

**The
Gwel**

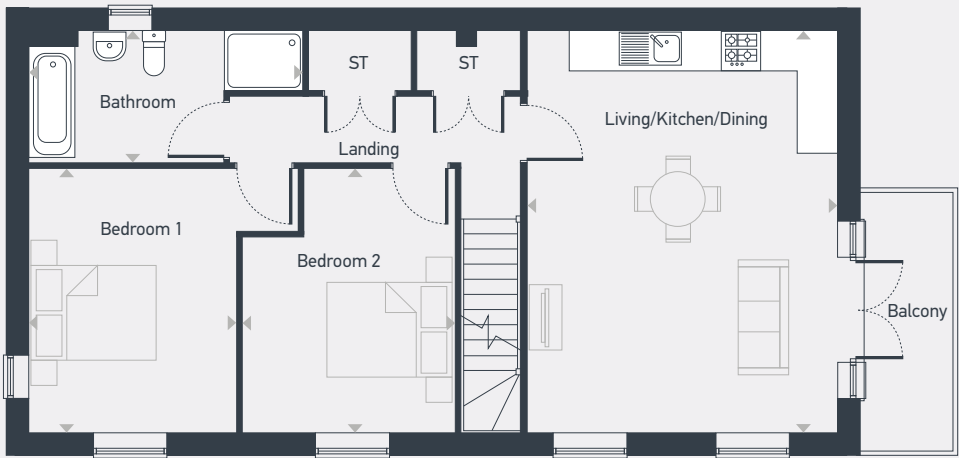
**The Spriggan
2 bedroom coach house**



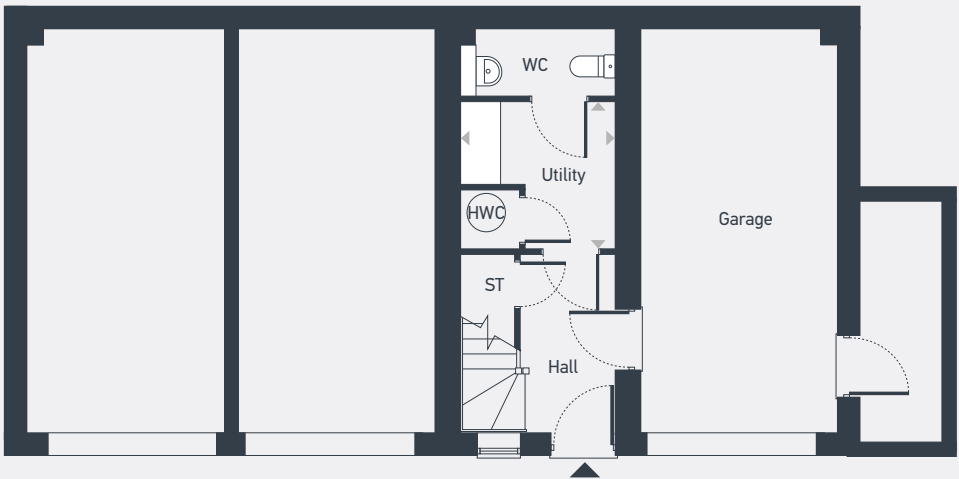
Plots as drawn: 50, 85, 223 and 224

Handed: 35, 36 and 49

88.9 sq.m / 957 sq.ft



FIRST FLOOR



GROUND FLOOR

ST: Store WC: Water Closet HWC: Hot Water Cylinder

DIMENSIONS	m	ft
Utility	2.35m x 2.24m	7'8" x 7'4"

DIMENSIONS	m	ft
Living/Kitchen/Dining	6.10m x 4.70m	20'0" x 15'5"
Bedroom 1	4.02m x 3.15m	13'2" x 10'4"
Bedroom 2	4.02m x 3.23m	13'2" x 10'7"
Bathroom	4.16m (max) x 2.00m	13'8" (max) x 6'6"



01872 830 014 | placesforpeople.co.uk/the-gwel
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.