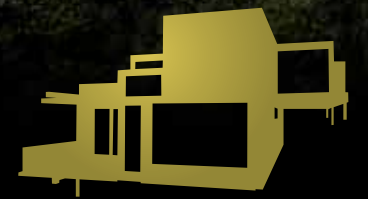




PHASE 2

Rocky  
Lane

St Agnes, Cornwall







**“We are thrilled to have recently taken possession of our beautiful new house, 11 Cedars, Rocky Lane.”**

“The final product is fantastic, in particular the quality of the finish and attention to detail. We love the different aspects and angles to the house, and over the summer, have seen people stopping to look and even take photographs every day! Our relationship with Living Structures has been exceptional and we enjoyed a collaborative approach throughout both the design and build process.”

“The woodland setting is tranquil and peaceful, yet we are only a few hundred yards from the beach, rugged coastline and the pub. St Agnes main street is a short walk up the hill and has a real village community—feel. We can not wait to spend more time here!”

**D & L Smith** First Rocky Lane Home Owners



# SHOW HOME

We are delighted that the completed show—home is now open and has exceeded our high expectations, in so many ways.

The home sits beautifully within its surroundings, and the use of glass and cedar make for a building which while stunning and dramatic, truly empathises with its unique setting.

Internally the house takes full advantage of the views across the valley to the old engine houses beyond. The very high standard of fittings and finish are a great credit to all those who have worked on this project

All four homes on phase one are now sold and we now release phase two, comprising a further six individually designed homes, details of which can be found in this brochure or on our website [www.rockylanecornwall.com](http://www.rockylanecornwall.com).

If you would like to come and see for yourself, we would be happy to show you around. Call 08448 805 709 or email [enquiries@rockylanecornwall.com](mailto:enquiries@rockylanecornwall.com) to arrange a visit or discuss any aspect of the development further.

**Simon Blackburn**  
Director Living Structures





# ST AGNES

With the lee of the hill for a pillow and with its feet in the sea, St Agnes lies comfortably in the heather like an old country giant.

The appeal of St Agnes in terms of its dynamic, bold and sometimes brutal coastline, secluded beach, abundance of wildlife and opportunities to generally explore the environment and have a good time is obvious. Caves to discover, waves and fish to catch or simply a place to stand in awe at the ever changing colours and temperament of the ocean.

What is more difficult to express in words is the atmosphere here in St Agnes. The feeling is one of unforced welcome and, if one can make such a generalisation, a healthy independence as to how one lives life.

In 2006 St Agnes achieved the status of UNESCO World Heritage Site, a unique area to be protected and conserved for generations to come. A wealth of locally sourced food on the doorstep. Organically produced fruit and vegetables from the greengrocers, fresh fish, crab and lobster from the fishmonger, locally reared meat, poultry and award winning bacon from the butchers.

Numerous festivals punctuate the year, Bolster day being a particular favourite where the tale of the yobbish giant is re-enacted throughout the village culminating in his demise at the hands of the fair maiden St Agnes atop St Agnes Beacon. This part of Cornwall averages more hours of sunshine than anywhere else in the UK and Rocky Lane is ideally situated to allow one the opportunity to explore Cornwall's many and varied attractions.



# ARCHITECTURE

## Outstanding low carbon architecture in a unique and unspoilt environment

The design of the development is intended to respect and enhance the essential nature of the site: a woodland area especially rare in this part of Cornwall. With an innate ability to empathize with landscape and place, internationally acclaimed architect Joel Turkel considered the outstanding natural beauty and rich history of the surrounding area in developing designs for Rocky Lane. Architecture that embraces new ideas and regenerative technology, these homes retain a sense of place and presence in the site as a whole, whilst communicating directly with their own specific location on the site.

Phase 2 of the development at Rocky Lane will be the construction of 6 homes. The range of finishes and specifications include:

**Kitchen** — “Zurfiz” base and wall units with quartz stone or granite worktops, Neff appliances: integrated electric hob and oven, dishwasher, fridge/freezer and washer/dryer, stainless steel extractor hood, stainless steel sink, mono block mixer.

**Flooring** — Porcelanosa solid engineered hard wood floor to kitchen, dining, living and entrance areas with wool honeycomb carpet to bedrooms, upper level and stairs.

**Bathrooms** — Porcelanosa bath and sanitary ware, heated towel rails, Porcelanosa wall and floor tiling, power showers.

**Joinery and Windows** — Rational high performance double glazed external doors and windows, oak veneered doors with neutral satin frames, architraves, skirting and walls.

**Heating** — Zoned under floor heating throughout lower floor and bathrooms with radiators to upper bedrooms via air source heat pump and a wood burning stove.

**Security** — Fire prevention sprinkler system, CCTV coverage to lighted car park and alarm system.

**Parking** — One allocated space.

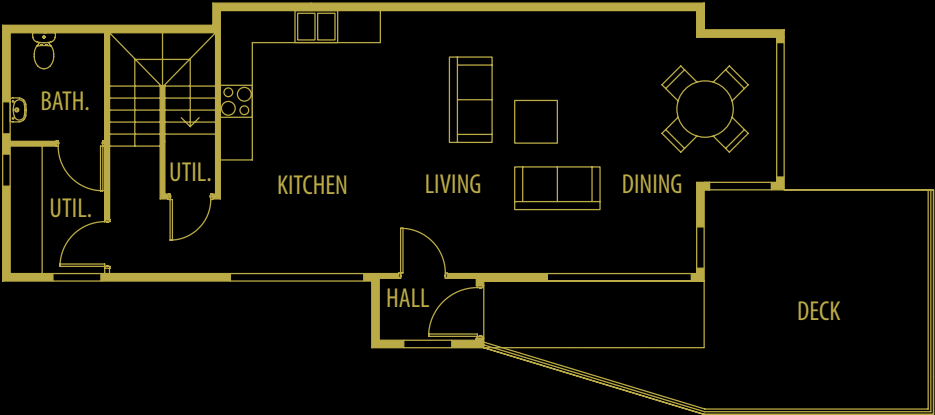
N.B. Purchaser's may choose from a wide range of kitchen, sanitary ware, flooring and tile options.

We believe the effort of all those involved to create an environment and architecture which is truly special is apparent. What turns a house into a home are the people who live in it, ones particular aesthete and way of living is as important a part of giving a feeling of well-being in a home as any other. Energy saving features such as super insulation, air source heat pumps for the supply of heating and hot water and passive ventilation are standard specifications at Rocky Lane. The homes will utilise post and beam timber frame construction which has the lowest CO2 cost of any commercially available building material. These homes are extremely thermally efficient surpassing current requirements by 44% and achieving an equivalent to a code 4 rating of the Code for Sustainable Homes. The benefits to the end user being low annual running costs.

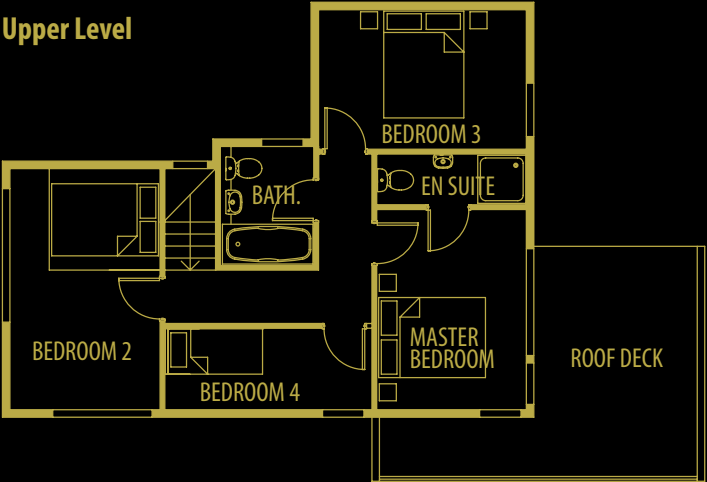


# UNIT 1

Ground Level



Upper Level



<b>Total Area inc. deck:</b>		<b>1764 sqft</b>
Lower Level:		732 sqft
Upper Level:		602 sqft
Lower Deck:		258 sqft
Upper Deck:		172 sqft
<b>Ground Level</b>	Metres	Feet
Kitchen	3.0 x 4.9 max	9'10" x 16'1" max
Living/Dining	7.4 x 4.9 max	24'3" x 16'1" max
Utility	1.7 x 2.3	5'7" x 7'6"
Deck	8.3 x 4.2 max	27'3" x 13'9" max
<b>Upper Level</b>	Metres	Feet
Master Bedroom	2.8 x 3.7	9'2" x 12'1"
Bedroom 2	2.8 x 4.5	9'2" x 14'9"
Bedroom 3	3.9 x 2.6	12'9" x 8'6"
Bedroom 4	1.5 x 3.9	4'11" x 12'9"
Bathroom	1.7 x 2.2	5'7" x 7'2"
Deck	6.0 x 4.2 max	19'8" x 13'9" max



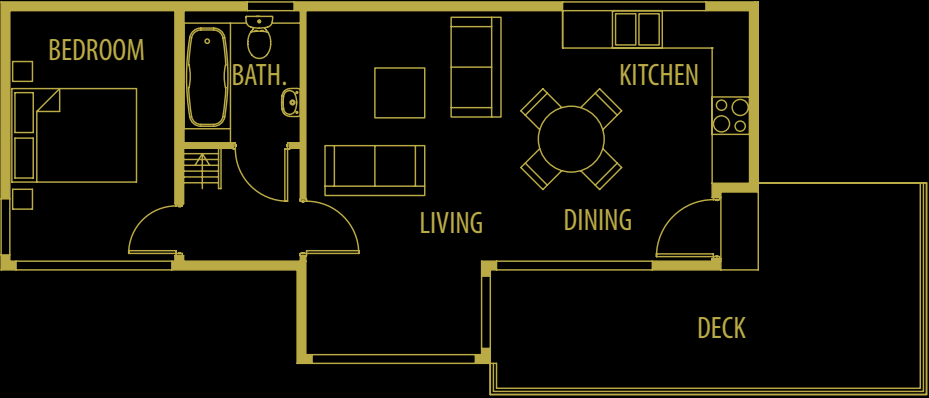
# UNIT 2

<b>Total Area inc. deck:</b>	<b>926 sqft</b>
Lower Level:	549 sqft
Upper Level:	205 sqft
Upper Deck:	172 sqft

<b>Ground Level</b>	Metres	Feet
Kitchen/Dining	3.0 x 4.0	9'10" x 13'1"
Living	4.1 x 5.5 max	13'5" x 18'0" max
Bedroom	2.6 x 4.0	8'6" x 13'1"
Bathroom	2.1 x 1.8	6'10" x 5'11"
Deck	6.9 x 3.2 max	2'7" x 10'5" max

<b>Upper Level</b>	Metres	Feet
Storage Area	4.7 x 4.0 max	15'5" x 13'1" max

Ground Level



Upper Level



# UNIT 3

**Total Area inc. deck:** 1668 sqft

Lower Level: 721 sqft

Upper Level: 603 sqft

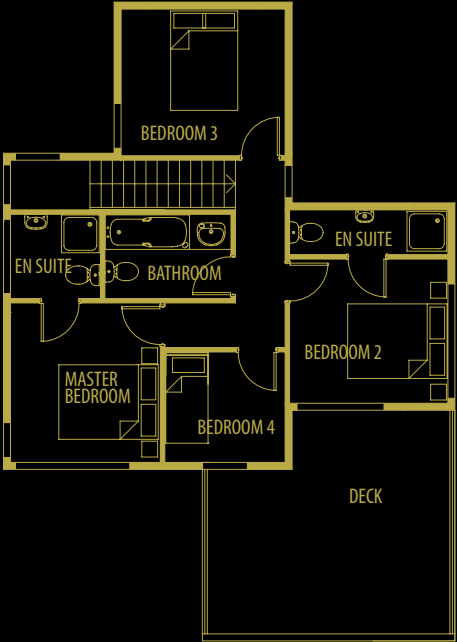
Lower Deck: 129 sqft

Upper Deck: 215 sqft

Ground Level



Upper Level



Ground Level	Metres	Feet
Kitchen	4.0 x 3.5	13'1" x 11'5"
Living	4.8 x 4.9 max	15'8" x 16'1" max
Dining	4.8 x 4.9 max	15'8" x 16'1" max
Deck	5.1 x 3.5 max	16'8" x 11'5" max

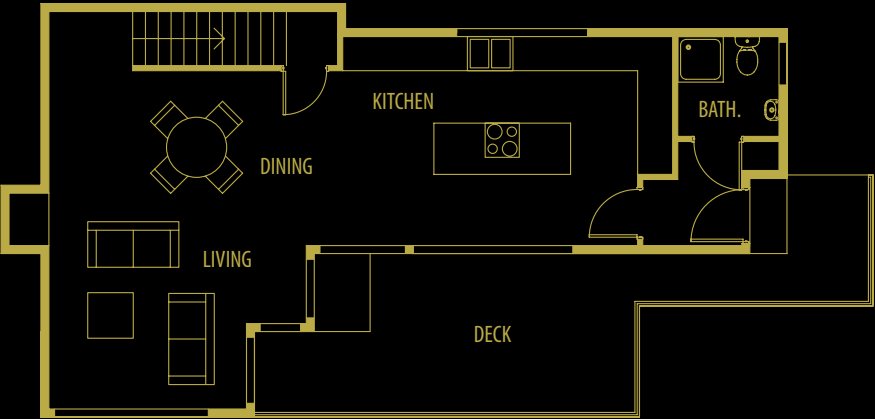
  

Upper Level	Metres	Feet
Master Bedroom	3.0 x 3.2	9'10" x 10'5"
Master En Suite	1.8 x 1.7	5'11" x 5'7"
Bedroom 2	3.2 x 2.9	10'5" x 9'6"
Bed. 2 En Suite	3.2 x 0.9	10'5" x 2'11"
Bedroom 3	3.3 x 2.9	10'9" x 9'6"
Bedroom 4	2.4 x 2.2	7'10" x 7'2"
Bathroom	2.5 x 1.7	8'2" x 5'7"
Deck	4.9 x 4.5 max	16'1" x 14'9" max

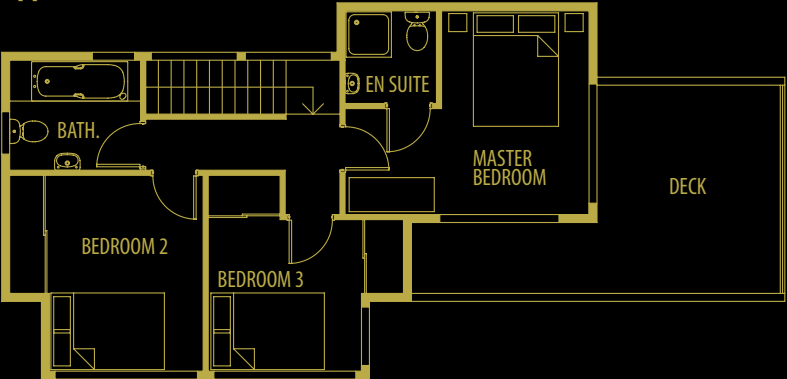


# UNIT 4

Ground Level



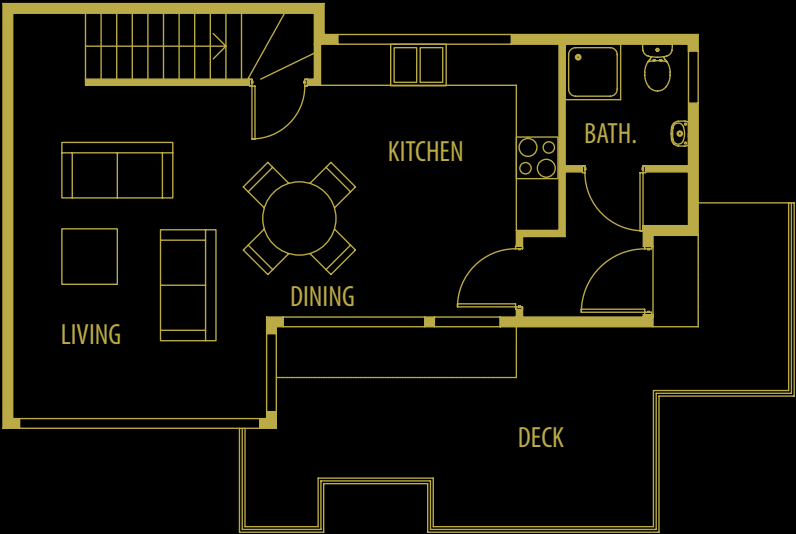
Upper Level



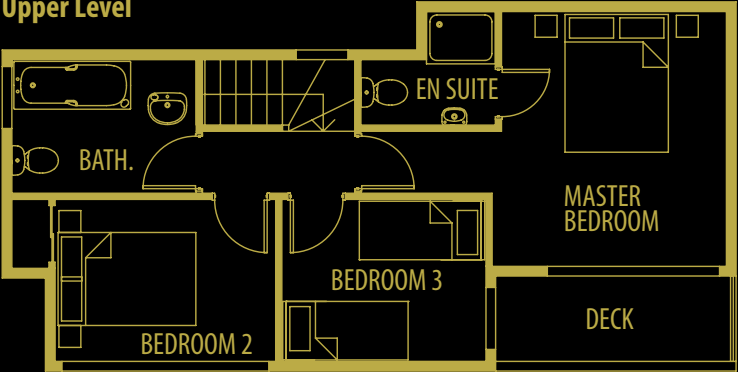
<b>Total Area inc. deck:</b>		<b>1592 sqft</b>
Lower Level:		646 sqft
Upper Level:		527 sqft
Lower Deck:		247 sqft
Upper Deck:		172 sqft
<b>Ground Level</b>	Metres	Feet
Kitchen	5.8 x 3.7	19'0" x 12'1"
Living/Dining	5.2 x 7.0 max	17'0" x 22'11" max
Deck	11.0 x 4.2 max	36'1" x 13'9" max
<b>Upper Level</b>	Metres	Feet
Master Bedroom	4.3 x 3.6 max	14'1" x 11'9" max
Master En Suite	1.6 x 1.6	5'2" x 5'2"
Bedroom 2	3.4 x 3.4 max	11'1" x 11'1"
Bedroom 3	3.4 x 3.4 max	11'1" x 11'1" max
Bathroom	2.3 x 1.9	7'6" x 6'2"
Deck	6.5 x 3.8 max	21'3" x 12'5" max

UNIT 5 SOLD

Ground Level



Upper Level



Total Area inc. deck:		1205 sqft
Lower Level:		484 sqft
Upper Level:		463 sqft
Lower Deck:		215 sqft
Upper Deck:		43 sqft
Ground Level	Metres	Feet
Kitchen	3.4 x 3.9	11'1" x 12'9"
Living/Dining	4.4 x 5.8 max	14'5" x 19'0" max
Deck	8.0 x 4.7 max	26'2" x 15'5" max
Upper Level	Metres	Feet
Master Bedroom	5.3 x 3.7 max	17'4" x 12'1" max
Master En Suite	1.9 x 1.6 max	6'2" x 5'2" max
Bedroom 2	3.8 x 2.3 max	12'5" x 7'6" max
Bedroom 3	3.0 x 2.3	9'10" x 7'6"
Bathroom	2.7 x 1.9	8'10" x 6'2"
Deck	3.4 x 1.3	11'1" x 4'3"



# UNIT 6

**Total Area inc. deck:** 1378 sqft

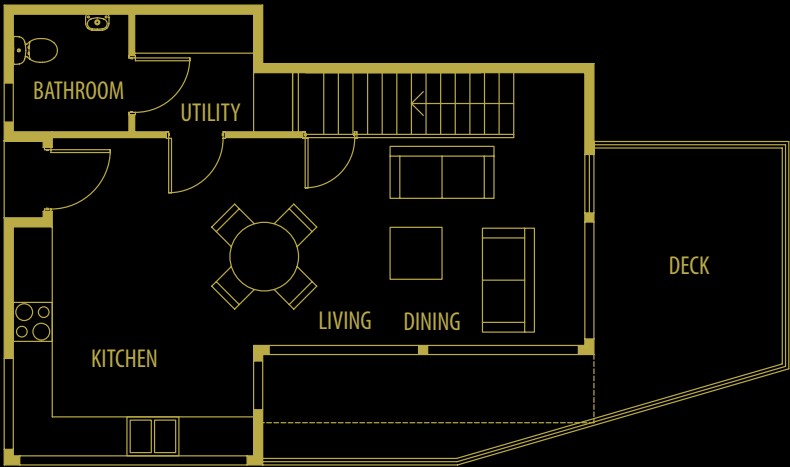
Lower Level: 495 sqft

Upper Level: 549 sqft

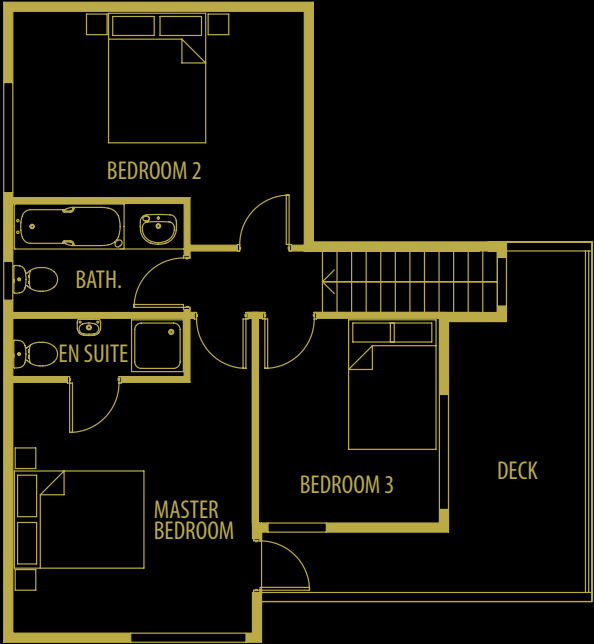
Lower Deck: 194 sqft

Upper Deck: 140 sqft

Ground Level



Upper Level



Ground Level	Metres	Feet
Kitchen	3.7 x 4.9 max	12'1" x 16'1" max
Living/Dining	5.1 x 4.2	16'8" x 13'9"
Utility	2.4 x 1.8 max	7'10" x 5'11" max
Deck	8.1 x 4.9 max	26'6" x 16'1" max

Upper Level	Metres	Feet
Master Bedroom	3.7 x 4.9 max	12'1" x 16'1" max
Master En Suite	2.6 x 0.9	8'6" x 2'11"
Bedroom 2	4.5 x 3.6 max	14'9" x 11'9" max
Bedroom 3	2.8 x 3.1	9'2" x 10'2"
Bathroom	2.6 x 1.7	8'6" x 5'7"
Deck	5.0 x 5.3 max	16'4" x 17'4" max

# SALES

For further information or to arrange a visit to us here in St Agnes contact us:

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Rocky Lane  
St Agnes  
Cornwall TR5 0NA

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