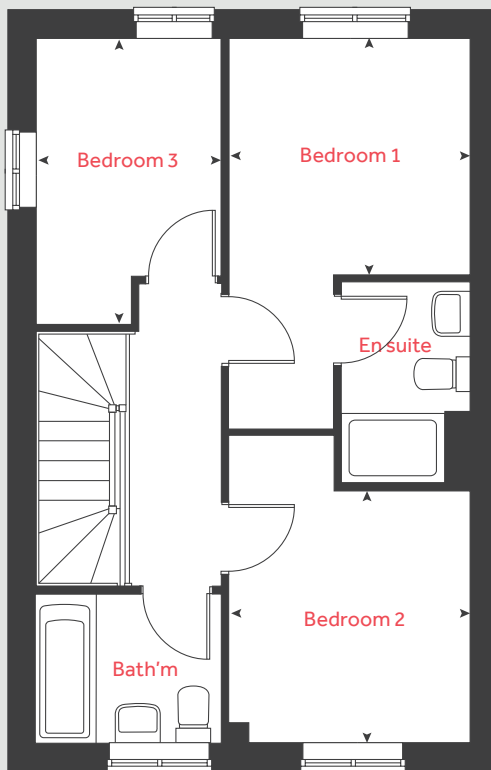
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# The Eveleigh

3 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 6" x 9' 2"
Living room	4.98 x 3.16	16' 3" x 10' 3"

First floor	metres	feet / inches
Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

### The Eveleigh | Part L Morva Reach |

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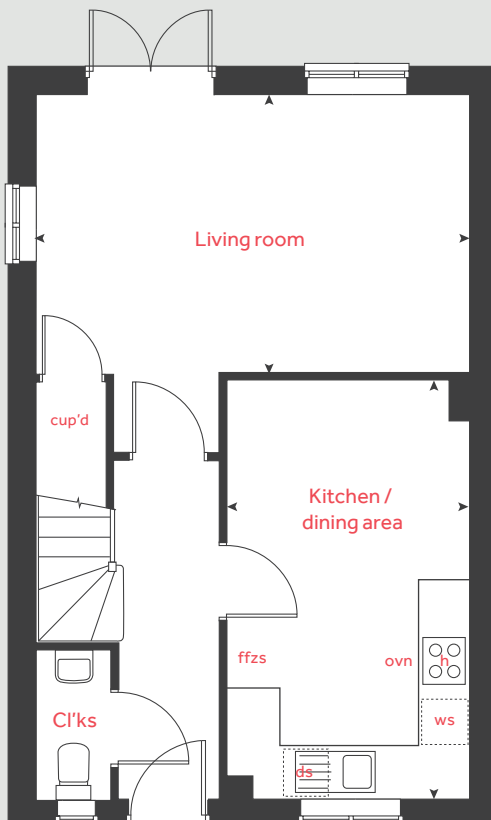
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## Ground floor



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# The Mountford

3 bedroom home

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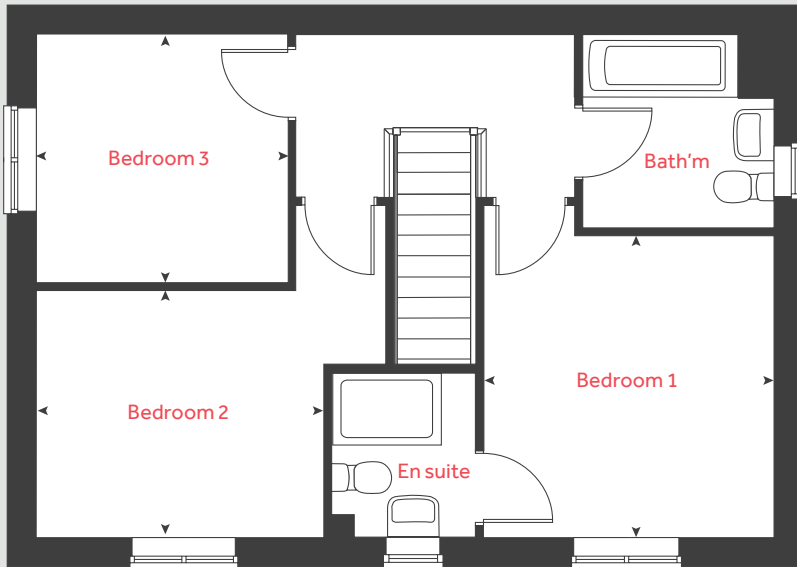
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# The Mountford

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.67	18' 4" x 8' 8"
Living room	5.59 x 3.14	18' 4" x 10' 3"

First floor	metres	feet / inches
Bedroom 1	3.35 x 3.17	11' 0" x 10' 4"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

## The Mountford | Part L Morva Reach |

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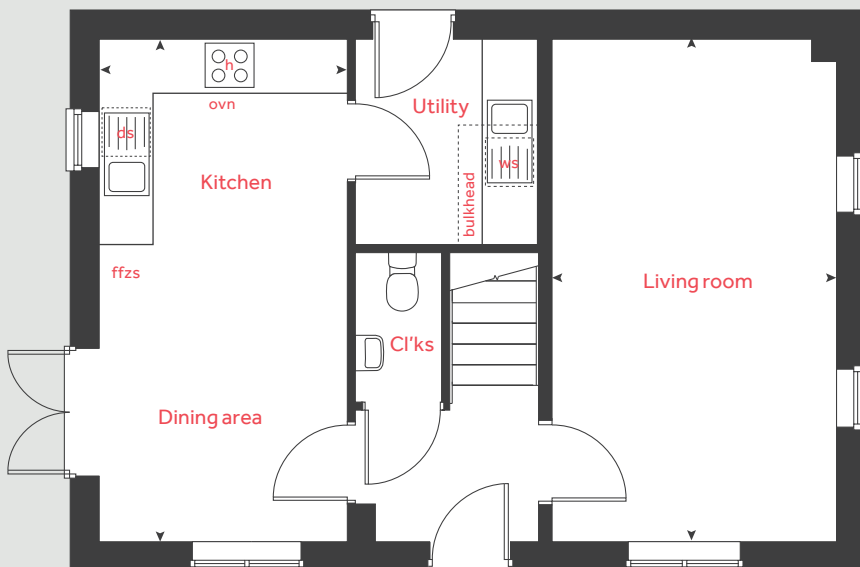
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Ground floor



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# The Becket

3 bedroom home

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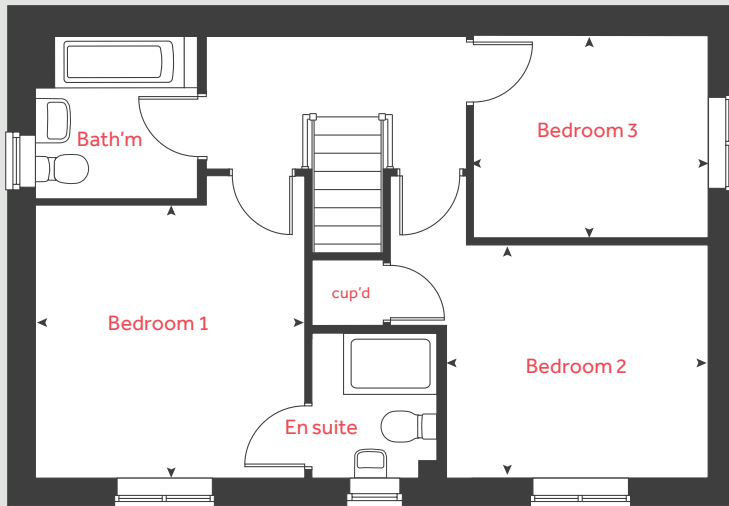
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# The Becket

## 3 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.90	18' 4" x 9' 6"
Living room	5.59 x 3.36	18' 4" x 11' 0"

First floor	metres	feet / inches
Bedroom 1	3.43 x 3.39	11' 3" x 11' 2"
Bedroom 2	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

#### The Becket | Part L vt Morva Reach |

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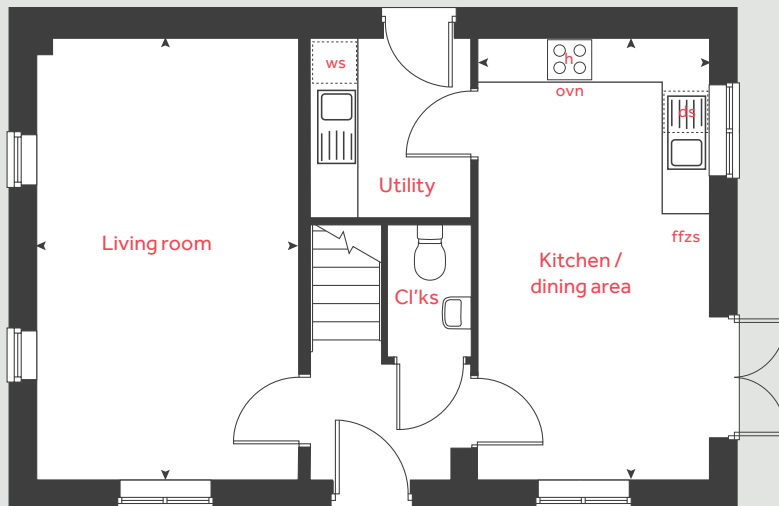
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### Ground floor



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# The Aldridge

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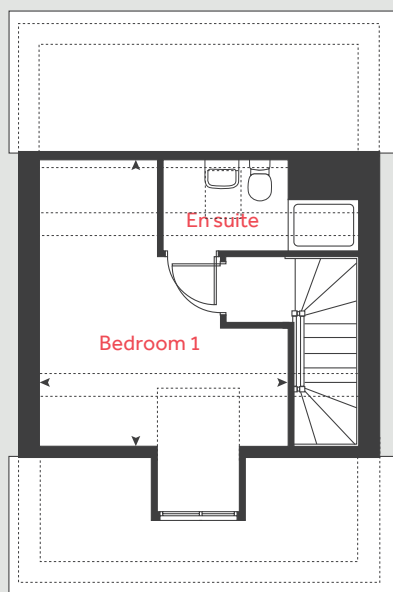
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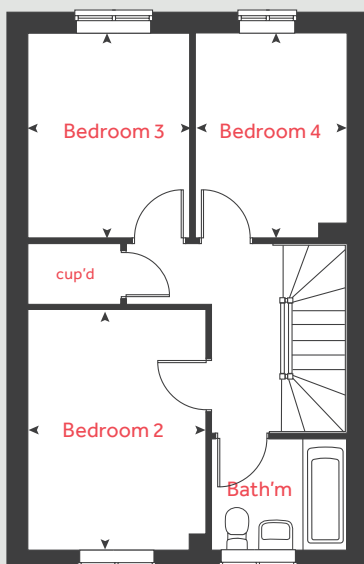
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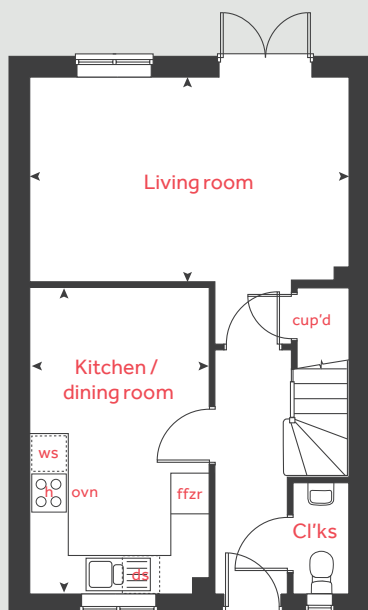
## Second floor



## First floor



## Ground floor



# The Aldridge

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.16	16' 4" x 10' 3"

First floor	metres	feet / inches
Bedroom 2	3.74 x 2.77	12' 3" x 9' 1"
Bedroom 3	3.19 x 2.52	10' 6" x 8' 5"
Bedroom 4	3.19 x 2.36	10' 6" x 7' 9"

Second floor	metres	feet / inches
Bedroom 1	4.41 x 3.88	14' 4" x 12' 9"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

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# The Mylne

4 bedroom home

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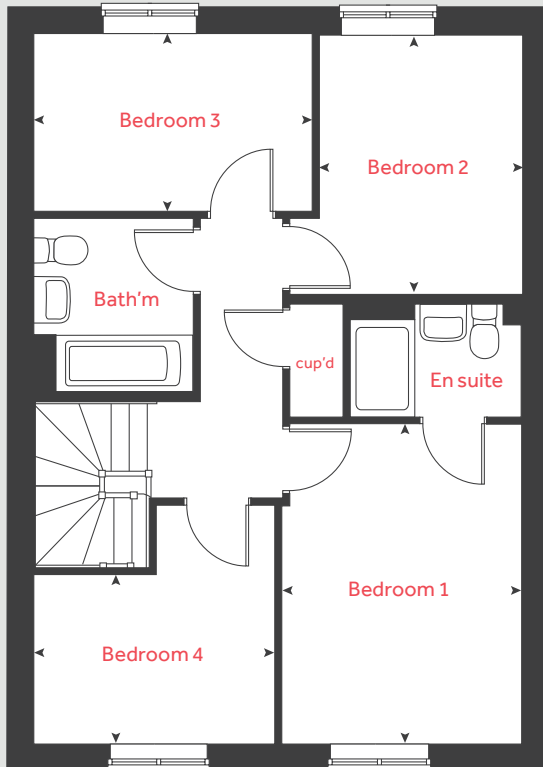
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# The Mylne

## 4 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.04 x 3.75	19' 8" x 12' 2"
Living room	4.87 x 3.43	15' 9" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.93 x 2.59	12' 8" x 8' 4"
Bedroom 2	3.22 x 2.52	10' 8" x 8' 2"
Bedroom 3	3.43 x 2.18	11' 2" x 7' 1"
Bedroom 4	3.00 x 2.12	9' 8" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

### The Mylne | Morva Reach |

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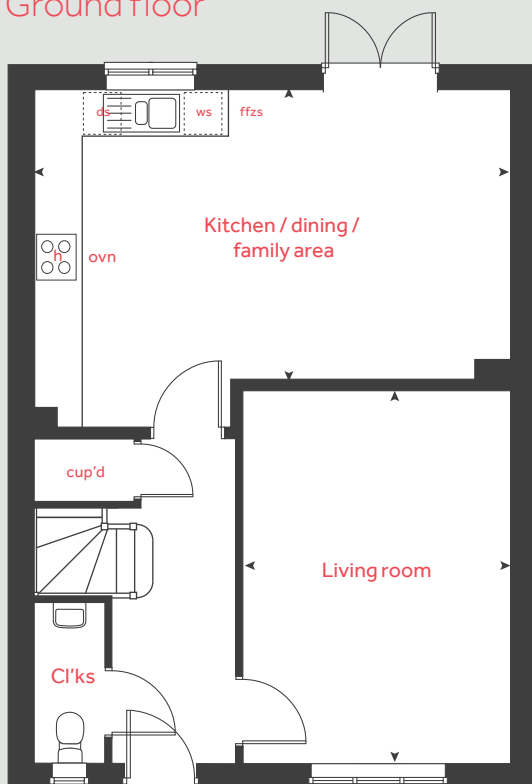
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### Ground floor



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# The Leverton

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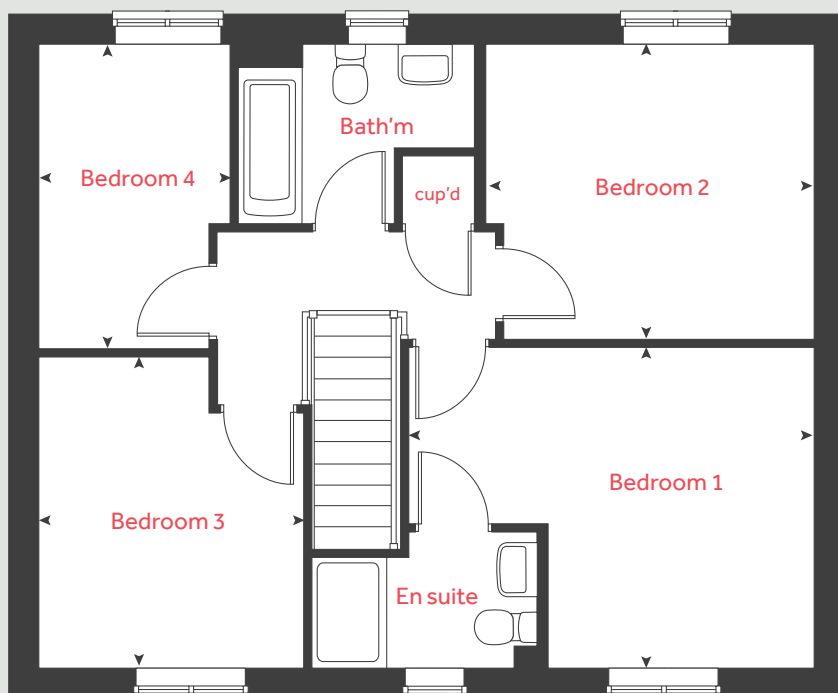
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# The Leverton

4 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen	2.95 x 2.79	9' 6" x 9' 2"
Living room	4.81 x 3.42	15' 9" x 11' 2"
Dining area	3.91 x 2.84	12' 10" x 9' 2"
Study	3.42 x 1.82	11' 2" x 5' 11"

## First floor

Bedroom 1	4.40 x 3.47	14' 5" x 11' 5"
Bedroom 2	3.58 x 3.15	11' 9" x 10' 4"
Bedroom 3	3.37 x 2.87	11' 1" x 9' 5"
Bedroom 4	3.26 x 2.07	10' 8" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

## The Leverton | Morva Reach |

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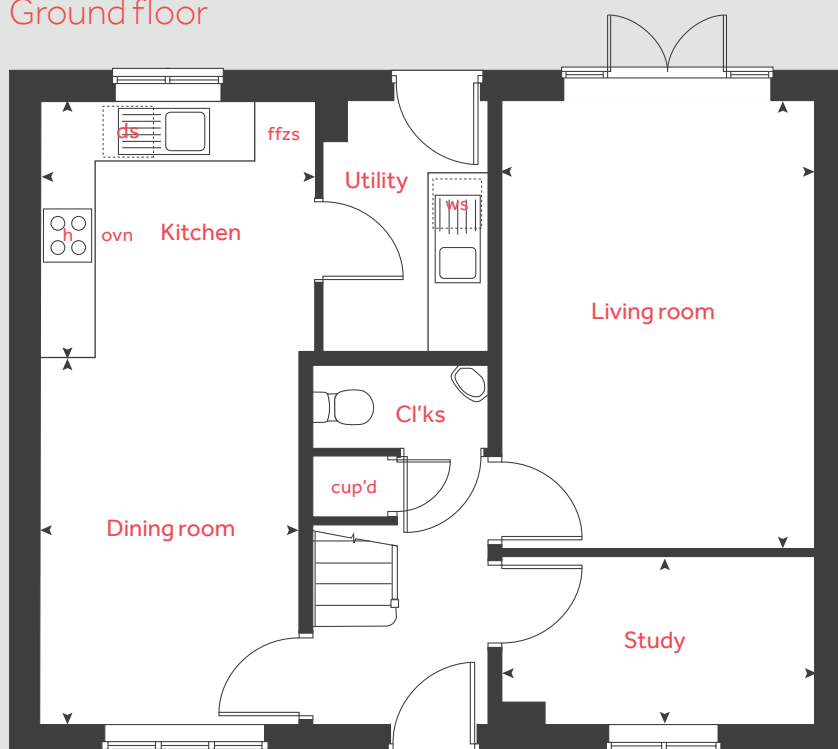
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## Ground floor



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# The Goodridge

4 bedroom home

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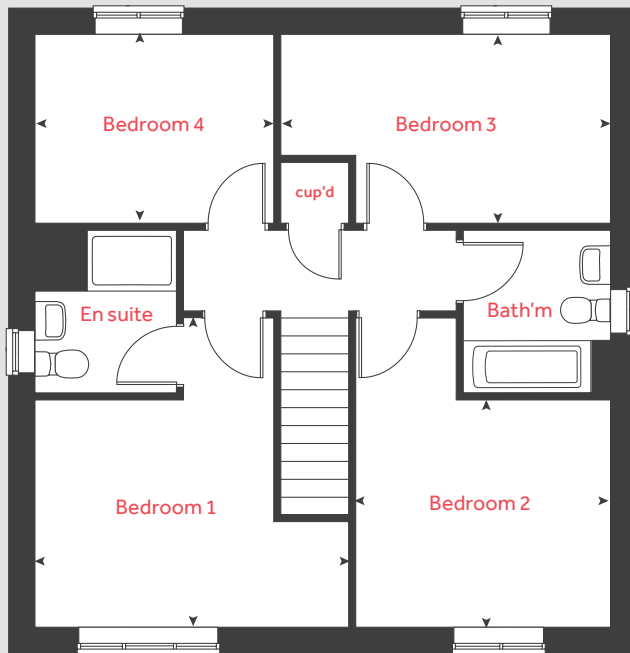
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**Linden**  
HOMES

# The Goodridge

## 4 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen	5.73 x 2.97	18' 10" x 9' 9"
Living room	4.75 x 3.40	15' 7" x 11' 4"

### First floor

Bedroom 1	4.10 x 4.10	13' 4" x 13' 4"
Bedroom 2	3.43 x 2.99	11' 4" x 9' 10"
Bedroom 3	4.36 x 2.51	14' 3" x 8' 3"
Bedroom 4	3.17 x 2.51	10' 5" x 8' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

### The Goodridge | Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

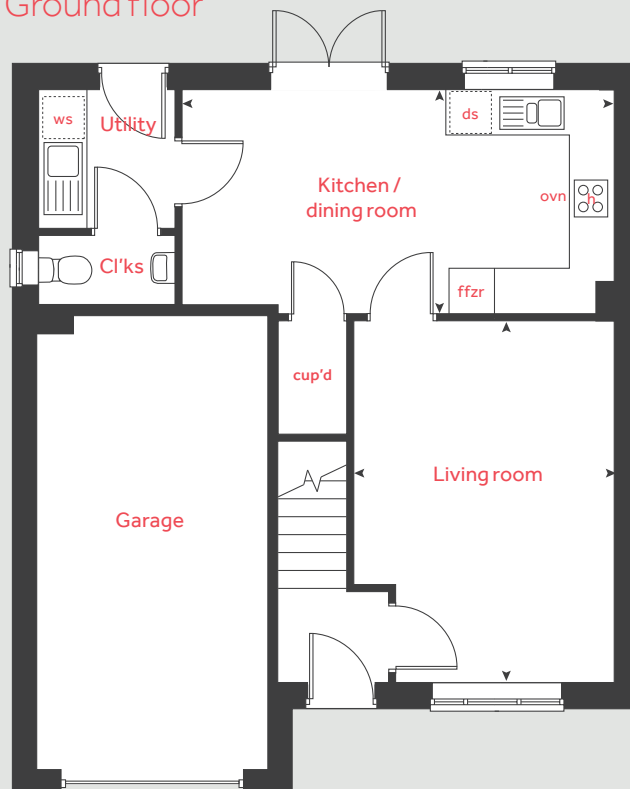
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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### Ground floor



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# Specification

**Morva Reach**

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# Specification

## 2 and 3 bedroom homes

## Cornwall South West region

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



## Kitchen

	Kitchen	2 bedroom The Harcourt The Hardwick The Ashbee The Cartwright	3 bedroom The Emmett The Eveleigh The Wyatt The Turner The Elmslie The Mountford The Becket The Bloomfield
Symphony Konzept range kitchen with laminate worktop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless steel sink and drainer (single bowl) with chrome mixer tap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fridge / freezer space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for integrated dishwasher with plumbing and electrics	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for washing machine with plumbing and electrics in kitchen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for washing machine with plumbing and electrics in utility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Bathrooms and en suite(s)

Contemporary white sanitaryware	■	■	■	■	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom	■	■		■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■		■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom		■	■		■	■	■	■	■	■	■	■
Shower over the bath	■			■								
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property

\* Subject to stage of construction

## Doors and Windows

	The Harcourt	The Hardwick	The Ashbee	The Cartwright		The Emmett	The Eveleigh	The Wyatt	The Turner	The Elmslie	The Mountford	The Becket	The Bloomfield
	2 bedroom					3 bedroom							
Doors and Windows													
Front door with multi-point security locking system and security chain	■	■	■	■		■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■		■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■		■		■	■	■	■	■	■	■	
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■		■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■		■	■	■	■	■	■	■	■

## General

White painted walls and smooth white ceilings	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■
Master telecoms point to the Lounge and the service cupboard (where applicable)	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■
Mains powered smoke detectors with battery backup	■	■	■	■
Battery powered Carbon Monoxide detector in room with the boiler	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■



# Specification

## 4 and 5 bedroom homes

### Cornwall South West region

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

	4 bedroom											5 bedroom				
	The Aldridge	The Aslin	The Mlyne	The Leverton	The Burnet	The Foulston	The Goodridge	The Grainger	The Pembroke	The Knightley	The Cottingham	The Nash	The Ripley	The Lutyens	The Fletcher	The Colcutt
Kitchen																
Symphony Koncept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■			■		■	■	■	■		■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood																
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■		■	■		■					■			
Space for washing machine with plumbing and electrics in utility				■			■		■	■	■	■		■	■	■
Bathrooms and en suite(s)																
Contemporary White sanitaryware	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shower over the bath																
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Bedrooms																
Dressing area to bedroom 1										■				■	■	



Doors and Windows

	4 bedroom											5 bedroom				
	The Aldridge	The Aslin	The Mlyne	The Leverton	The Burnet	The Foulston	The Goodridge	The Grainger	The Pembroke	The Knightley	The Cottingham	The Nash	The Ripley	The Lutyens	The Fletcher	The Colcutt
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Master telecoms point to the Lounge and the service cupboard (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)											■		■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains powered smoke detectors with battery backup	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector in room with the boiler	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction



The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

**Vistry Cornwall South West region**

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