



HILL CREST

East Taphouse

About East Taphouse

East Taphouse is a charming village nestled in Cornwall, England. Located along the A390 road, it lies between the towns of St Austell and Liskeard.

Known for its scenic countryside, rolling hills, and picturesque landscapes, the village is surrounded by lush green fields, with the River Lerryn nearby, enhancing the natural beauty of the area.

A popular spot for tourists seeking to explore the outdoors, East Taphouse offers a variety of activities such as hiking, cycling, and fishing. Its walking trails provide breathtaking views of the countryside, and nearby attractions like Golitha Falls, with its cascading waterfalls, invite visitors to picnic and relax in nature. The village also boasts several pubs and restaurants serving traditional Cornish fare and local ales. With its peaceful atmosphere, East Taphouse is the perfect getaway from the fast pace of city life. The village has a strong sense of community, and its welcoming residents make visitors feel right at home. It's an ideal destination for anyone looking to experience the beauty of Cornwall's countryside while enjoying a tranquil and relaxing holiday.



Things to do

Places to visit / Day Outs

Lanhydrock House (6 miles): Magnificent Victorian mansion with gardens and family trails.

Cornwall's Crealy Great Adventure Park (11 miles): Amusement park with rides, play areas, and animal encounters.

The Eden Project (12 miles): Biomes and gardens with family-friendly events and workshops.

Cotehele (16 miles): A medieval house with gardens and a working mill.

Colliford Lake 8 Miles The Largest Lake in Cornwall, situated on Bodmin Moor.

Nearby Towns/Cities

Liskeard (7 miles): Charming market town with shops and historical sites.

Looe (10 miles): Picturesque fishing town with a beach and local eateries.

Fowey (13 miles): Beautiful estuary, coastal walks, shops, and restaurants.

Plymouth (25 miles): Popular city known for its maritime history and stunning waterfront.

Schools/Nurseries within 5 miles of East Taphouse

Braddock CofE Primary school and Acorns nursery.

St. Neot community Primary school.

Trewidland Primary & Pre School.

Liskeard School Nursery.

Nearby Beaches & Rivers

Polkerris Beach – A small, sandy beach located near Fowey, great for swimming and water sports.

Par Sands – A sandy beach ideal for families, with shallow waters and plenty of space.

Lantic Bay – A beautiful, secluded beach accessible via a walk, known for its stunning views.

Gorran Haven Beach – A picturesque beach with a charming village atmosphere.

Mevagissey Beach – A small beach in the harbour of Mevagissey, great for a leisurely visit.

Lerryn The River Lerryn is a tidal river flowing down to Fowey.

Lerryn



Looe



The Eden Project

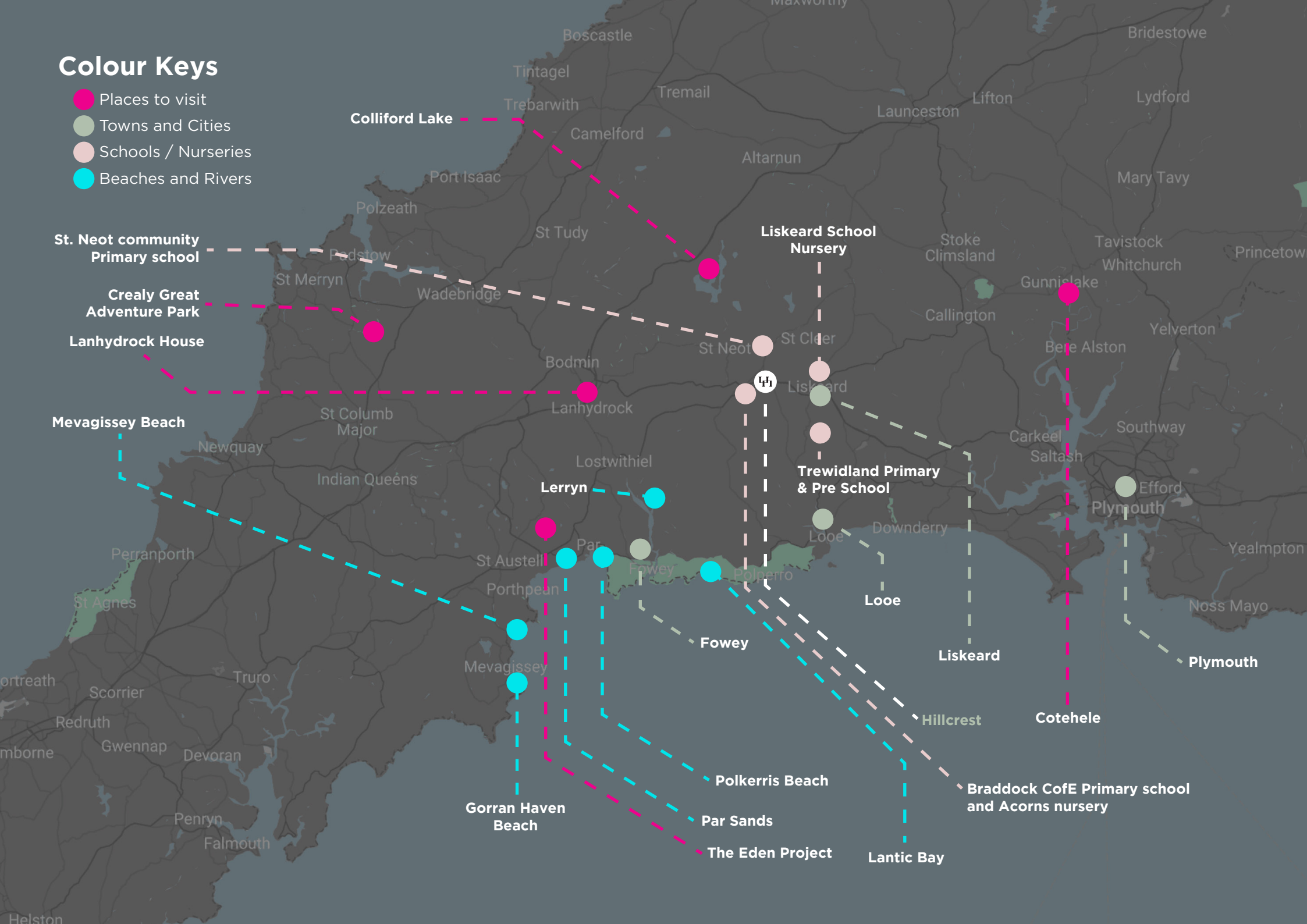


Par Sands



Colour Keys

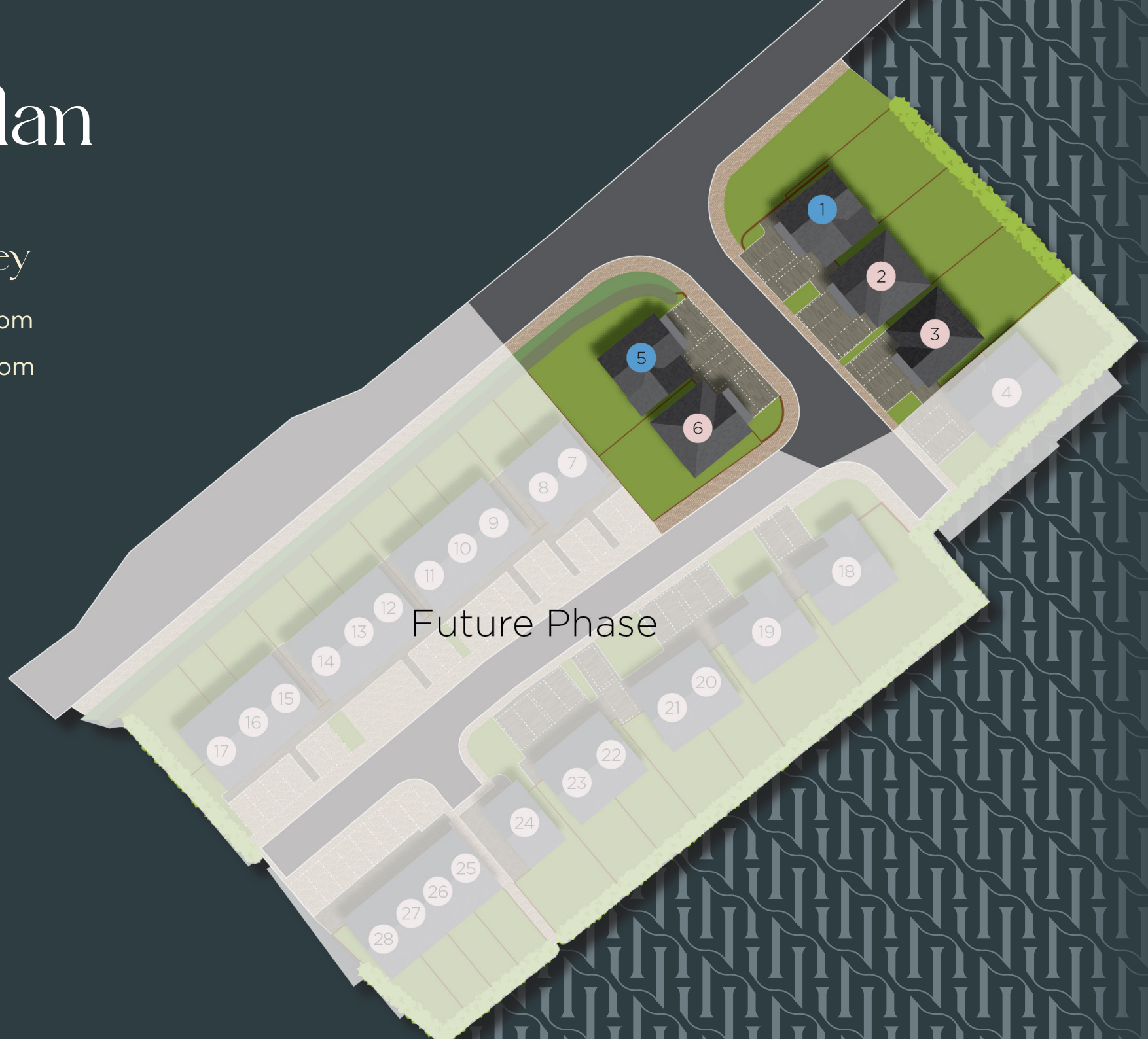
- Places to visit
- Towns and Cities
- Schools / Nurseries
- Beaches and Rivers



Site Plan

House Key

- 3 Bedroom
- 4 Bedroom



About the Development

Welcome to Hillcrest, an exciting new homes site nestled in the picturesque village of East Taphouse. This thoughtfully designed community is the perfect blend of modern comfort and family-friendly living, offering a serene environment for those looking to settle down.

The first phase of Hillcrest features a delightful array of 3 and 4-bedroom family homes, each boasting just under 1,400 square feet of well-planned living space. These homes are designed with the needs of contemporary families in mind, providing spacious interiors that encourage both relaxation and togetherness.

Every home at Hillcrest comes with an enclosed garden, ideal for children to play safely or for enjoying outdoor gatherings with friends and family. The convenience of off-road parking ensures that you have a secure space for your vehicles, while select homes also include garages for added storage and utility. Located in the heart of East Taphouse, Hillcrest benefits from a vibrant community atmosphere, with nearby amenities, schools, and recreational areas just a stone's throw away. The surrounding countryside offers a wealth of opportunities for outdoor activities, making it easy to embrace a healthy, active lifestyle. Whether you're a growing family or looking to settle into a welcoming community, Hillcrest is the perfect place to call home. Experience modern living in a tranquil setting—your dream home awaits!

The Foxglove

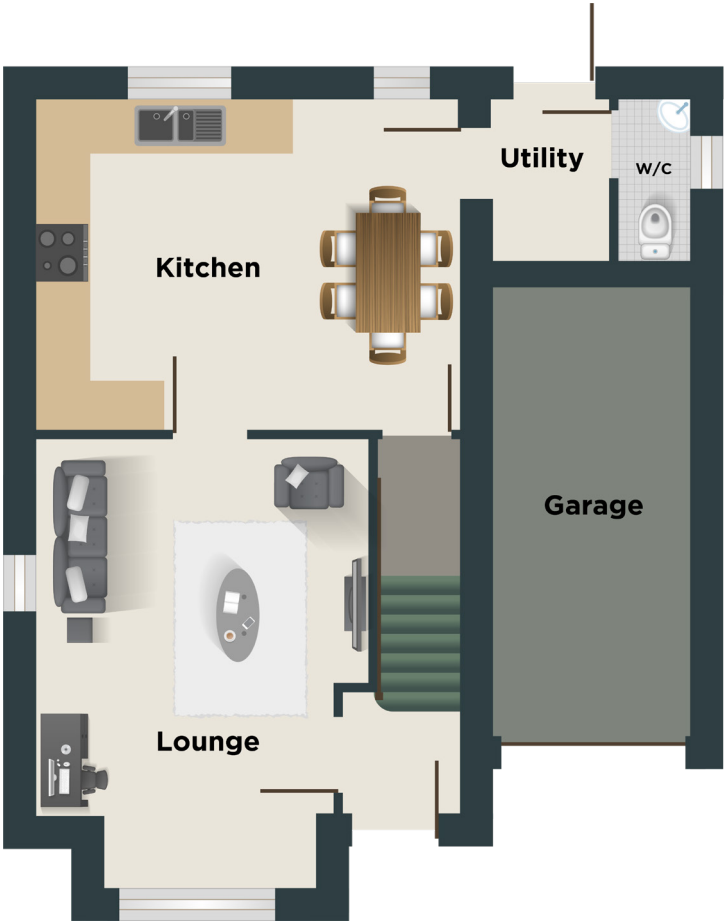


The Foxglove

Plots 1, 5

Kitchen	3.89m x 4.99m	12.76ft x 16.37ft
Lounge	5.59m x 3.86m	18.34ft x 12.66ft
Utility	2.06m x 1.41m	6.76ft x 4.63ft

Bedroom 1	3.47m x 3.86m	11.38ft x 12.66ft
Bedroom 2	3.45m x 2.83m	11.32ft x 9.28ft
Bedroom 3	7.53m x 2.46m	24.7ft x 8.07ft



*The brochure plans and illustrations are for guidance only. They are not definitive and are not to form part of any contract or warranty, the specification is subject to change. Measurements are approximate and have been scaled down from original plans and should not be relied upon for any other purpose.



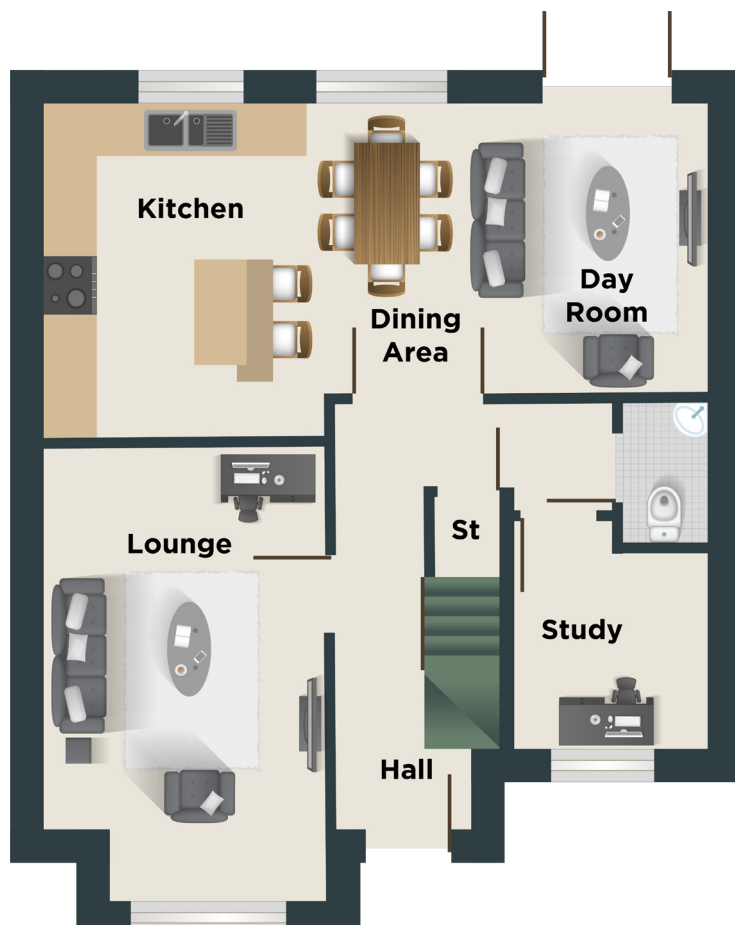
The Heather



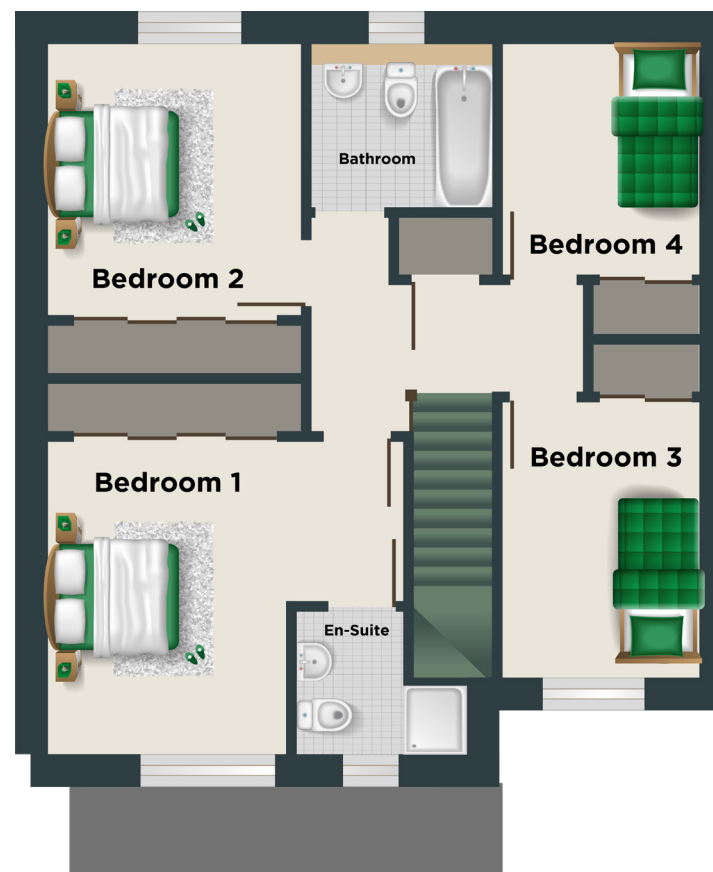
The Heather

Plots 2, 3, 4 & 6

Kitchen	3.86m x 3.4m	12.66ft x 11.15ft
Dining	3.4m x 1.5m	11.15ft x 4.92ft
Day Room	3.4m x 2.6m	11.15ft x 8.53ft
Living Room	4.48m x 3.27m	14.7ft x 10.73ft
Study	2.26m x 2.66m	7.41ft x 8.73ft



Bedroom 1	3.64m x 4.23m	11.94ft x 13.88ft
Bedroom 2	3.27m x 3.06m	10.73ft x 10.04ft
Bedroom 3	3.27m x 2.28m	10.73ft x 7.48ft
Bedroom 4	2.73m x 2.28m	8.96ft x 7.48ft



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Specification

Internal

- Mains gas combination boiler
- Wall mounted radiators throughout with thermostatic controls
- Standalone ventilation system
- Fibre broadband direct to each property
- USB ports to electrical sockets in select rooms
- Vinyl included in bathrooms & ensuite
- Luxury LVT to kitchens and utility

Kitchens

- Howdens fitted kitchen
- Appliances Including;
 - Single oven
 - Hob
 - Extractor fan
 - Integrated dishwasher

Bathrooms

- Full height tiles over the bath and shower
- Glass shower and bath screen
- Mains mixer shower to the ensuite
- Electric power shower in main bathroom
- Electric LED mirrors in select plots
- Dual fuel towel rail

Externals

- UPVC double glazed windows
- Composite entrance door
- Upvc rear doors
- Natural slate roof
- Render and natural stone mix
- Tarmac driveways
- Patio to the rear

Available Upgrades

- Carpet to lounge, hallway, stairs, landing and bedroom.
- Upgraded or additional appliances.





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East Taphouse

Bradleys
ESTATE AGENTS

All Enquiries contact Bradleys Liskeard

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