

The View

www.theview-cornwall.co.uk

Porth near Watergate Bay - North Cornwall

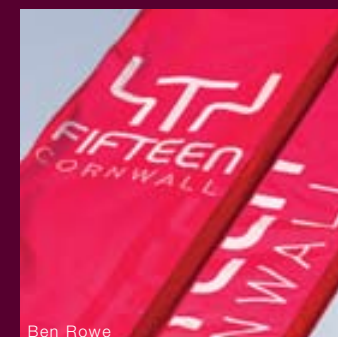
> Wake up to Cornwall



Watergate Bay looking westward towards The View

Surrounded by water on three sides and as the Cornish would say, joined to “England” on the other, Cornwall is chic: Jamie Oliver at Watergate Bay, Rick Stein and Padstow, The Eden Project, “Royal” Rock and, of course, a thundering great ocean. The Cornish coast is undeniably breathtaking – turquoise seas, huge beaches, rugged old fishing villages and some of the finest coastal footpaths anywhere in Europe. There is an abundance of fresh local produce in shops and restaurants and as Newquay Airport now links to around two dozen destinations, Cornwall has become an acclaimed location for passport-free holidays.

Fifteen, Watergate Bay



Ben Rowe

The Eden Project, St Austell



Local Golf Courses



Padstow Waterfront



> Wake up to the sound of the ocean



Kitesurfing



Beach Life



Fishing



Coastal Walks



Cornwall's fame was originally rooted in the surf which came charging up the golden shores all the way from America. Now you can indulge in any number of seriously X-treme sports from kitesurfing to landboarding with schools to teach you how just around the corner at Watergate Bay. Then there's the sea-fishing, sailing or pottering quietly about in your chosen vessel, nudging around the coast or setting off for a longer adventure. On top of all this add an extra dimension: [wake up to the sound of the sea](#) in the morning.

> Wake up to your view

View from the roof terrace



Watch the day unfold as the tide lazies in and out...

...and at the end of a perfect day watch the sun dip down over the horizon.



> The View



Computer generated image of the street elevation



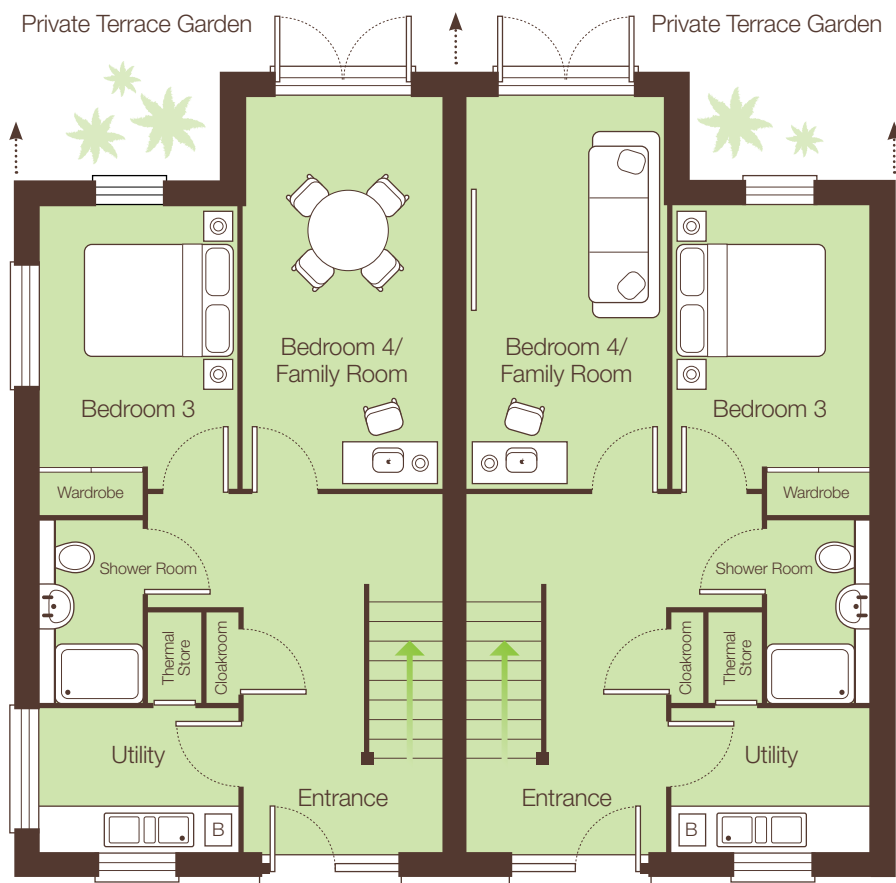
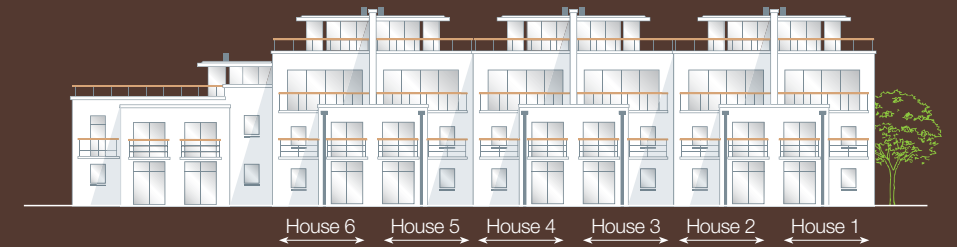
The View



Computer generated image of the seaward elevation

A unique collection of three and four bedroom houses on two and three storeys with spacious roof terraces, balconies, private terraces and shared clifftop landscaped areas, high above Whipsiderry Beach.

> Houses 1-6

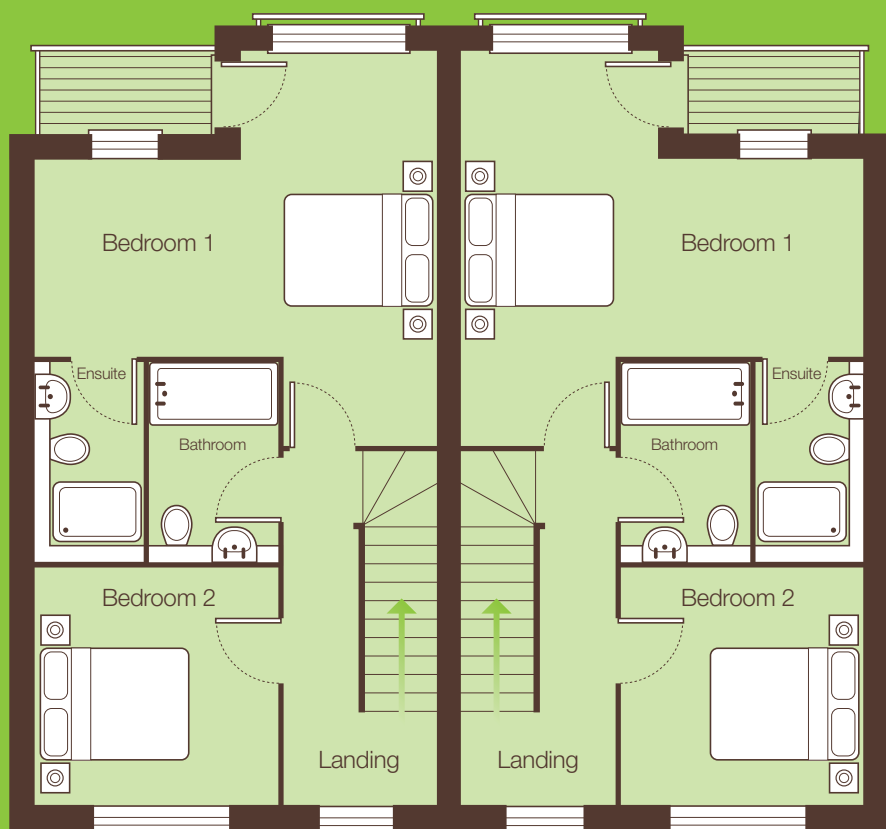
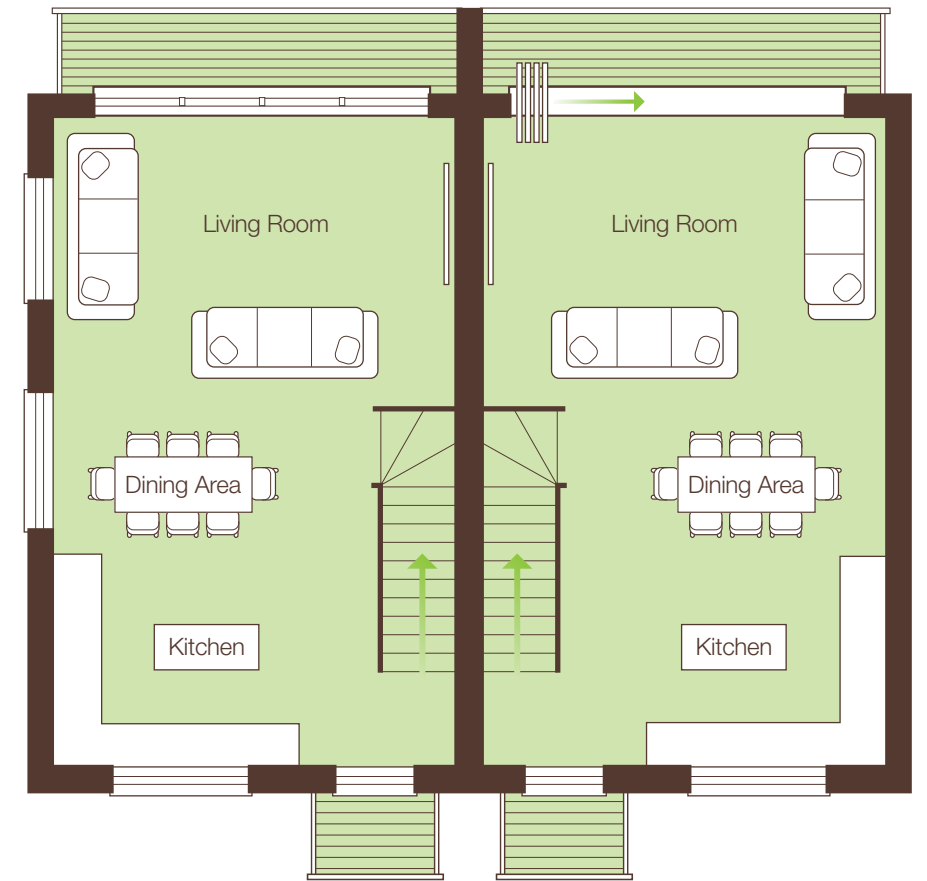


Ground Floor

- Entrance Hall
4.7 x 2.6 m
(15'5" x 8'6")
- Utility/Store/Kitchen
2.6 x 1.9 m
(8'7" x 6'2")
- Shower Room
2.4 x 1.4 m
(7'10" x 4'7")
- Bedroom 3
4.1 x 2.6 m
(13'5" x 8'6")
- Bedroom 4 /Family Room
5.2 x 2.6 m
(17'1" x 8'6")

Second Floor

- Kitchen/Dining/Living
8.6 x 5.4 m
(28'2" x 17'8")
- Balcony
5.3 x 1.0 m
(17'4" x 3'7")
- Balcony
1.9 x 1.1 m
(6'2" x 3'7")



First Floor

- Bedroom 1
5.2 x 5.4 m
(17' x 17'8")
- Ensuite Shower
2.6 x 1.4 m
(8'9" x 4'8")
- Balcony
2.3 x 1.1 m
(7'6" x 3'7")
- Bedroom 2
3.2 x 3.1 m
(10'6" x 10'2")
- Bathroom
2.6 x 1.7 m
(8'9" x 5'7")

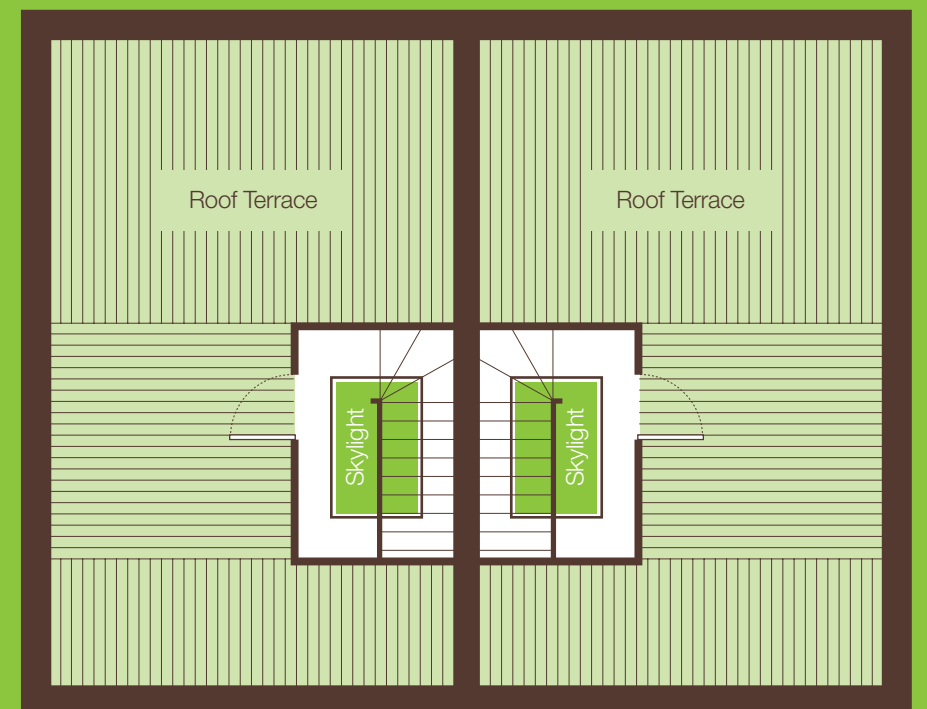
Roof Terrace

- Roof Terrace
8.6 x 5.4 m
(28'2" x 17'8")

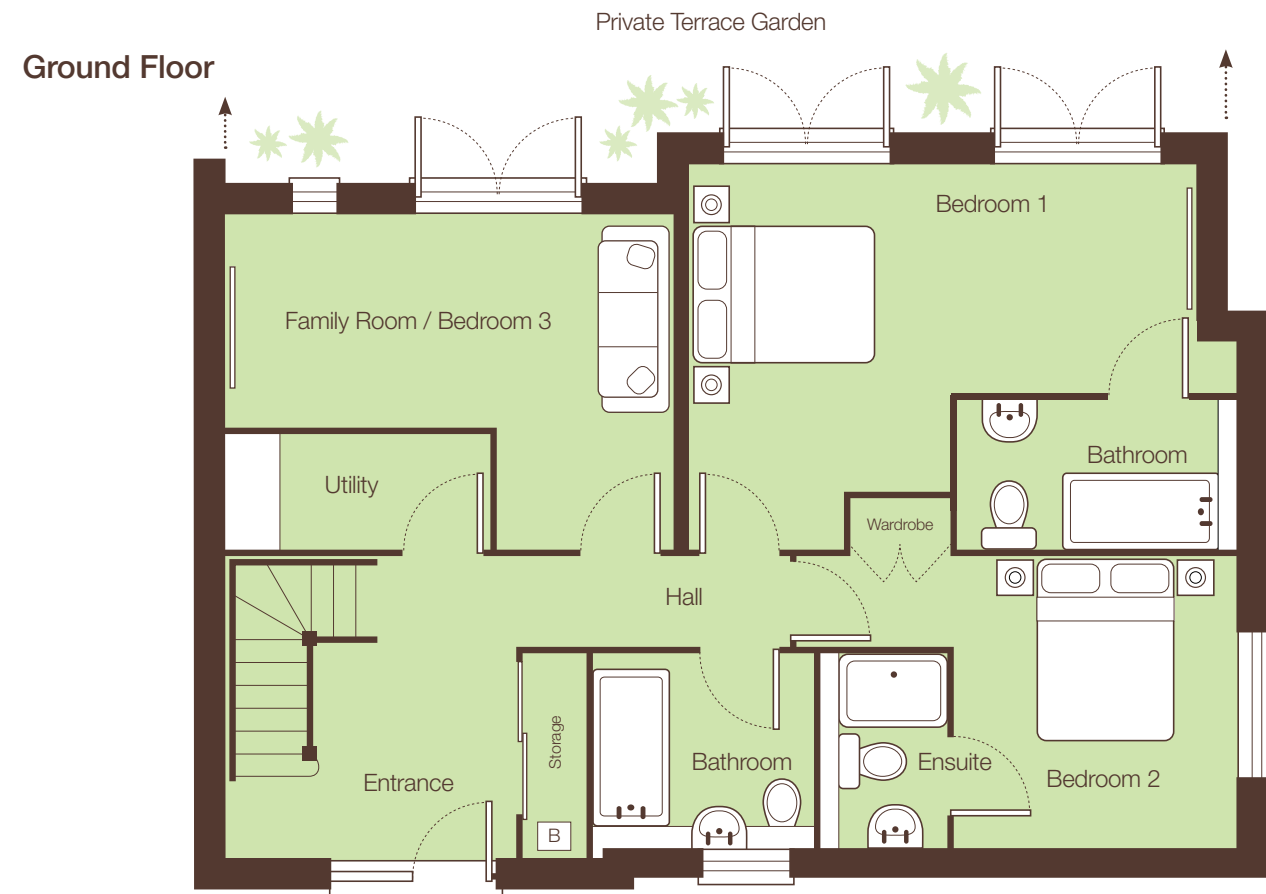
External

- Private Terrace Gardens with Store
5.5 x 5.0 m
(18'0" x 16'5")
- Individual Beach Store
2.3 x 1.7 m
(7'6" x 5'7")

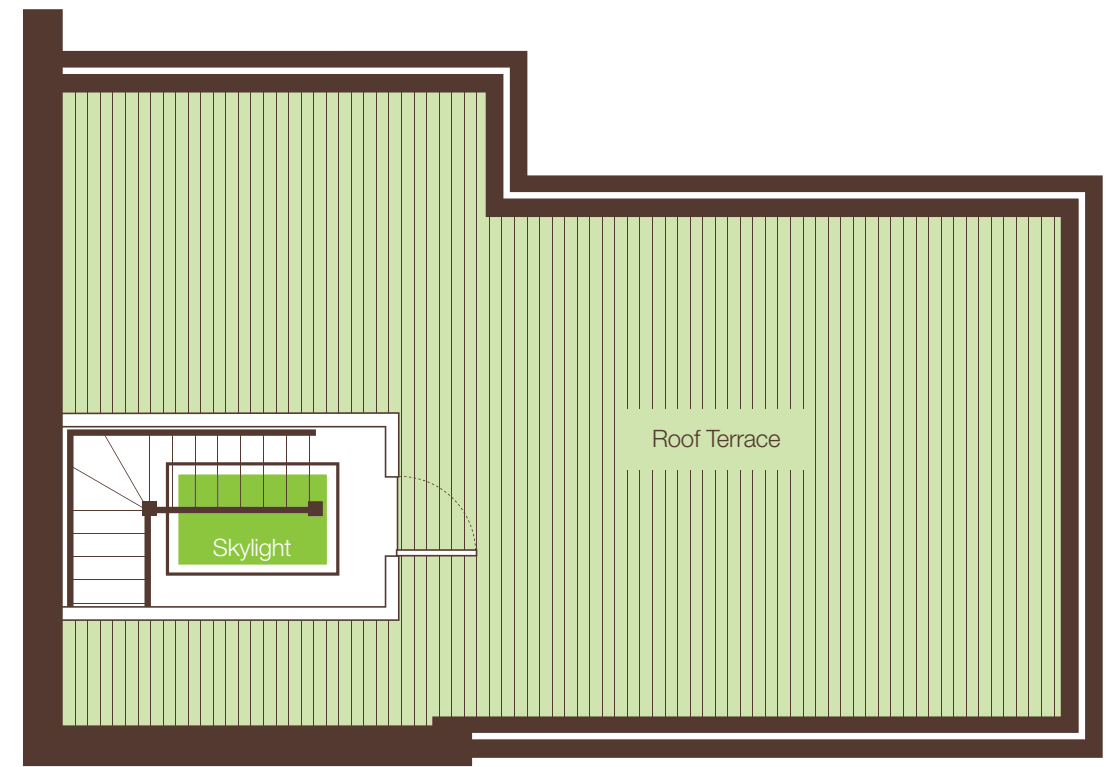
IMPORTANT NOTICE: Please note floorplans and site plans are not to scale and are for illustrative purposes only. All sizes and dimensions are taken from working drawings and may differ from the finished product due to construction tolerances in floor, wall and plaster finishes.



> House 7



Roof Terrace



Ground Floor	Entrance Hall	3.3 x 3.2 m	(10'9" x 10'6")
	Utility Room / Store	2.9 x 1.2 m	(9'6" x 3'11")
	Bathroom	2.4 x 2.1 m	(7'10" x 6'11")
	Bedroom 1	5.5 x 4.2 m	(18' x 13'9")
	Ensuite Bathroom	2.2 x 1.7 m	(7'4" x 5'7")
	Bedroom 2	3.2 x 4.3 m	(10'6" x 14'1")
	Ensuite Shower	2.1 x 1.2 m	(6'11" x 3'11")
First Floor	Bedroom 3 / Family Room	4.9 x 3.5 m	(16'1" x 11'6")
	Bedroom 4	4.0 x 2.7 m	(13'1" x 8'10")
	Ensuite Shower	2.0 x 1.6 m	(6'7" x 5'3")
	Balcony	2.0 x 0.9 m	(6'6" x 2'11")
	Kitchen/Dining	5.1 x 3.7 m	(16'9" x 12'2")
Roof Terrace	Living Area	5.5 x 4.7 m	(18' x 15'5")
	Study Area	2.8 x 1.7 m	(9'2" x 5'6")
	Balcony	5.0 x 0.9 m	(16'5" x 2'11")
	Roof Terrace	11.0 x 7.0 m	(36'1" x 22'11")
	Externals	Private Terrace Garden with Store	6.7 x 10.6 m
Individual Beach Store		2.3 x 1.7 m	(7'6" x 5'7")
Allocated Parking			

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> The Location

Sat Nav: TR7 3NA

A world away from the noise and pace of the city
in less than an hour by air.



> Specifications



The View boasts an exceptional spec expertly integrated within a contemporary design. Overlooking the glorious beaches and seafront of the Atlantic coast, this range of designer 3 & 4 bedroom houses utilises the interior and exterior space to the full. Finished to impeccable standards they represent a rare opportunity to acquire a luxurious Cornish property in a truly spectacular location. An exceptionally high spec coupled with the very latest technologies are being incorporated to match the fabulous outlooks offered from the principal rooms, balconies and terraces. Inside, award-winning architects and designers have created sophisticated and modern designs for contemporary living, paying great attention to practical and finishing details, storage and flexibility of accommodation.



These photographs are intended to give an indication of style and fittings for this development but may vary from those installed.

> The Details



Kitchens

- Clean contemporary style
- Individually designed
- High gloss white doors with soft closing
- Black granite work surfaces
- Quality integrated Siemens appliances

Bathrooms

- Fully tiled
- Contemporary white sanitary ware

Heating

- Central heating with temperature and programmable timer controls
- Underfloor heating

Flooring

- Wood floors to living room and kitchen
- Carpet to bedrooms
- Tiles to bathrooms and entrance hall

Lighting

- Low voltage downlights with brushed stainless steel switches and sockets

Windows & Doors

- Double glazed with 'Activ' self cleaning finish

Communications

- All homes broadband and wi-fi ready
- Audio integrated home theatre sound system

Warranty

- 10 year warranty certificate on completion



Gardens & Parking

- Private terraced areas with storage
- Shared clifftop landscaped gardens
- Dedicated parking space and additional on-site visitor parking
- Individual beach stores

Freehold

- The property is being sold freehold

Management Company

- The View will be managed by a specialist, established Management Company ensuring the ongoing upkeep of all common parts including the landscaped areas

Security

- Parking on the site is safeguarded by an electronic security gate, to which all owners will have a remote control console.

If you would like any further information, please contact one of our Sales Agents.

- Knight Frank
Tel: 01392 848844
www.knightfrank.co.uk
- David Ball Estate Agents
Tel: 01637 850800
www.davidballestateagents.co.uk

Throughout this development, architectural excellence and interior design combine perfectly with quality materials and contemporary flair. The quality of the fixtures and fittings exemplify the attention to detail that is immediately apparent from the moment you open the solid timber front door. Italian designed kitchens comprise Siemens integrated appliances and granite worktops whilst bathrooms designed in the same country offer a striking range of sanitary ware set amongst ceramic and stoneware from the most fashionable of ranges. Other benefits found within these clifftop havens include hidden wiring for a home theatre sound system and multi-zone audio with recessed ceiling speakers. At the touch of a control switch you can turn on your choice of music, enjoy your favourite TV programme in surround sound or adjust the lighting to suit your mood. Each waterfront property is also fitted with an independent intercom colour video entry system.

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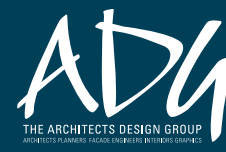
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One fantastic opportunity



Developer
Living Quarter Properties
Tel: 0845 6037829

www.livingquarter.co.uk



Architects
The Architects Design Group
Tel: 01752 707898

www.architects-adg.co.uk