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bay RETREAT
st. merryn | north cornwall



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Bay Retreat is a stunning development of just twenty eight stylish holiday homes on the outskirts of the rural village of St. Merryn, North Cornwall, approximately 3 miles from Padstow. The houses are situated close to the Atlantic Ocean, nearby are a choice of numerous breathtaking beach locations, picturesque country and cliff top walks with spectacular scenery. These modern, open plan dwellings provide a low maintenance, high specification holiday lifestyle, a 'bolt hole' by the coast or an outstanding investment opportunity.

Close to many of Cornwall's famous attractions, including Padstow, Watergate Bay and the famous Seven Bays, Bay Retreat is easily accessible by road and air. Bay Retreat promises to be a place you will never want to leave.

constantine bay

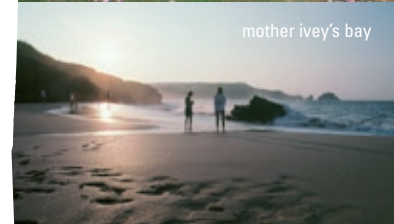
constantine bay



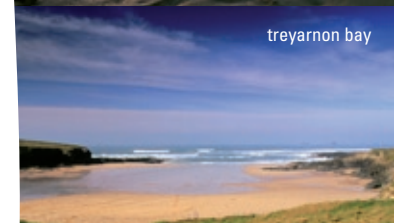
harlyn bay



mother ivey's bay



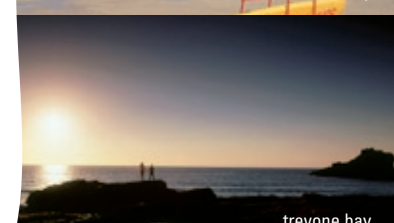
treyarnon bay



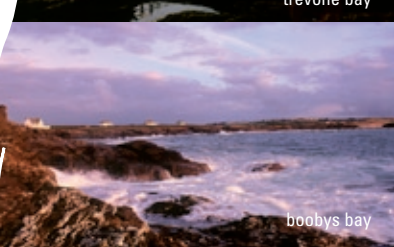
Porthcothan bay



trevone bay



boobys bay



cornwall & area

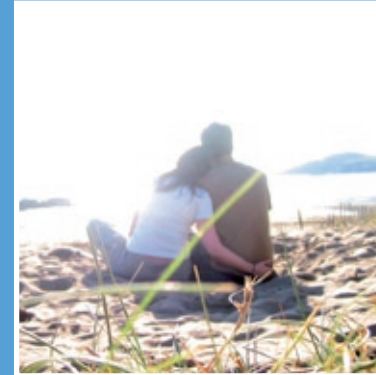
With picture postcard Cornish fishing towns nearby such as Padstow, Port Isaac, Fowey and St. Ives, there really is no better place to be located than St Merryn. Cornwall has now launched itself onto the world class scene, with attractions such as the famous Eden Project, Tate Gallery St. Ives, Rick Stein's Cookery School and the newest addition, Jamie Oliver's restaurant, Fifteen. Contrast this with the ancient fishing villages and white washed cottages and you really do have an amazing area right on your doorstep.

Perhaps though it's the amazing supercharged Atlantic waves which have ultimately provided Cornwall with world class conditions for many extreme water sports such as surfing, wind-surfing, and kite surfing that have put Cornwall firmly on the map.

Around 300 miles from London, journeying to St. Merryn couldn't be easier, with links from Newquay Airport to London Gatwick, Stansted, Bristol, Manchester, Leeds, Dublin, Cardiff, Edinburgh, Cork and now Durham Airports, it really is accessible from all over the country by air, rail and the M4 / M5 / A30 road network.



the tate gallery, st. ives



fifteen restaurant, watergate bay



the extreme academy, watergate bay



padstow waterfront



the eden project





buzclothing.com



The Site

Bay Retreat has been designed by award winning local architects to create this unique development of 28 contemporary styled low maintenance holiday homes. The development has the benefit of being set in its own landscaped courtyard, from which each home is accessed and looks out onto. The stylish look of each home at Bay Retreat is created through the use of self coloured render, engineering brick plinths, painted grey softwood double glazed windows and doors, and the use of horizontal timber cladding. This coupled with the feature steel and glass balconies, Velux windows, the brick paviors at the front and the timber decked and grassed area in the garden, make Bay Retreat very desirable. Special features include a landscaped amenity area together with 5 designated visitor parking spaces, ten bicycle parking spaces and the use of two brand new tennis courts, the pub/restaurant, convenience store, and strolling area.

Internal Features

Each home at Bay Retreat includes:

Lighting: Recessed halogen lighting throughout the property, satin chrome effect. All power sockets and light switches are also satin chrome effect.

Flooring: Wood flooring throughout the property excluding the staircase, the two bedrooms and upstairs hall which are carpeted and both the downstairs w/c and upstairs bathroom which are tiled.

Doors: All doors are wood veneer with stainless steel ironmongery.

Walls, Ceilings and Skirtings: All are finished in a painted white emulsion apart from the main bathroom which is fully tiled and the downstairs w/c which is part tiled.

Heating and Hot Water: Both are controlled by electrically operated radiators and a hot water storage tank with chrome heated towel rails in both the main bathroom and downstairs w/c.

TV & Satellite Systems: Each living room and both bedrooms are pre-wired and have both UHF and satellite aerial connections along with telephone points.

Cloakroom: This provides a useful storage area and is located by the glass blocks in the downstairs hallway.

Kitchens: Each kitchen has been stylishly designed by Arrital and fitted with a quality range of Italian designed and manufactured units and appliances. Features which include:

Solid PVC white gloss doors with stainless steel handles on a range of base and wall units with under unit lighting, black worktops and white tiling on the walls;

A glass / steel feature canopy hood with stainless steel effect splash back;

An integrated electric hob and oven below steel effect;

An underslung integrated separate fridge and freezer;

An integrated washer dryer;

An integrated dishwasher;

A steel effect freestanding microwave;

A steel effect plinth.

A stainless steel 1.5 bowl and drainer.

Main bathroom: Each bathroom is finished to a high standard and fitted with Italian styled sanitary ware and fittings that include:

A white semi pedestal basin with chrome fittings;

A w/c in white with top button flush;

A white bath with chrome effects;

A white/chrome Mira Excel Power Shower above the bath with a glass bath mounted shower screen;

A heated chrome effect towel rail;

Fully tiled floor and walls;

Shaver point;

Downstairs W/C:

A white semi pedestal basin with chrome fittings and tiled above;

A w/c in white with top button flush;

A heated chrome effect towel rail;

Bedroom One (with balcony) and Bedroom Two:

Both bedrooms have built in wardrobes with hanging rails;

Bedroom One has a feature cantilevered balcony accessed via a Velux Roof Terrace Window. The balcony has a tanalised deck with balustrade consisting of stainless steel handrails, post, horizontal tension wires

and toughened glass;
Bedroom Two, has two feature Velux windows.

External: Front

The front car parking is provided on very stylish brick paviors; Apart from the front door, double doors from the kitchen also lead onto this area, there is additionally a feature entry light; Feature balcony with external light; Privacy wooden fence and hedging; Front water tap.

External: Rear

Accessed via the double doors from the living room; Timber decked terrace that leads onto the grassed area; Feature garden lights; Garden tap and external power supply; Privacy wooden fencing, garden divider, hedging and maintenance access gate.

Full kit out packages

In addition to taking possession of the properties with the specification as outlined above, for an additional fee the properties are able to be supplied fully furnished to a first class holiday letting standard (for a more detailed specification please see FULL KIT PACKAGE on page 12). Should you wish to let your property please see the guide letting figures which follow on page 13.

Guarantees

Each home is covered by a 10 year Zurich guarantee.





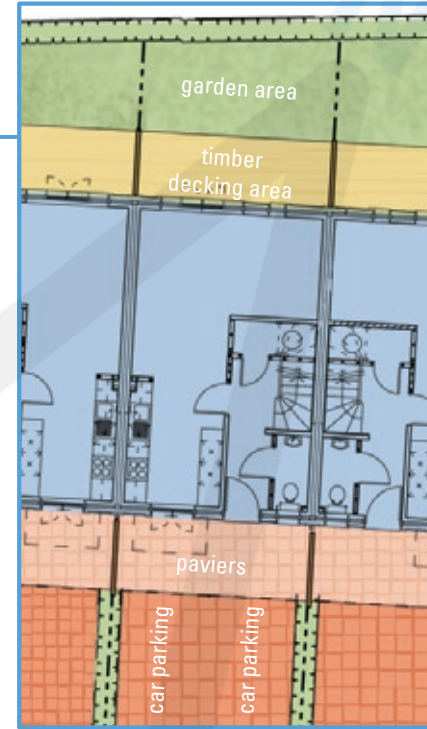
front of development



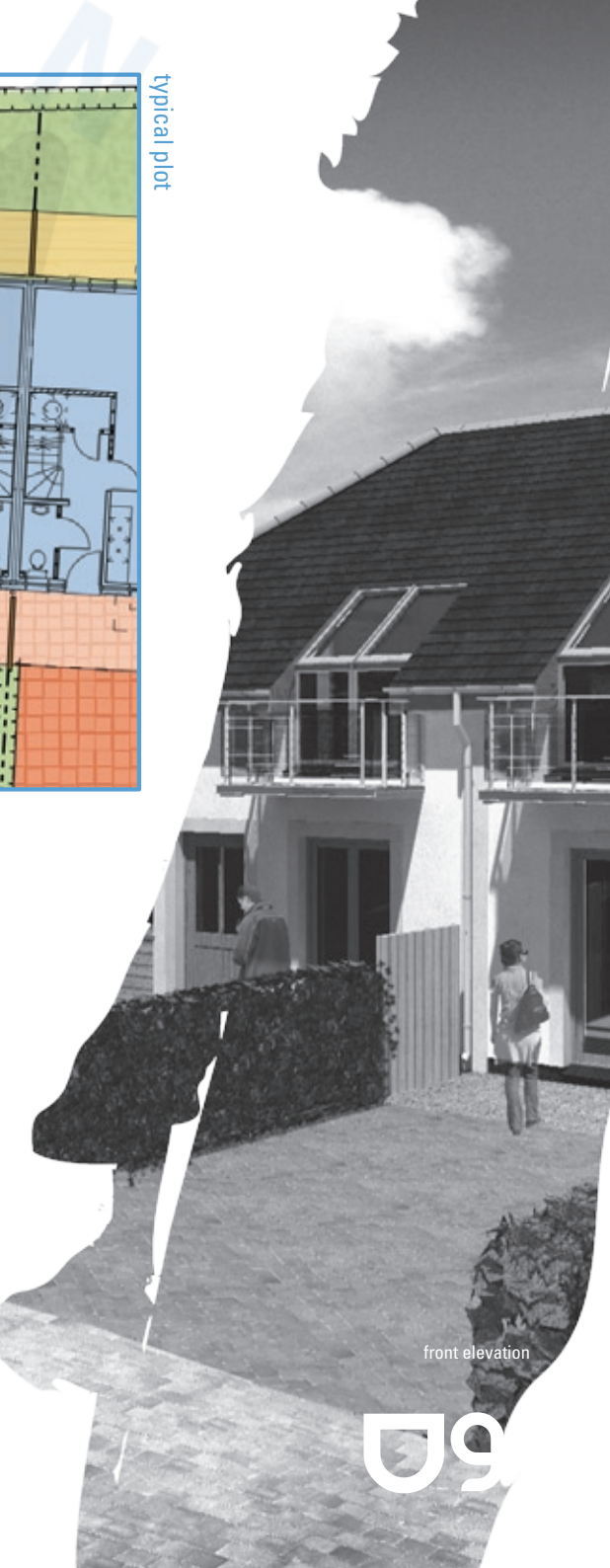
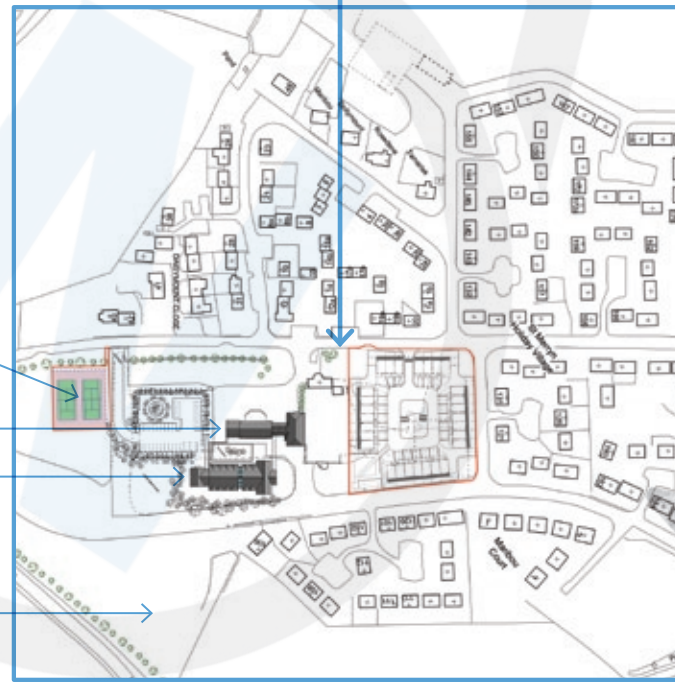
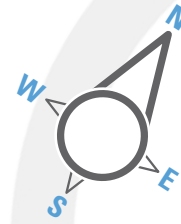
aerial view of development



rear of development



typical plot

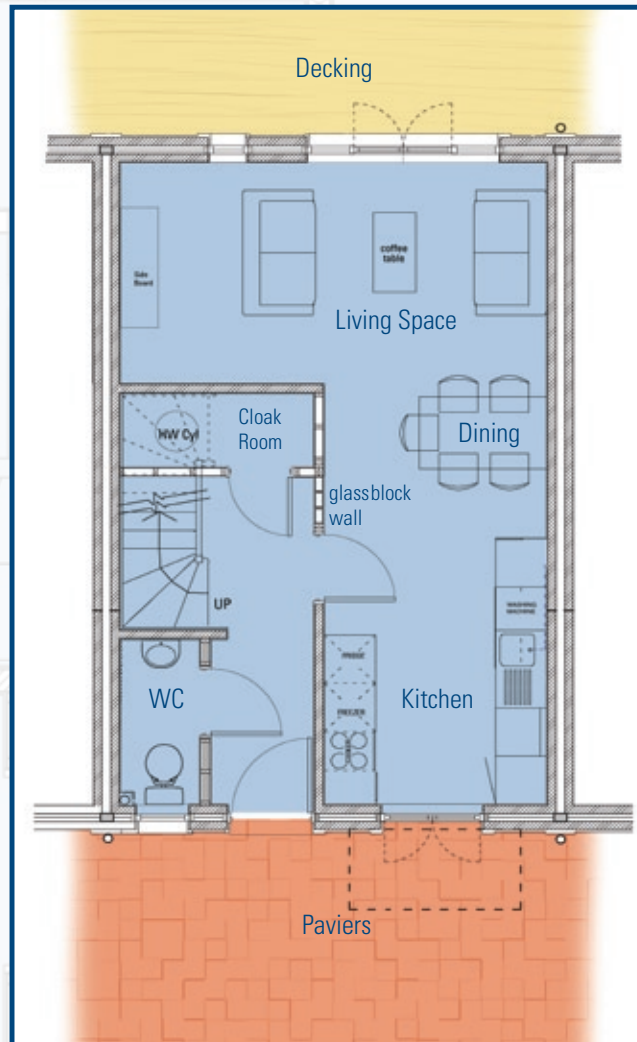


front elevation



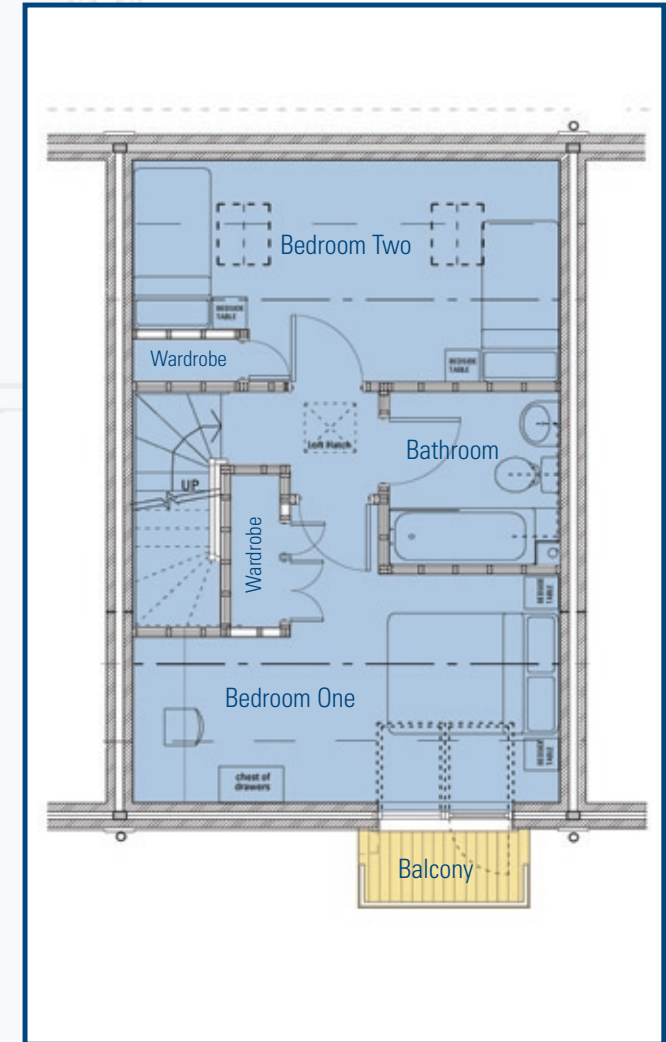
ground floor

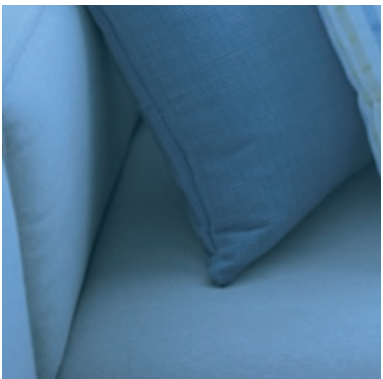
Living	4.98m x 2.75m (16'3" x 9'0")
Dining	2.60m x 1.81m (8'5" x 5'9")
Kitchen	2.60m x 3.30m (8'5" x 10'8")
WC	0.98m x 2.05m (3'2" x 6'7")
Cloak Room	2.45m x 0.90m (8'0" x 3'0")
Timber Decking	5.10m x 2.10m (16'7" x 6'9")
Garden	5.20m x 6.00m (17'1" x 19'7")



first floor

Bedroom one	2.60m (min) / 2.84m (max) x 4.98m (8'5" / 9'3" x 16'3")
Bedroom two	2.75m x 4.98m (9'0" x 16'3")
Bathroom	1.99m x 2.15m (6'5" x 7'1")
Balcony	1.50m x 0.90m (4'9" x 3'0")





interiors



Full Kit Package

In addition to offering our properties to you in their RAW state, our interior designers offer a FULL KIT OUT package that comprises a range of products that aim to offer you a turn key operation.

These products are supplied to a high contemporary standard and allow you to enjoy using your holiday home from day one or to be able to let it to a first class standard that sleeps 4/6.

A snapshot of this very detailed list which is available from the agents, is outlined below.

Interiors

- Leather sofas/beds
- Coffee tables
- Sideboards
- Rugs
- Occasional tables
- Plasma/LCD TVs & DVD recorders & freeview box
- CD/Radio Mini Hifi
- DVD recorder
- Waste Paper Basket
- Magazine/Paper Rack
- Pictures/Mirrors/Plant Pots
- Dining Room Tables & Chairs
- Kitchen stocked with cutlery, utensils, bins, toasters, plates pots and pans
- Hallway cupboard with iron and board, hoover, brushes and broom
- Double & single beds mattresses and linen
- Fire blankets, extinguisher, first aid box
- Blinds & Curtains

Exteriors

Patio tables & Chairs, Sunloungers, BBQs and Storage unit.



the development





Your Questions Answered

Are the homes available freehold or leasehold?

Each home is sold on a 999 year lease and all home owners have a share of the management company.

Why is there a Management Company?

In order for the site to be managed ,the maintenance of the common areas, tennis courts, mowing the individual gardens and landscaping, a management company is set up for which all owners will become members. We estimate the cost of the service charges to be circa £900 per property per annum.

The properties have planning for 52 weeks a year holiday use-what does this mean?

This means that the home cannot be used as the owners full time residential dwelling but can be used as a holiday home and can be let or used 52 weeks a year.

What are the payment terms for the purchase and when will the property be ready?

On selection a £1500 non refundable deposit will be required to reserve your chosen plot. Your solicitor will then receive a legal pack and then within 28 days of receipt you will be expected to exchange contracts with a deposit of 10% of the purchase price (less the £1500 deposit already paid). The balance is to be paid only on completion of construction which we anticipate to be circa August 2007.

How can I finance my holiday home through a mortgage?

Apart from raising the funds from your own home, you can buy with a second home mortgage scheme. A recommended independant financial advisor, Sound Financial Management Limited, can advise you on this matter, Tel. 01752 207070, or you can seek your own independent financial advice.

Can I buy my property fully furnished?

Yes for an additional cost the developers team of interior designers have created a FULL KIT Package. The FULL KIT PACK covers everything that you will need to have a turn key operation and be able to use it or let it to a first class standard from day one. Details are available on request from the selling agents.

Can I let my property?

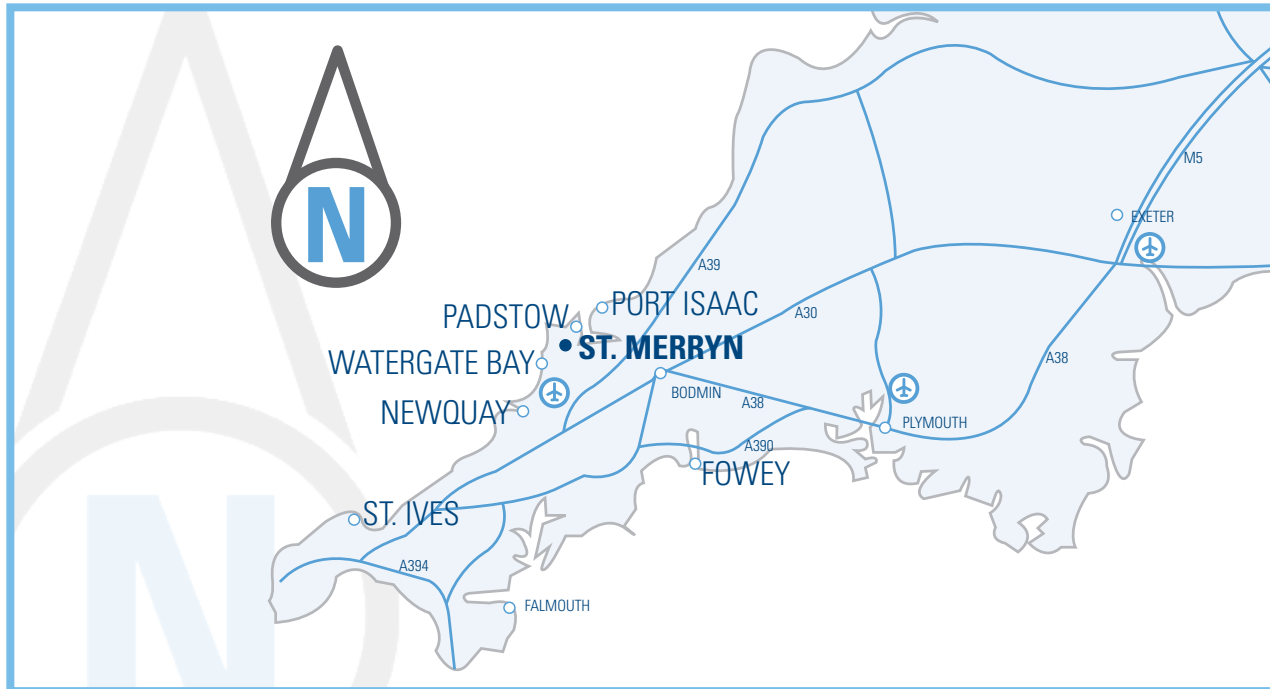
Yes you can either let your property yourself (privately) or use a holiday letting agent of your choice. A recommendation we can make is that one of our selling agents Jackie Stanley has a letting company called Harbour Holidays tel. 01841 533402 for further details.

What are the guide letting figures?

There are no guarantees but guide rentals for a property furnished to a four star standard in the area indicate high season £750 per week (eight weeks) special break £600 per week (eight weeks), mid season £500 per week (nine weeks) and low season £300 - £400 per week (twenty seven weeks).

If you have any further questions please contact the Selling Agents.





directions

From South Devon / Once over the Tamar Bridge from Plymouth, continue along the A38 signposted for Liskeard. Continue along the A38 now signposted for Bodmin. Entering into Bodmin bear left onto Priors Road (Second exit off roundabout, A389). At next roundabout take turn left onto Turf Street, B3268, signposted for Lostwithiel. At traffic signals turn right onto Fore Street, still B3268, and continue forward onto Higher Bore Street, A389. Bodmin Clock Tower, at mini-roundabout turn right onto Dunmere Road signposted for Wadebridge. At next roundabout take the second exit onto the A39 (signposted Truro, Newquay). At the junction with the A389 turn right signposted Padstow. At T-junction turn right onto the A389 signposted Padstow, turn left, and at cross roads, B3276, and continue forward entering into St. Merryn.

From Exeter / Leaving the M5 at Exeter Service Area branch left (signposted Bodmin and Okehampton), and merge onto the A30. At Merrymeet roundabout take second exit onto the A30 signposted Okehampton. Continue on A30 until it is signposted for North Cornwall and Wadebridge, then at roundabout take third exit onto the A395 signposted North Cornwall. Continue along A395 until T-junction and turn left onto A39 signposted Wadebridge. Continue along the A39 until the junction for the A389, turn right onto the A389 signposted Padstow. At T-junction turn right onto the A389 signposted Padstow, turn left, and at cross roads, B3276, and continue forward entering into St. Merryn.



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This brochure has been published before construction work has been finalised and is designed to be illustrative of the development only, and the vendors reserve the right to vary or amend the layout and design of the development as may be necessary. Although every effort has been made to ensure these particulars are correct the accuracy is not guaranteed and do not constitute an offer or contract.



watergate bay



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