

**The
Gwel**

**The Lyonesse
2 bedroom home**

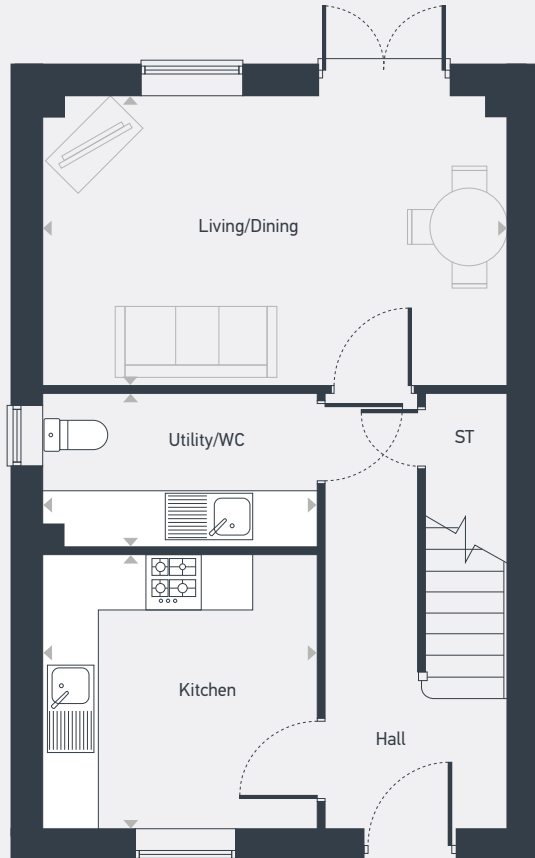


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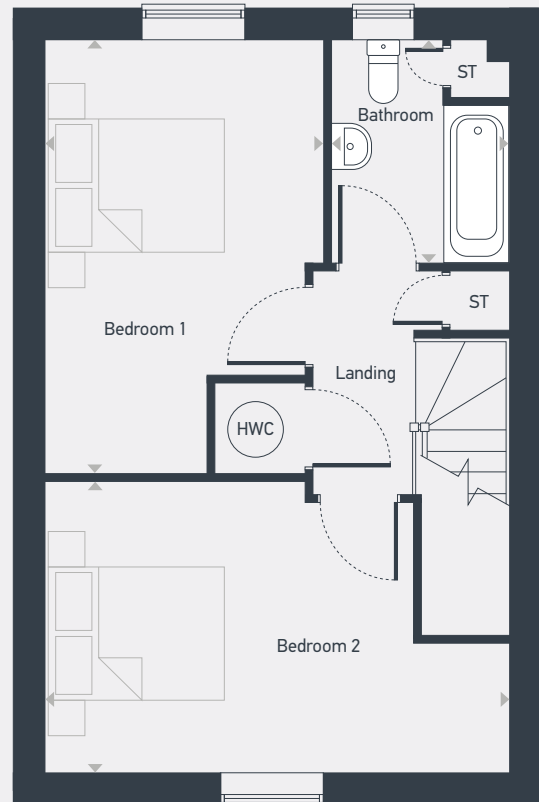
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Plots as drawn: 126, 128 and 130
 Handed: 127, 129 and 131

79.0 sq.m / 850.4 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Store HWC: Hot Water Cylinder

DIMENSIONS	m	ft
Living/Dining	5.00m x 3.12m	16'5" x 10'3"
Kitchen	2.95m x 2.95m	9'8" x 9'8"
Utility/WC	2.95m x 1.65m	9'8" x 5'5"

DIMENSIONS	m	ft
Bedroom 1	4.68m (max) x 3.00m (max)	15'4" (max) x 9'10" (max)
Bedroom 2	5.00m (max) x 3.14m (max)	16'5" (max) x 10'3" (max)
Bathroom	2.40m x 1.91m	7'10" x 6'3"



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 Higher Newham Farm, Truro, TR1 2SN

Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. September 2025.