


*Wain*  
HOMES



A place that lets you be you.  
That says everything about you.  
That feels good, feels right.  
Where life can be beautifully imperfect.  
And you love every moment of it.

YOUR KIND OF *perfect*

# TREVEMPER DEVELOPMENT PLAN





# TREVEMPER SPECIFICATION

## KITCHENS

- Glass Splashback
- Stainless Steel Electric Oven and Gas Hob, Extractor over (as per plot specific working drawing)
- Worktop and Upstand
- Soft Close Drawers and Hinges
- Downlighters
- Under Unit Lighting
- All Appliances as per Kitchen Layout
- USB Charger Socket
- Stainless Steel Sink with Chrome Mixer Tap

## BATHROOMS

- Contemporary White Sanitary Ware
- Chrome Bath Pillar Tap
- Shaver Socket to Bathroom and En-suite
- Chrome Heated Towel Rails to Bathroom and En-suite
- Downlight to En-suite

## WALL TILING

### Cloaks

- Wall Tiling to splashback only in Cloaks

### Bathroom

- Half Height Tiling throughout
- Full Height to Shower Cubicle
- Full Height Tiling around Bath if Shower over
- Tiled Window Cills where applicable

### En-Suites

- Full Height Tiling to Shower Cubicle and Half Height to all Other Walls
- Tiled Window Cills where applicable

## HEATING SYSTEM

- Gas Central Heating to all Properties

## INTERNAL FEATURES

- Staircase White, Oak Handrail
- Switches and Sockets White to all Rooms
- Wain Home Cream Painted Walls
- BT & TV points Lounge and Bedroom 1
- Data Point Bed 1
- Vertical Grooved Oak Internal Doors
- Smoke Detectors
- Pencil Round Skirting Boards and Architraves
- Flat Finish Ceilings to all Rooms in White Matt

## EXTERNAL FEATURES

- UPVC Fascia and Soffit Boards
- PVCu Double Glazed to all Windows (except Garage) to suit external elevations
- French Doors and Paved Patio where applicable
- GRP Front/Rear Doors
- Electric Front Door Bell
- 1.8m Palisade Fencing
- Division Fencing 1.8m Timber Palisade
- External Lights to be fitted Front and Rear Elevations, Energy Efficient Fittings (as per plot specific working drawing)
- Paving Slab Paths to serve Front and Side Entrances as per the External Working Drawings
- UPVC Rainwater Goods
- Outside Tap
- Power and Light to Garage (on selected plots only)
- Solar panels (on selected plots only)
- All plots wired ready to receive EV charger (Includes internal wiring only)

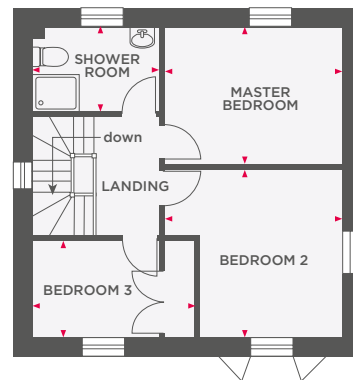
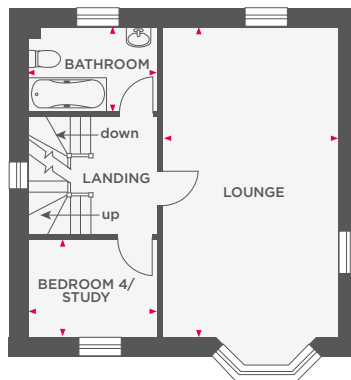
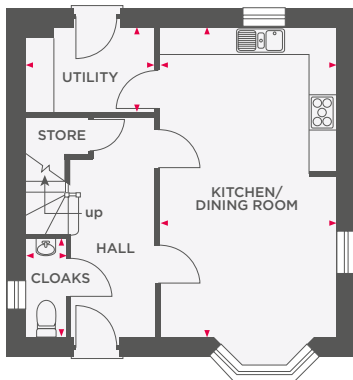
## WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty



# THE HELSTON

## 4 BEDROOM HOME



Kitchen/Dining Room	3865 x 6821	12'8" x 22'5"
Utility	2830 x 1865	9'3" x 6'1"
Cloakroom	2145 x 900	7'0" x 2'11"
Lounge	3865 x 6820	12'8" x 22'5"
Bedroom 4/Study	2830 x 2145	9'3" x 7'0"
Bathroom	2830 x 1865	9'3" x 6'1"

Master Bedroom	3880 x 3030	12'9" x 9'11"
Bedroom 2	3880 x 3700	12'9" x 12'2"
Bedroom 3	3570 x 2145	11'9" x 7'0"
Shower Room	2845 x 1865	9'4" x 6'1"



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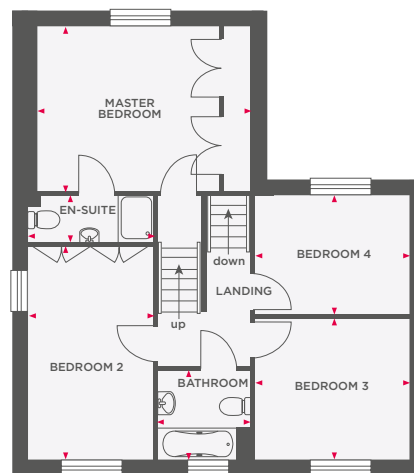
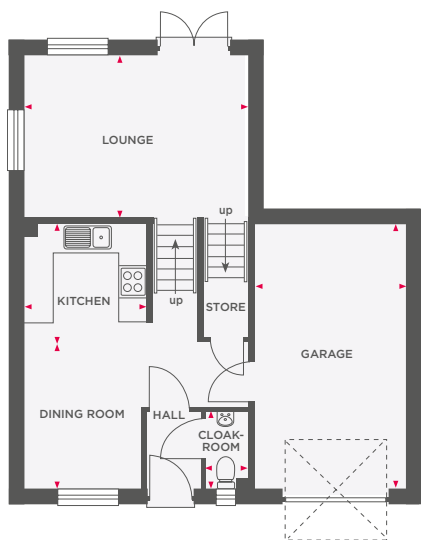






# THE TREVEMPER

## 4 BEDROOM HOME



Lounge	3450 x 4740	11'4" x 15'7"
Kitchen	2600 x 2700	8'6" x 8'10"
Dining Room	2465 x 2940	8'1" x 9'8"
Cloakroom	1650 x 900	5'5" x 2'11"
Garage	5690 x 3185	18'8" x 10'5"

Master Bedroom	3510 x 4565	11'6" x 15'0"
En-Suite	1010 x 2665	3'4" x 8'9"
Bedroom 2	2665 x 4540	8'9" x 14'11"
Bedroom 3	3025 x 3290	9'11" x 10'9"
Bedroom 4	2525 x 3290	8'3" x 10'9"



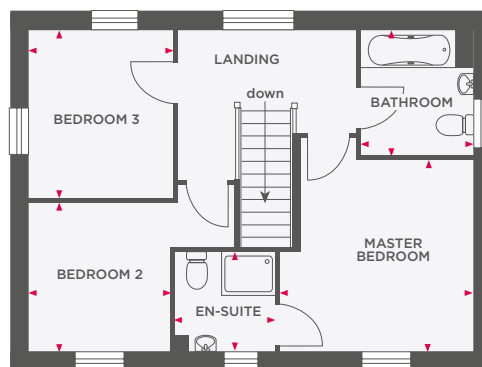
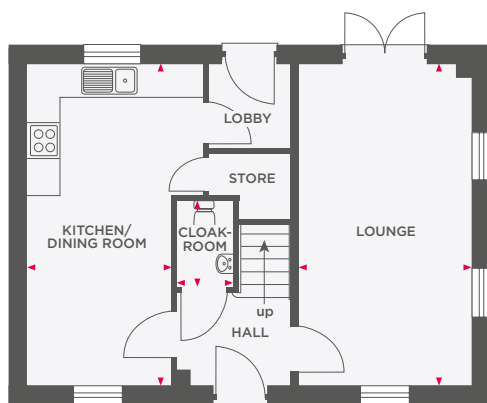
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# THE CRANTOCK

## 3 BEDROOM HOME



Lounge	3150 x 5865	10'4" x 19'3"
Kitchen/Dining Room	3230 x 5865	10'7" x 19'3"
Cloakroom	1600 x 1050	5'3" x 3'5"

Master Bedroom	3515 x 3485	11'6" x 11'5"
En-Suite	1825 x 1810	6'0" x 5'11"
Bedroom 2	2600 x 2720	8'6" x 8'11"
Bedroom 3	2650 x 3060	8'8" x 10'0"
Bathroom	2035 x 2290	6'8" x 7'6"



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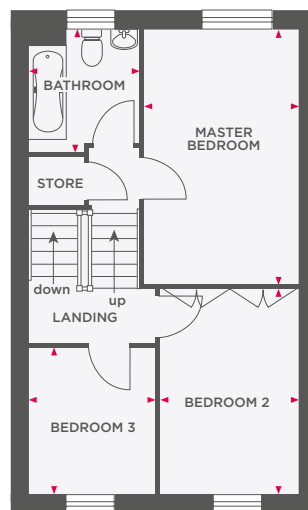
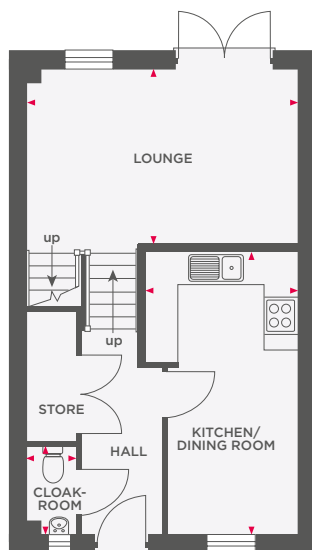






# THE FISTRAL

## 3 BEDROOM HOME



Lounge	4950 x 3215	16'3" x 10'7"
Kitchen/Dining Room	2780 x 5200	9'1" x 17'1"
Cloakroom	1610 x 900	5'3" x 2'11"

Master Bedroom	2840 x 4700	9'4" x 15'5"
Bedroom 2	2540 x 3775	8'4" x 12'5"
Bedroom 3	2320 x 2685	7'7" x 8'10"
Bathroom	2030 x 2260	6'8" x 7'5"



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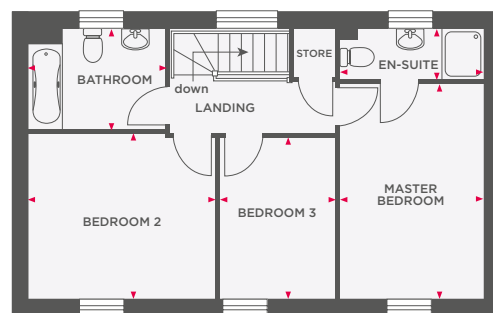
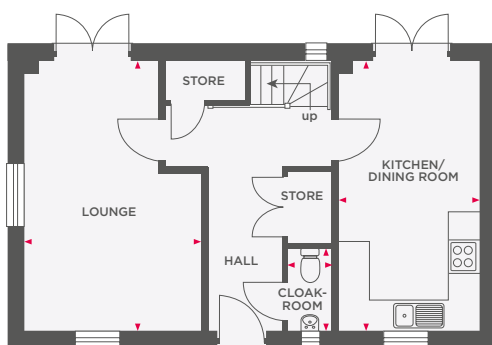






# THE HENDRA

## 3 BEDROOM HOME



Lounge	3540 x 5415	11'7" x 17'9"
Kitchen/Dining Room	2800 x 5415	9'2" x 17'9"
Cloakroom	1650 x 900	5'5" x 2'11"

Master Bedroom	2860 x 4315	9'5" x 14'2"
En-Suite	2860 x 1010	9'5" x 3'4"
Bedroom 2	3770 x 3320	12'4" x 10'11"
Bedroom 3	2320 x 3245	7'7" x 10'8"
Bathroom	2765 x 2010	9'1" x 6'7"



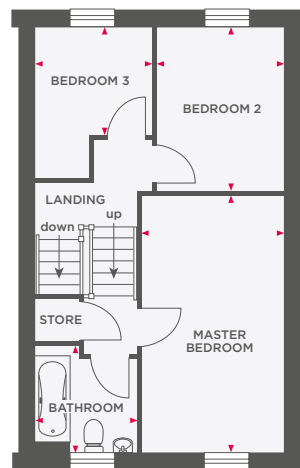
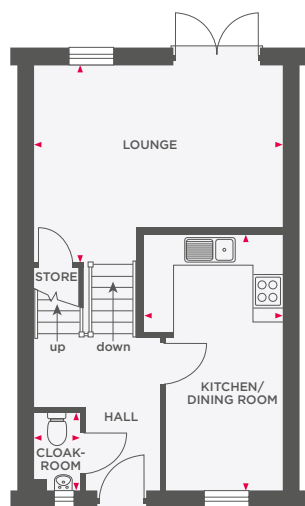
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# THE HOLYWELL

## 3 BEDROOM HOME



Lounge	4950 x 3975	16'3" x 13'0"
Kitchen/Dining Room	2780 x 5135	9'1" x 16'10"
Cloakroom	1925 x 900	6'4" x 2'11"

Master Bedroom	2840 x 5170	9'4" x 16'11"
Bedroom 2	2545 x 3310	8'4" x 10'10"
Bedroom 3	2315 x 2250	7'7" x 7'5"
Bathroom	2020 x 2160	6'7" x 7'1"



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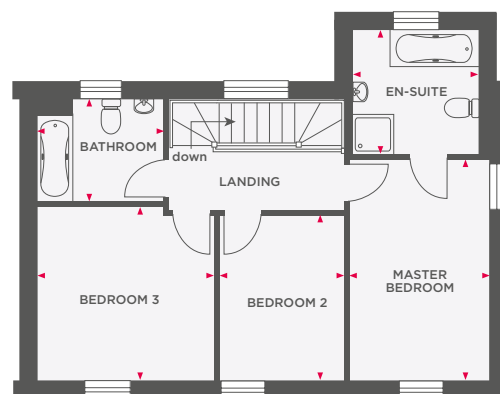
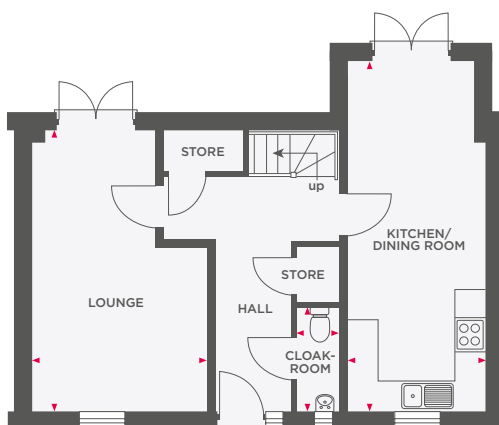






# THE MAWGAN

## 3 BEDROOM HOME



Lounge	3430 x 5525	11'3" x 18'2"
Kitchen/Dining Room	6875 x 2715	22'7" x 8'11"
Cloakroom	2050 x 855	6'9" x 2'10"

Master Bedroom	2775 x 4345	9'1" x 14'3"
En-Suite	2490 x 2440	8'2" x 8'0"
Bedroom 2	2460 x 3245	8'1" x 10'8"
Bedroom 3	3485 x 3415	11'5" x 11'2"
Bathroom	2480 x 2025	8'2" x 6'8"



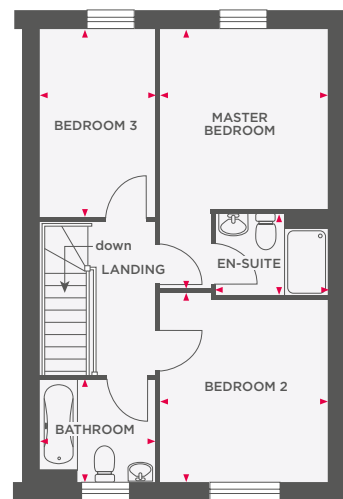
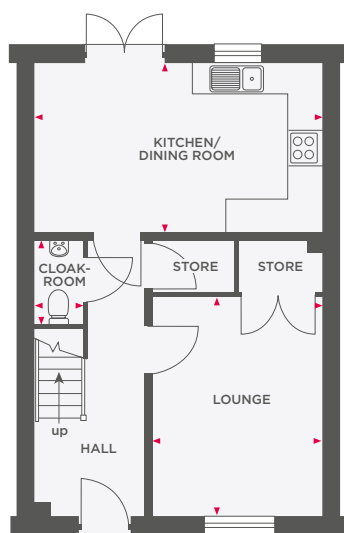
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# THE PENTIRE

## 3 BEDROOM HOME



Lounge	3195 x 4130	10'6" x 13'7"
Kitchen/Dining Room	5400 x 3205	17'9" x 10'6"
Cloakroom	1605 x 900	5'3" x 2'11"

Master Bedroom	3135 x 4910	10'3" x 16'1"
En-Suite	2100 x 1535	6'11" x 5'1"
Bedroom 2	3135 x 3565	10'3" x 11'8"
Bedroom 3	2180 x 3570	7'2" x 11'9"
Bathroom	2180 x 1930	7'2" x 6'4"



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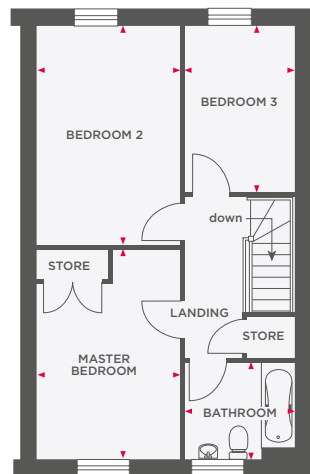
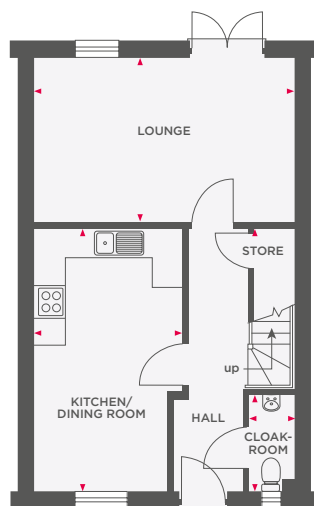
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# THE PERRANWELL

## 3 BEDROOM HOME



Lounge	5285 x 3365	17'4" x 11'0"
Kitchen/Dining Room	3000 x 5390	9'10" x 17'8"
Cloakroom	1975 x 924	6'6" x 3'0"

Master Bedroom	2930 x 4305	9'7" x 14'2"
Bedroom 2	2930 x 4510	9'7" x 14'10"
Bedroom 3	2265 x 3425	7'5" x 11'3"
Bathroom	2265 x 1975	7'5" x 6'6"



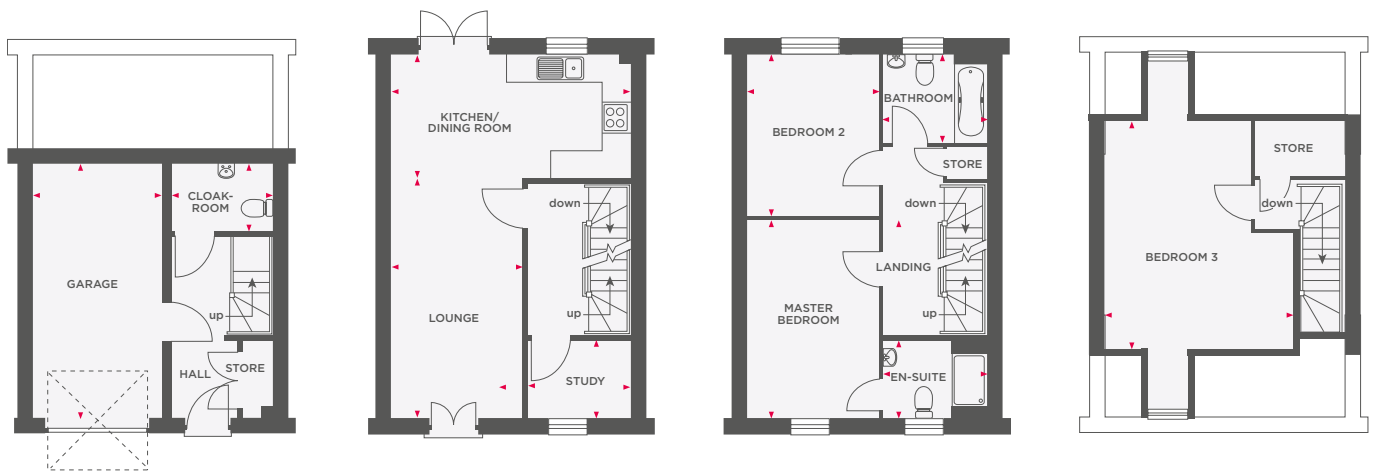
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# THE TREWINNIAN

## 3 BEDROOM HOME



Garage	2785 x 5580	9'2" x 18'4"
Cloakroom	2200 x 1475	7'3" x 4'10"
Lounge	2845 x 5200	9'4" x 17'1"
Kitchen/Dining Room	5175 x 2690	17'0" x 8'10"
Study	2240 x 1700	7'4" x 5'7"

Master Bedroom	2845 x 4275	9'4" x 14'0"
En-Suite	2240 x 1700	7'4" x 5'7"
Bedroom 2	2845 x 3525	9'4" x 11'7"
Bathroom	2240 x 1920	7'4" x 6'4"
Bedroom 3	4110 x 4965	13'6" x 16'3"



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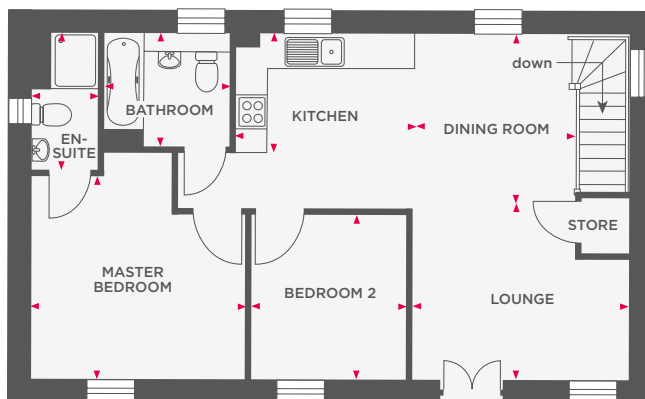






# THE CARBIS

## 2 BEDROOM HOME



Lounge	3825 x 3000	12'7" x 9'10"
Dining Room	2860 x 3105	9'5" x 10'2"
Kitchen	3210 x 2100	10'6" x 6'11"
Master Bedroom	3800 x 3590	12'6" x 11'9"
En-Suite	1200 x 2425	3'11" x 7'11"
Bedroom 2	2800 x 2910	9'2" x 9'7"
Bathroom	2225 x 2010	7'4" x 6'7"



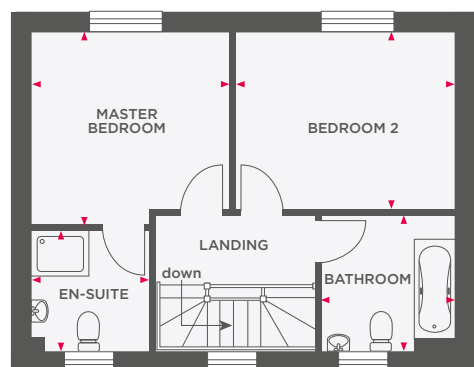
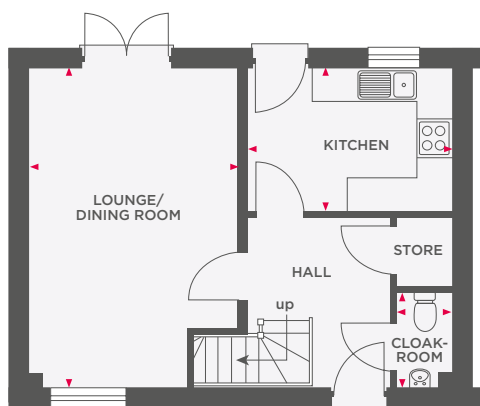
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# THE NEWLYN

## 2 BEDROOM HOME



Lounge/Dining Room	3625 x 5525	11'11" x 18'2"
Kitchen	3545 x 2500	11'8" x 8'2"
Cloakroom	1635 x 972	5'4" x 3'2"

Master Bedroom	3430 x 3350	11'3" x 11'0"
En-Suite	2060 x 2085	6'9" x 6'10"
Bedroom 2	3800 x 3080	12'6" x 10'1"
Bathroom	2310 x 2355	7'7" x 7'9"



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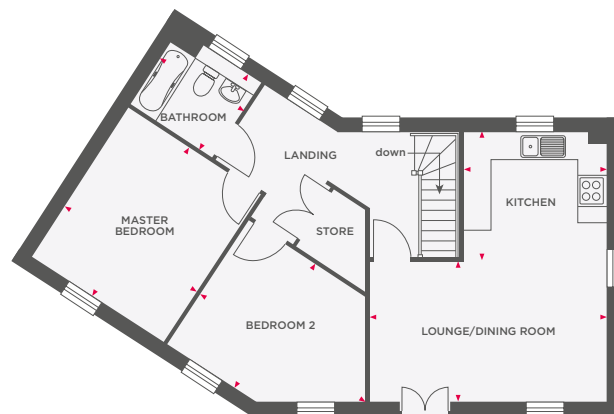
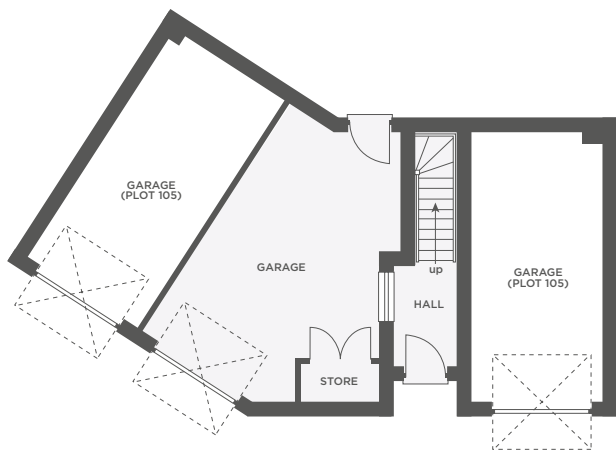






# THE QUINTRELL

2 BEDROOM HOME WITH GARAGE



Lounge/Dining Room	5330 x 3210	17'6" x 10'6"
Kitchen	3200 x 2880	10'6" x 9'5"
Master Bedroom	4000 x 3625	13'2" x 11'11"
Bedroom 2	4455 x 3365	14'7" x 11'0"
Bathroom	2000 x 2235	6'7" x 7'4"



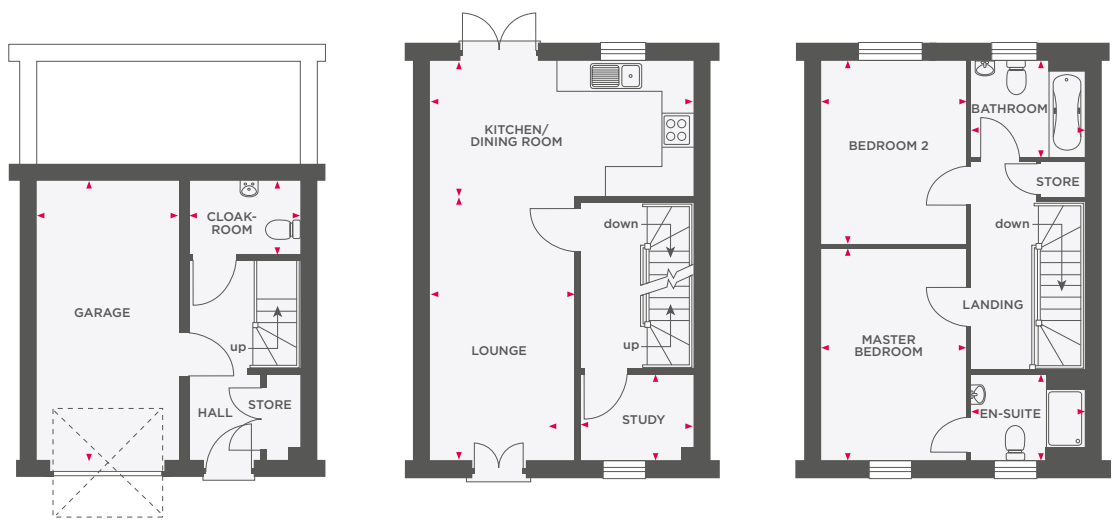
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (March 2025)





# THE TRESEAN

## 2 BEDROOM HOME



Garage	2785 x 5580	9'2" x 18'4"
Cloakroom	2200 x 1475	7'3" x 4'10"
Lounge	2845 x 5200	9'4" x 17'1"
Kitchen/Dining Room	5175 x 2690	17'0" x 8'10"
Study	2240 x 1700	7'4" x 5'7"

Master Bedroom	2845 x 4190	9'4" x 13'9"
En-Suite	2240 x 1700	7'4" x 5'7"
Bedroom 2	2845 x 3615	9'4" x 11'10"
Bathroom	2240 x 1920	7'4" x 6'4"



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