

Hoburne

ST MABYN, CORNWALL



Hideaway Lodges



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Peaceful, quiet, restful.
St Mabyn is Cornwall
at its purest.



They say distance lends enchantment. It must be true, because this part of Cornwall, so far from the hustle and bustle of everyday life, is a truly magical place.

With a base that makes it equally easy to get to Padstow, Tintagel, Port Isaac and Newquay on the north coast, or the gentler beaches and coves of the south, you can strike out as often as you like to explore somewhere new.

The mesmerising Eden Project, with its unique biospheres and collections of rare and exotic plants is a short drive away – perfect for a day out that’s inspirational and educational in equal measure.

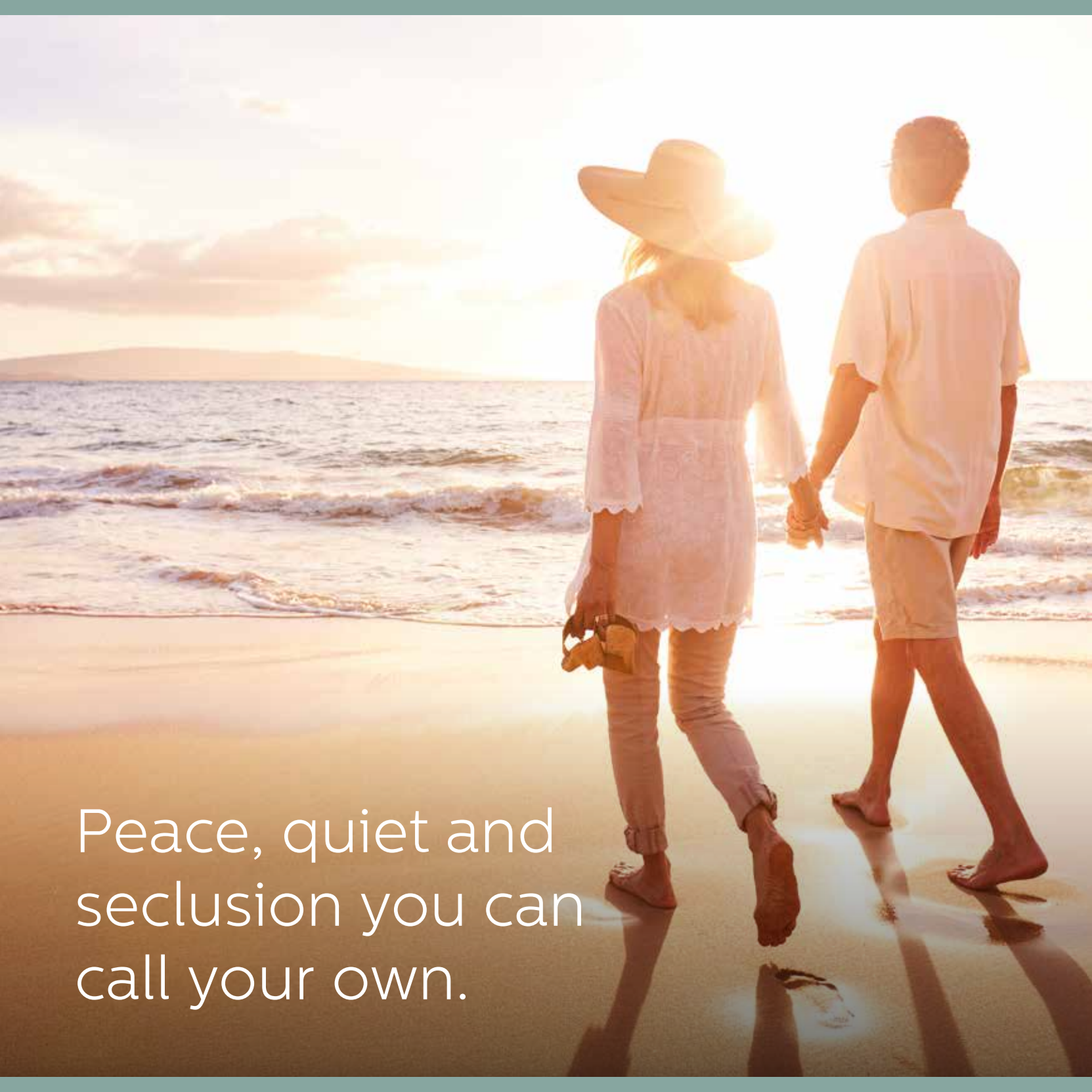
There are rivers, castles and caverns to explore. And even if you haven’t visited them before, there are places that might look strangely familiar; picturesque Padstow, as seen in so many episodes of Rick Stein’s cookery show, or Charlestown, Bodmin Moor and Porthcothan beach, all of which double as locations for BBC TV’s Poldark.

If food is your passion, there are countless ways to indulge it, from Michelin starred restaurants to traditional Cornish dishes featuring the most local of local produce and seafood plucked fresh from the ocean.

One of them is practically on your doorstep. The St Mabyn Inn dates back to the 1600s and prides itself on a menu drawn almost exclusively from locally grown and locally reared ingredients, as well as a fine selection of Cornish ales behind the bar.

There’s drama too, in the brooding cliffs and foaming Atlantic surf of the Cornish coast. And there are countless sheltered coves and traditional villages where you can while away your quality time simply pottering from place to place.

This is pure Cornwall. An ever-changing,
ever-surprising landscape that reveals
something new about itself with every visit.
And it’s waiting for you at Hoburne St Mabyn.



Peace, quiet and
seclusion you can
call your own.

Owning a holiday home at Hoburne St Mabyn is perhaps as close as you can ever come to owning a feeling. And that feeling is one of quiet contentment.

When you visit this unspoilt jewel, deep in the Cornwall countryside, you'll understand. It's an idyllic place to escape to. Peaceful and secluded, yes. But by no means isolated.

St Mabyn itself, a picturesque hilltop village centered around a welcoming 17th century pub, is a short walk. The town of Bodmin is just 6 miles away and Padstow only 12.

A perfect base for striking out and exploring beautiful countryside and coast. For long walks on wide sandy beaches. For cycling, surfing and sea fishing.

At the same time, as night falls and it's just you and the stars, a place you couldn't imagine wanting to be anywhere else.





The background of the page is a detailed architectural site plan for the Hoburne St Mabyn development. It shows a series of long, rectangular lodge buildings arranged in a semi-circular or curved pattern. Each lodge has a small, square outdoor recreation area attached to it. The plan also includes various landscaping elements like trees and shrubs, as well as paths and roads. A large, solid orange rectangle is positioned in the upper left quadrant, containing the title text.

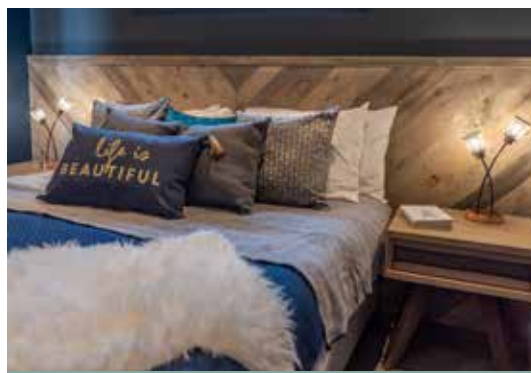
Hoburne St Mabyn. Development layout.

Hoburne St Mabyn has been shaped by the countryside it stands in. And that's exactly the intention. A community of luxuriously appointed but sympathetically designed lodges giving way to the lie of the land, not fighting it. Wherever possible, we've deferred to the natural borders of ancient trees and hedgerows, only enhancing where necessary with new trees, shrubs and landscaping.

Each Hideaway Lodge has its own outdoor recreation area, and enough space around it to set it apart from its neighbour. They're private, but still part of the Hoburne St Mabyn family. They're separate, but always accessible. And all around, beyond the park boundary, the untouched beauty of rural Cornwall stretching away in every direction.



Featuring the 42'x20' Loft style lodge.



The style. Hideaway Loft.

A 'New York Loft' inspired theme in the heart of the Cornish countryside, full of brave colours and arresting textures for those who like to venture a little off the beaten track.

Brick facings surround a cosy fire tucked into a bold blue feature wall. Copper handles and concrete effect worktops stand in striking contrast with the deep blue walls of the kitchen. Headboards handcrafted from recycled wood and wardrobes created from scaffolding planks and poles bring urban upcycling into the bedroom, while gun-metal radiators, high ceilings and industrial style lighting give you a great sense of space and a unique holiday home experience.





Featuring the 42'x20' Coastal style lodge.



The style. Hideaway Coastal.

Full of cool hues, white washed woods and soothing driftwood greys and featuring a wood burner style fire set within an aged tile effect feature wall, the Hideaway Coastal Lodge offers a light and airy space that evokes a sense of calm and peace; a safe haven to get away from it all.

Featuring handcrafted headboards made with recycled wood and painted in chalky white, wood shelving with rope detailing, timber effect ceramic tiling in the bathrooms, white reclaimed wood effect laminate flooring and high ceilings with antique brass and glass pendant lighting, the result is a home inspired by the Cornish coastline that is the perfect place to relax and unwind.





Featuring the 42'x14' Country style lodge.



The style. Hideaway Country.

Featuring soft greys, cosy browns, a mixture of natural wood tones, old coach house brick features and a comfy armchair in front of the fire, this warm and inviting home will make you feel like you've truly escaped to the countryside.

A shaker-style kitchen with pewter cup handles, windows dressed with Venetian blinds and check curtains, dark oak laminate flooring, distressed headboards handcrafted from recycled wood, heritage ceramic tiling in the bathrooms and reclaimed timber furniture with an elegant two tone finish all combine to create a homely ambience with more than a touch of country chic.







To arrange a visit,
please call 01425 282367

Hoburne St Mabyn,
Longstone Road,
St Mabyn, Bodmin,
Cornwall PL30 3BY

Email: stmabyn@hoburne.com

Website: hoburne.com/stmabyn



Working in partnership with Savills.





There are several options available:

Finance

Finance packages

We work closely with Black Horse, who are specialists in holiday home finance. We are able to offer a fantastic low rate of 7.3% APR* as well as terms ranging from as little as 12 months up to 10 years.**



Personal

Third party funding

Many banks and building societies are happy to organise loans to purchase holiday home properties. Speak to your lender about the terms and figures available.

Cash payment

If you have the funds available, you can make a straightforward payment on your card or by bank transfer and you could get your keys right away!

* Finance subject to status and minimum deposit criteria. 7.3% APR representative is subject to status and is only available to UK residents 18 and over. We can introduce you to Black Horse who may be able to provide funding on your holiday home. We can only introduce you to this lender and may receive commission or other benefits for doing so.

** Maximum age limits apply.



Yes! We have created a letting service to help you balance the running costs of your holiday home.

Our team on park will take care of everything when you let your holiday home with us – right down to the smallest detail, making sure your experience is effortless and hassle-free:

- We act as an agent on your behalf.
- We ensure you get the highest occupancy throughout the season.
- Our dedicated holidays marketing team will give your holiday home maximum exposure.
- Hoburne's customer care team will handle all of the bookings for you.
- We have a dedicated housekeeping and maintenance team on site seven days a week.
- Our on park reception team will look after key handling, check in and customer care.

You can let your holiday home for just a few weeks or for the whole 48 week season, it's a completely flexible and hassle free service.

All holiday homes are normally eligible to join the Managed Letting Service. Your holiday home will be inspected by one of our park representatives to agree its suitability to join the service – and your home will be graded. The grade will determine the price at which your holiday home will be marketed.

Please visit hoburne.com/lettingterms for more information.

Prices from £99,995

1. Included in the price

Site Fees	Site fees included in the sales price, pro rata for 1st season	✓
Non-domestic Rates	Pro rata until next billing date	✓
Water	Pro rata until next billing date	✓
Insurance	12 month period	✓
Siting		✓
Connection		✓
Transport		✓
VAT		✓
Gas Test		✓
Electric Test		✓

Optional extras

Hot Tub - Supplied & Installed*	£6,831 including VAT
Hot Tub Maintenance*	£750 including VAT billed annually (February). Receive a hot tub service agreement
Inventory Set*	£1,618

2. Typical running costs

		Approx. costs**
Gas	Billed twice yearly (April & October) Metered to the holiday home	£200 -£500 per annum
Electric	Billed twice yearly (April & October) Metered to the holiday home	£100-£200 per annum
Site Fees	Billed annually (December)	Single £4,000 and twin £4,605
Non-domestic Rates	Billed annually (April)	£220 per annum
Water & Sewerage	Billed annually (April)	£280 per annum
Gas Test	Required annually	£75 per annum
Electric Test	Required 3 yearly	£75 per annum
Insurance	Required annually	From £525 per annum
Drain Down	Optional, but recommended	£ P.O.A.
Portable Appliance Testing	Annually, sublet only	£ P.O.A.

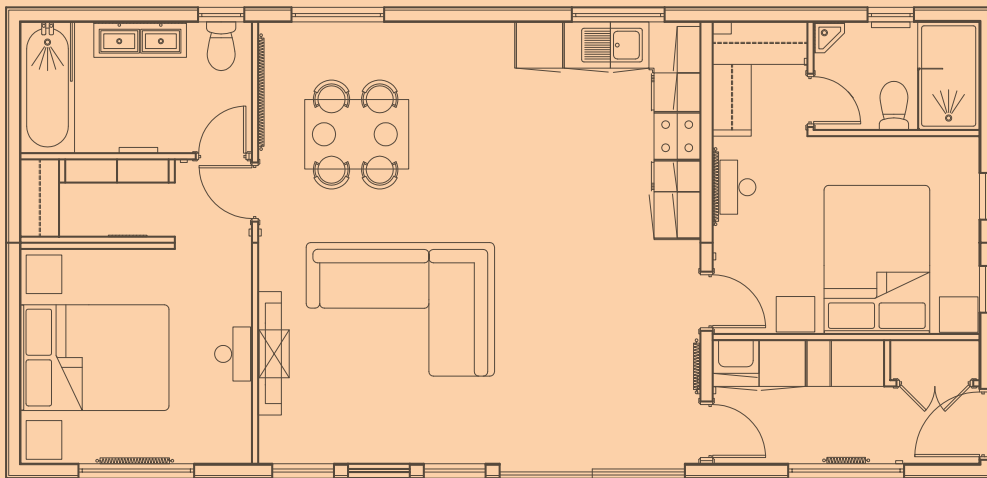
*Required for sublet. **Approximate costs have been worked out as an average and may vary depending on usage.

Exclusive to Hoburne St Mabyn, our Hideaway Lodges have been developed in partnership with leading holiday home manufacturer, Pathfinder Homes.

There are three designs to choose from – Hideaway Loft, Hideaway Coastal and Hideaway Country – with two bedrooms available in each.

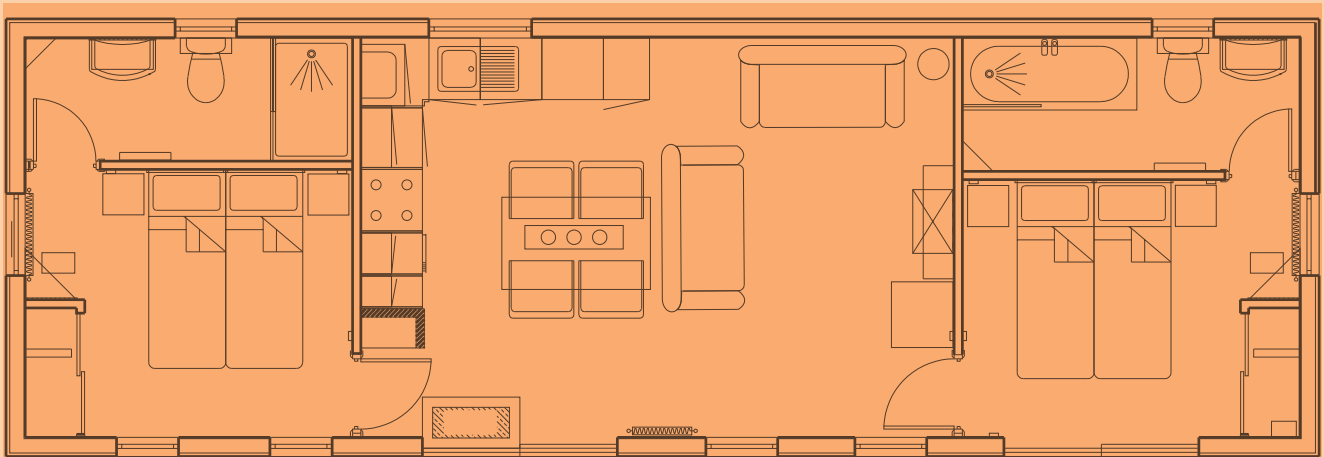
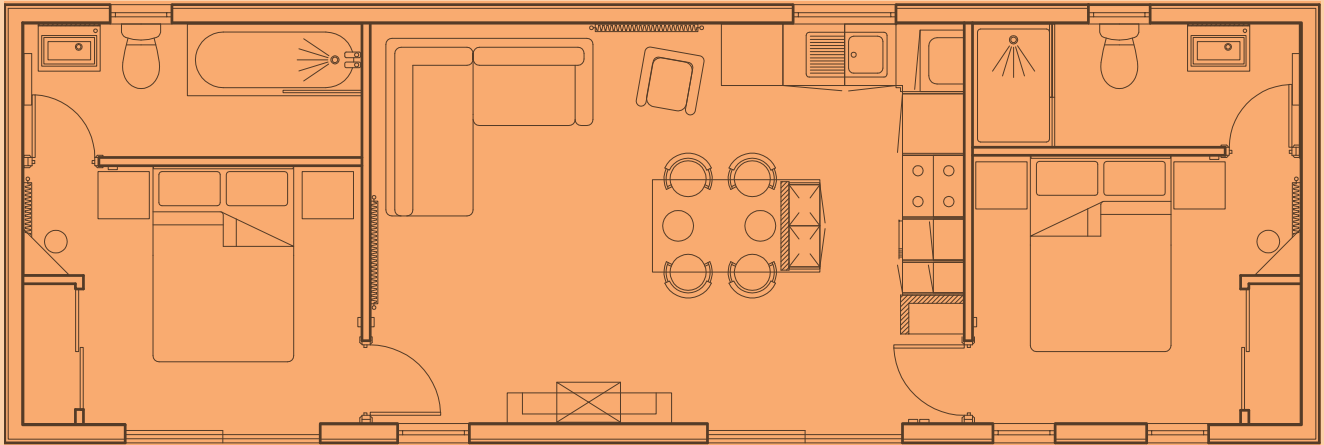
All feature the premium build quality and levels of finish Pathfinder are renowned for, and Hoburne insist on. All have been carefully planned to create a contemporary, multi-purpose living space for entertaining, celebrating or just relaxing into the restful peace and quiet.

Large, panoramic windows make the most of the abundant natural light and frame the view across a generous outdoor entertaining area. And to add to the individual character of your new holiday home, there are further options for bespoke features and fittings, including the ultimate indulgence, an open air hot tub!



42' x 20' Floorplan

42' x 14' Standard Floorplans



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