



Harrington | HOMES



PORTHREACH
CARBIS BAY

Our Story

Harrington Homes is committed to building homes not houses. Each unique, high-quality home we construct in the South West and beyond is designed to be part of the local community and setting they rest in.

This is vital. Because no two communities and no two locations are the same. That's why we embrace local design codes, carefully weighing each design choice so that the local community is strengthened and enhanced by its newest additions.

Every Harrington Home is built to the highest standard of design and build quality. Wherever possible, sustainable materials like timber frames are used to minimise environmental impact. Local tradespeople are employed, helping the local economy and investing in the local area. Hand-picked finishing touches make each home unique, ready for you to truly make your own.

Each new neighbourhood we create celebrates and merges with the established style of local buildings that gives each community its distinctive character. The homes we build look and feel reflective of their surroundings, a fitting part of the local area.

Paired with our equal commitment to attentive and personalised customer care, a key part of our Customer Charter, this helps you feel comfortable and at home from day one. You're moving into a new home that is individual to you, perfectly matched to your needs, and a natural part of the local community.



Why choose Harrington Homes?

As an independent, local home builder, Harrington Homes is proud to create unique homes of the highest quality.

We produce premium quality new homes...

Each finishing touch is hand-picked to ensure our high design standards are met.

We contribute to the local community...

By employing local tradesmen and investing within the neighbourhood.

We create homes not houses...

No two developments are the same and each house is individually designed.

Our customer service is second to none...

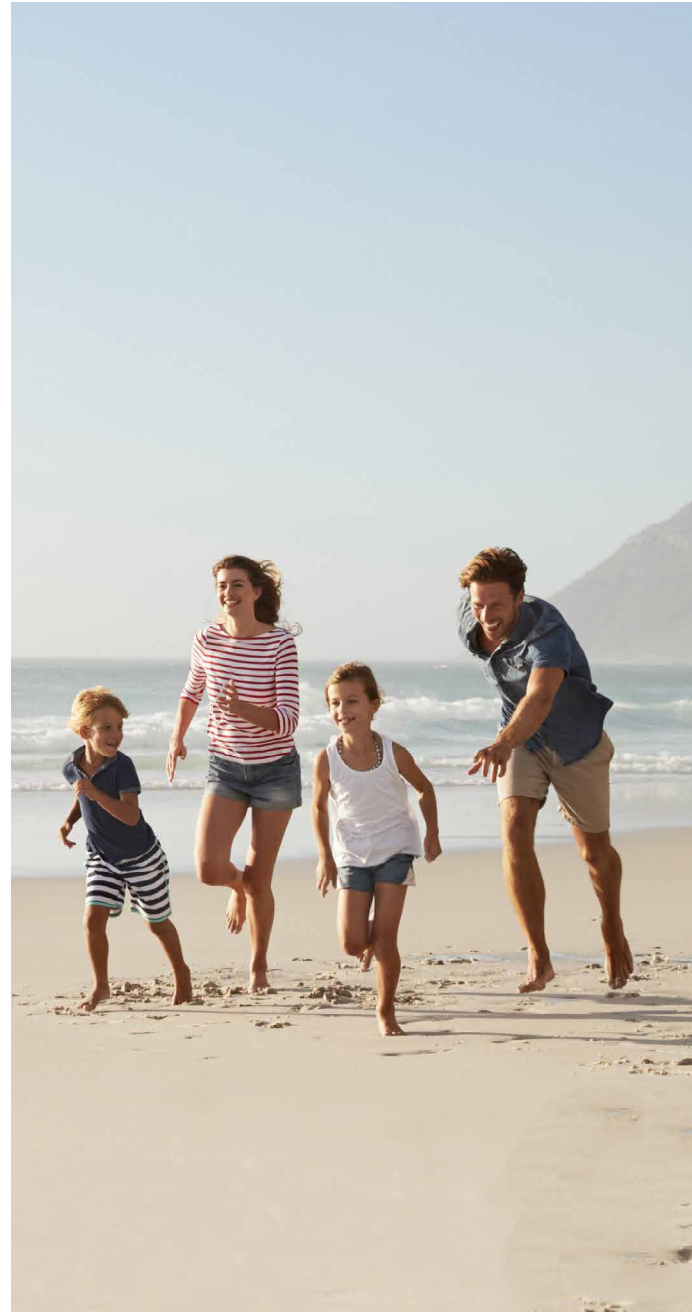
We provide attentive and responsive customer care.

Our homes reflect their surroundings...

And celebrate the characteristics of the local area.

Where possible, we use sustainable products...

Using precision manufacturing techniques, our timber frames reduce our waste impact on the environment.



Perfect place to call home

Ultimate lifestyle choice

Carbis Bay and St Ives have all the amenities you might need and an array of schools rated “Outstanding” and “Good” by Ofsted.

St Ives Junior School and two local nurseries are in the “Outstanding” category. Meanwhile, St Ives Secondary School, St Ives Infant School, and St Uny CofE Academy are all rated “Good”.

As an escape to a more relaxed pace of life, Carbis Bay can't be beaten. The location is beyond scenic, with wooded cliffs, quaint streets, and the magnificent expanse of the beach and bay.

Yet lively St Ives - winner of The Guardian's Best British Seaside Town and numerous other awards - is only minutes away. You are also a short hop from the Cornish mainline that links Penzance with London.

You might be looking for a quieter, more family-oriented place to live, a **beautiful** place to work from or maybe even retire. If that sounds like you, Carbis Bay has what you're looking for.



Carbis Bay

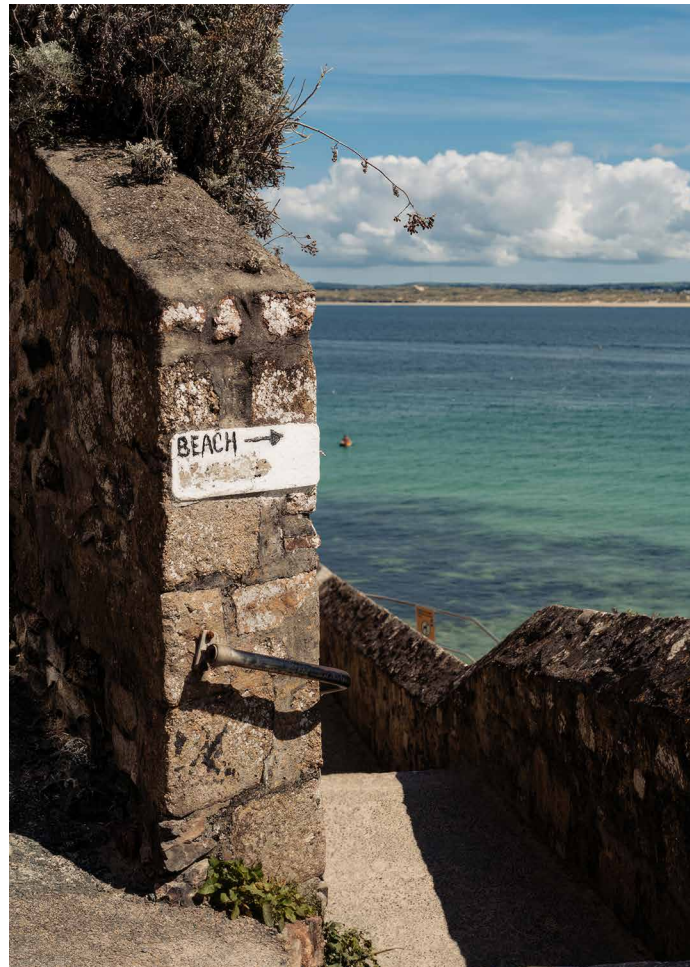
The local area

Welcome to Harrington Homes' beautiful new development of two to four bedroom houses and one and two bedroom apartments set in the picturesque seaside village and resort of Carbis Bay, Cornwall.

This diverse collection of properties offers every house hunter the home of their dreams. Each unique terraced, semi-detached, and detached house is built with sustainable materials wherever possible and, with the future in mind, fitted with energy-efficient heat pumps. Their elegant modern style has been designed to blend naturally with the architecture and beauty of the local area and that of nearby St Ives.

Carbis Bay is situated on the western coast of St Ives Bay. This peaceful, rural location exudes a kind of quiet English charm, with its fresh sea air, spectacular views out over the bay, and a railway line running in along the cliffs.

In summer months Carbis Bay looks positively Mediterranean. The white-painted houses of the village overlook the crystal clear waters and golden sands of the Blue Flag Award-winning beach, all set amidst the lush green woods of the forested headland.



Specification

Each Harrington Homes property comes fitted with a contemporary designed kitchen and fitted with quality appliances, creating a room you will look forward to cooking and entertaining within.

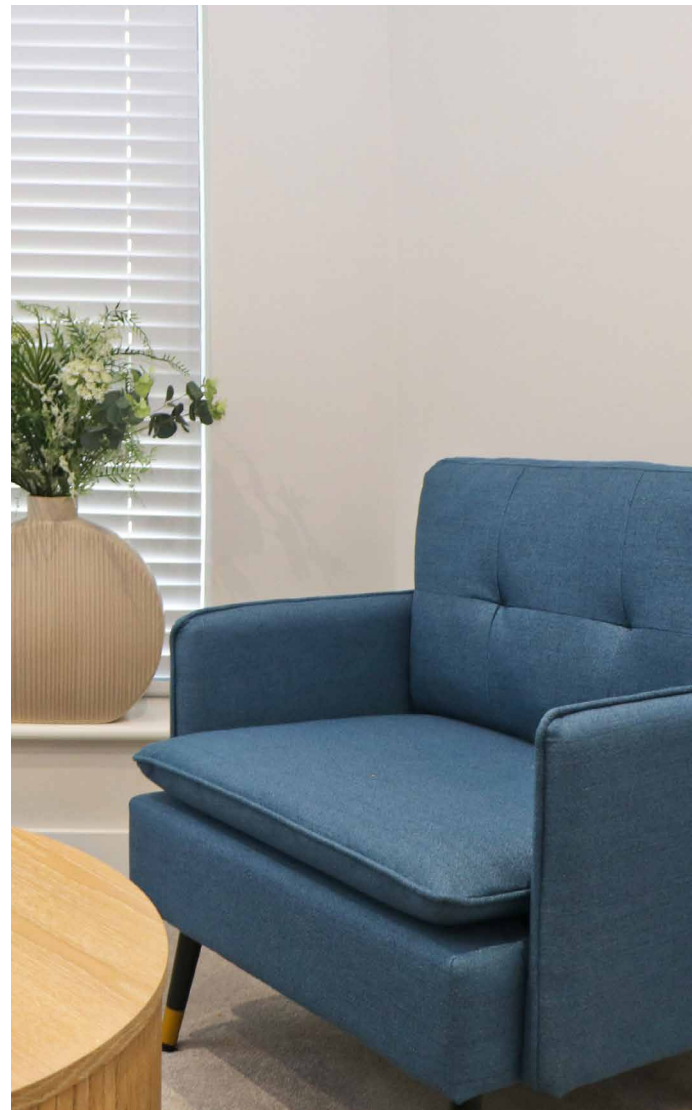
Building homes with you in mind

We have attached plumbing points for a washing machines and *dishwashers, with contemporary compact styled radiators to ensure your home is warm and cosy.

Harrington Homes ensures that we don't forget about the small details to make your house a home from; bathroom tiling to turfed lawns and TV and BT points to ensure you and your family can stay connected.

It is our attention to detail that makes a Harrington Home individual inside and out.

Please speak to our Sales Advisors about plot specifications for more detailed information.



TIMBER



TIMBER FRAME AND JOIST SPECIALISTS

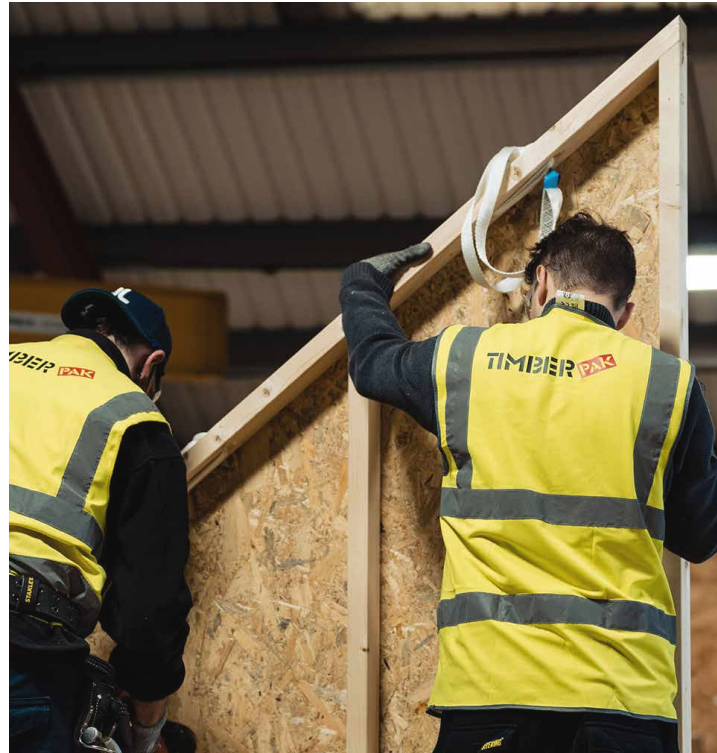
Harrington Homes is proud to partner with Timber Pak (SW) Ltd.

Timber Frame Panel Construction is a UK manufacturing success story. It is seen as one of the most technologically advanced and sustainable forms of construction available in the 21st century. As an integral part of the British construction industry, Timber Pak is part of the UK's timber frame sector delivering design, manufacture, erection and construction of small - and large-scale projects across the South West of England.

Nearly 75% of people of the developed world are housed in timber frame homes and closer to home in Scotland this figure reaches over 90%. Second generation timber frame construction is the fastest-growing building system in the UK.

Harrington Homes build homes using Timber Paks unique timber frames; creating homes that are good for the planet and good for the people who live in them.

Exterior cross-section of a Timber Pak frame.



Good for you, good for the planet.

Energy efficient: Timber has natural insulating properties, to help regulate the temperature in your home, reducing the need for excessive heating or cooling. This can lead to lower energy bills and a reduced carbon footprint.

Sustainable: Timber is a renewable resource, and lower carbon choice when compared to other build frame techniques.

Durable: Modern timber treatments and construction techniques make timber-framed houses durable and resistant to pests and decay.

Tranquil: Timber has natural sound-absorbing properties, which can help create a quieter and more peaceful living environment.



These wonderful detached family homes boast three double bedrooms. The main bedroom has its own ensuite, while the others share the well-appointed family bathroom. The generous open plan kitchen-dining area with breakfast bar, separate living room, and downstairs cloakroom offer plenty of living and storage space. Outside of the property comprises of an integral single garage and driveway with serene rear garden.





FIRST FLOOR

DIMENSIONS

Kitchen/Dining	6.6m x 2.8m / 21'6" x 9'2"
Living	4.3m x 4.6m / 14'1" x 15'1"
Family Bathroom	2.6m x 1.9m / 8'6" x 5'10"
Bedroom1	4.3m x 3.5m / 14'1" x 11'5"
Bedroom 2	4.0m x 3.2m / 13'1" x 10'5"
Bedroom 3	3.6m x 3.0m / 11'9" x 9'10"
Study	4.0m x 1.7m / 13'1" x 5'6"
Garage	5.2m x 2.75m / 17'0" x 9'0"



GROUND FLOOR

Each of these beautiful four-bedroom detached homes offer plenty of living space. The master bedroom has an ensuite, while the additional double and two single bedrooms share the main family bathroom. Downstairs features a generous open plan kitchen-snug area with breakfast bar, the large living-dining room, and cloakroom for storage. Each home boasts a private single garage, driveway and spacious rear garden.

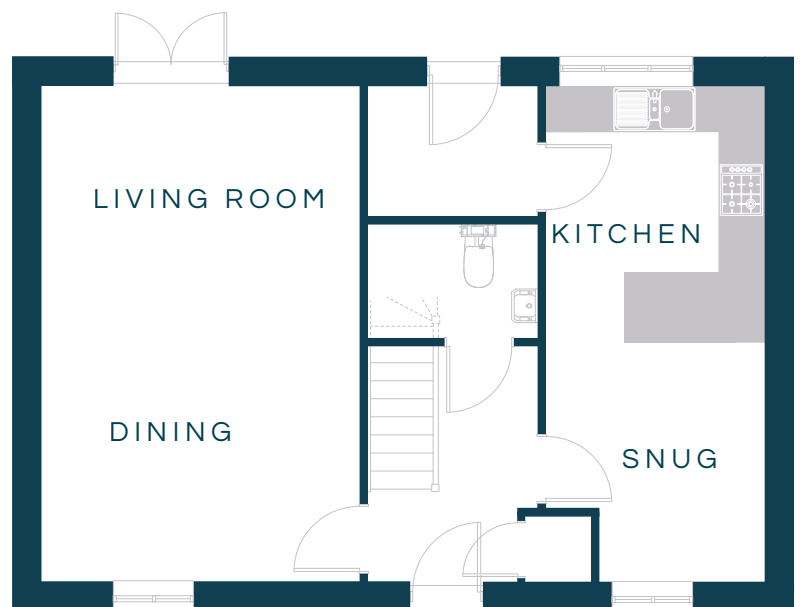




FIRST FLOOR

DIMENSIONS

Kitchen	2.8m x 3.3m / 9'2" x 10'9"
Snug	2.8m x 3.1m / 9'2" x 10'0"
Living/ Dining	4.1m x 6.4m / 13'4" x 20'10"
Bedroom 1	4.0m x 3.8m / 13'4" x 12'5"
Bedroom 2	2.9m x 3.9m / 9'6" x 12'9"
Bedroom 3	2.9m x 2.5m / 9'6" x 8'1"
Bedroom 4	2.9m x 2.3m / 7'6" x 9'6"
Family Bathroom	2.2m x 2.0m / 7'0" x 6'6"



GROUND FLOOR

These superb detached three bedroom homes feature one large main bedroom with an ensuite, a double bedroom and single. The heart of this home is the open plan kitchen-diner, creating a lovely entertaining space for family and friends. In addition they also comprise of a downstairs cloakroom ensuring adequate storage space. Each home has a charming garden, garage and private driveway.



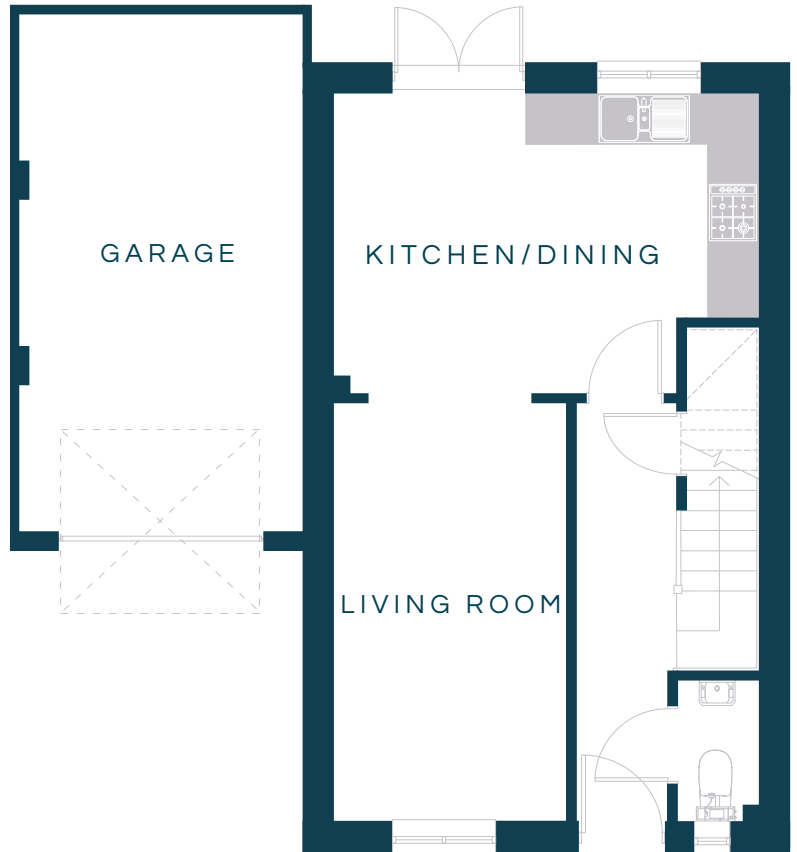


FIRST FLOOR

DIMENSIONS

Kitchen/Dining 4.9m x 3.4m / 16'0" x 11'1"
 Living 2.6m x 4.8m / 8'6" x 15'8"
 Garage 3.2m x 5.9m / 10'5" x 19'4"

Bedroom 1 3.7m x 3.9m / 12'1" x 12'9"
 Bedroom 2 2.7m x 3.2m / 8'10" x 10'5"
 Bedroom 3 2.0m x 2.5m / 6'6" x 8'2"
 Family Bathroom 1.8m x 2.0m / 5'10" x 6'6"



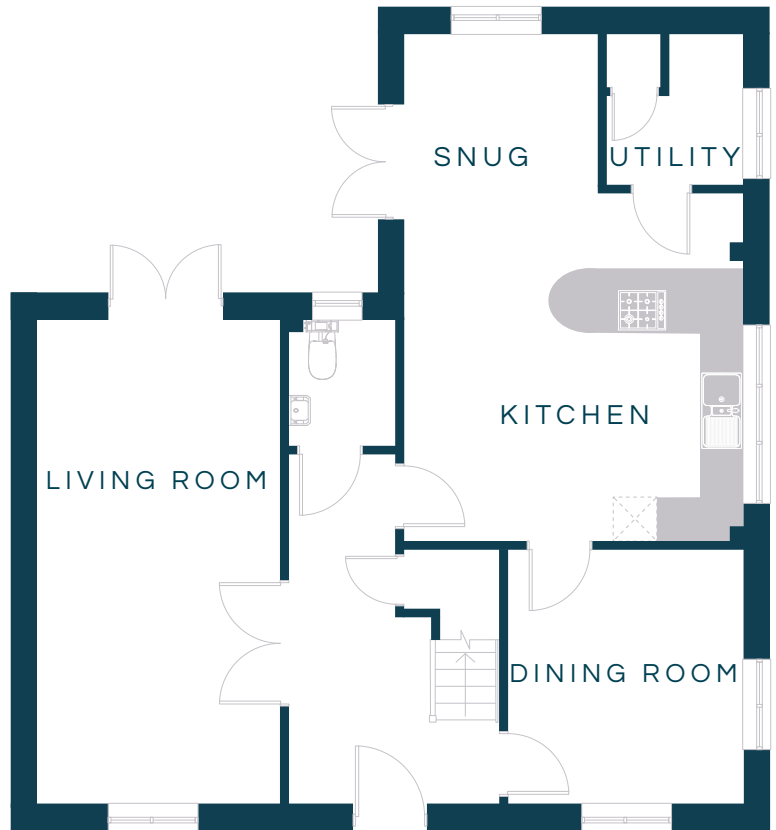
GROUND FLOOR

These spacious detached four double bedroom homes, offer two large ensembles and one shared family bathroom, each featuring an impressive kitchen, dining room and living room. They also comprise of a downstairs cloakroom, utility and cosy snug area. Both properties include pleasant gardens with their own double garage and driveway, creating a truly special home.





FIRST FLOOR



GROUND FLOOR

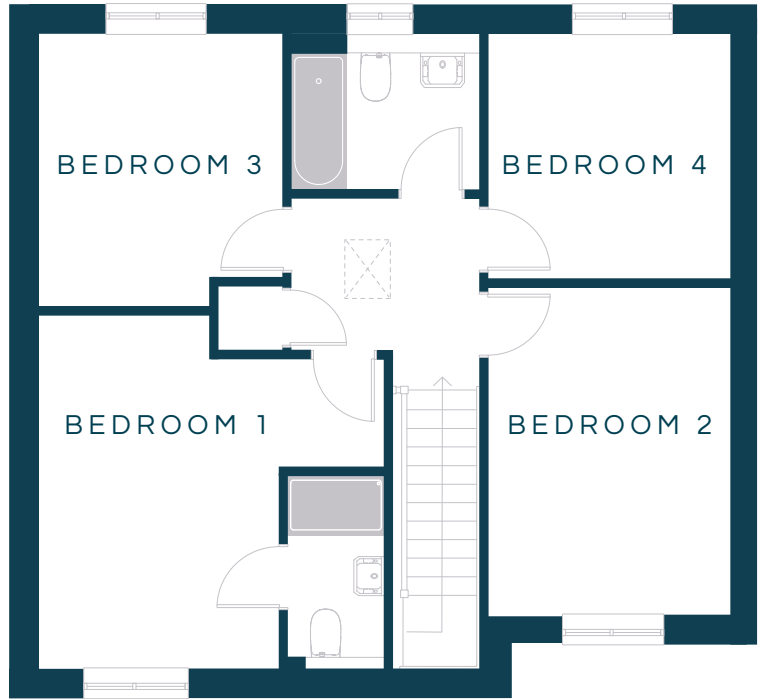
DIMENSIONS

Kitchen	4.7m x 3.7m / 15'4" x 12'1"
Snug	4.7m x 3.2m / 15'4" x 10'7"
Utility	1.9m x 2.1m / 6'2" x 6'10"
Dining	3.2m x 3.5m / 10'8" x 11'5"
Living Room	3.3m x 6.7m / 10'11" x 12'11"
Bedroom 1	4.7m x 3.8m / 15'4" x 12'5"
Bedroom 2	3.2m x 3.5m / 10'5" x 11'5"
Bedroom 3	3.3m x 3.3m / 10'9" x 10'9"
Bedroom 4	3.2m x 3.5m / 10'5" x 11'5"
Family Bathroom	2.7m x 1.8m / 8'10" x 5'10"

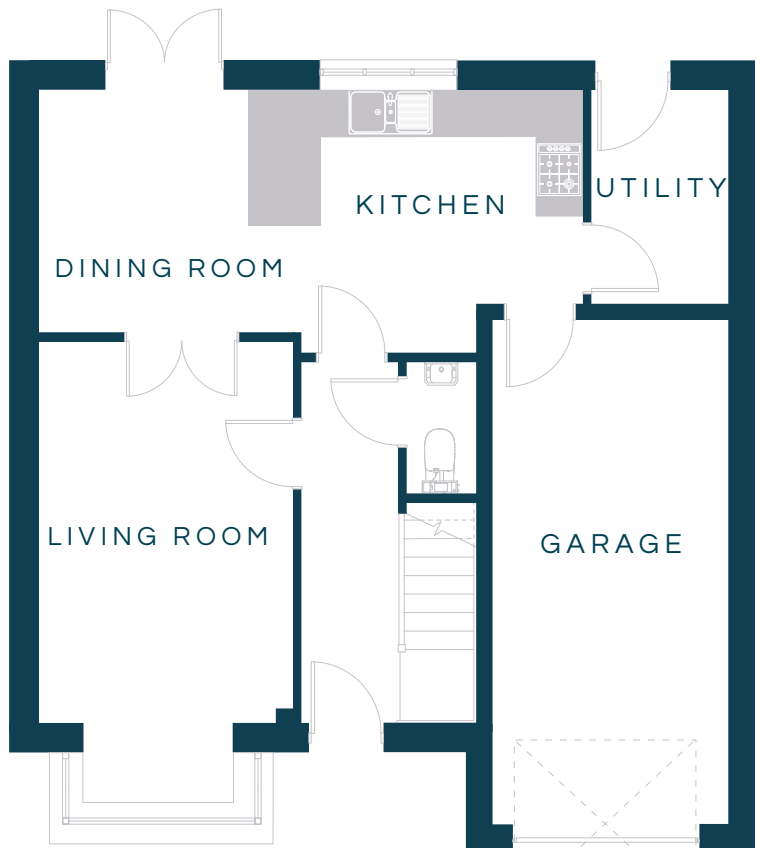


Four bedrooms make this a truly spacious family home with exciting potential. The main bedroom has its own ensuite while the other two double bedrooms and single share the main family bathroom. Ample living space is provided by the generous open plan kitchen-dining area, a breakfast bar and large living-dining room. A utility room, downstairs cloakroom, integral single garage with driveway, and picturesque rear garden round out this superb offering.





FIRST FLOOR



GROUND FLOOR

DIMENSIONS

Kitchen	4.1m x 3.3m / 13'5" x 10'9"
Dining	2.6m x 3.0m / 8'6" x 9'10"
Utility	1.6m x 2.6m / 5'2" x 8'6"
Living Room	3.1m x 5.7m / 10'2" x 18'8"
Bedroom 1	4.3m x 4.4m / 14'1" x 14'5"
Bedroom 2	2.9m x 4.0m / 9'8" x 13'1"
Bedroom 3	3.4m x 3m / 11'1" x 9'10"
Bedroom 4	3.0m x 3.0m / 9'10" x 9'10"
Family Bathroom	2.3m x 1.7m / 7'6" x 5'6"