Cliff House & Penolva
Sea Road, Carlyon Bay
Cliff House and Penolva offer luxury lifestyle apartments located on the beautiful South coast of Cornwall. The award winning development hugs the coastline along the English Channel offering simply exceptional views out across the Channel and surrounding coastline of the Bay.

Welcome to Cliff House

Cliff House is a stunning newly built property nestled against the dramatic English Channel coastline. The 8 apartments are all two bedrooms and feature a range of layouts and finishing features.

Cliff House provides a unique curved façade with each apartment offering a completely different outlook to the next varying sea views. The range of two bedroom apartments offer alternative layouts to suit every buyer. There are 3 apartments on the ground floor, 3 on the middle floor and 2 penthouse apartments available. Cliff House has the additional facility of a lift servicing all floors.

Each apartment has its own character with all benefitting from a large balcony to take full advantage of the south facing sea and coastline views.

Cliff House was designed with simplicity in mind allowing easy maintenance and hassle free living with a management company maintaining all the communal spaces. This apartment block is perfect for both permanent residences and second home owners.

Undoubtedly the main feature of the development is the stunning vibrant location, perched on the iconic south Cornish coastline enjoying exceptional views. Access to the development couldn't be easier with the nearby St Austell or Par train stations on the mainline to London Paddington. Newquay Airport is around 16 miles away drive together with an extensive and recently upgraded A30 road network.

Warranties;
Each apartment comes with an Architects new build warranty. 10 year NHBC warranty being available with all apartments

Parking;
All apartments will be sold with a allocated parking space. There will be a number of visitor parking spaces available for both apartment blocks together with a disability space provided, again, one per apartment block.

Tenure;
All apartments will be sold with a 999 year lease with a monthly service charge applicable. Please refer to the separate insert for monthly service charges per apartment number and block.
**Welcome to Penolva**

Penolva is a beautiful newly built property nestled against the dramatic English Channel coastline. The 8 apartments are all two bedrooms and feature a range of layouts and finishing features. The range of two bedroom apartments offer alternative layouts to suit every buyer. There are 3 apartments on the ground floor, 3 on the middle floor and 2 penthouse apartments available. Each apartment has its own character with all benefiting from a large balcony to take full advantage of the south facing sea and coastal views.

Penolva was designed with simplicity in mind allowing easy maintenance and hassle free living with a management company maintaining all the communal spaces. This apartment block is perfect for both permanent residences and second home owners.

Undoubtedly the main feature of the development is the stunning vibrant location, perched on the iconic south Cornish coastline enjoying exceptional views. Access to the development couldn’t be easier with the nearby St Austell or Par train stations on the mainline to London Paddington. Newquay Airport is also within a 30 minute drive together with an extensive and recently upgraded A30 road network.

**Warranties;**

- Each apartment comes with an Architects new build warranty.
- 10 year NHBC warranty being available with all apartments.

**Location**

Sea Road, Carlyon Bay PL25 3SG

Cliff House & Penolva are located on the desirable Sea Road, and as such benefits from the lifestyle that comes with it. Private roads flank the development, yet you are far from isolated and still in easy reach of all local amenities.

Everything from independent village shops selling arts and crafts, to Middle Eastern restaurants and Yoga retreats can be found nearby, while the charming late Georgian working port of Charlestown is just a short and lovely walk along the South West Coastal Path.

The future Carlyon Beach development will bring more culture to the area, including theatre and live music events on the beach.

See www.carlyonbeach.com for more details.

**Pricing;**

- All apartments will be sold with 1 allocated parking space. There will be a number of visitor parking spaces available for both apartment blocks together with a disability space provided, again, one per apartment block.

**Tenure;**

- All apartments will be sold with a 999 year lease with a monthly service charge applicable. Please refer to the separate insert for monthly service charges per apartment number and block.
Specifications

Kitchen;
Kitchens are provided by Kettle Co Kitchens and feature a modern and contemporary layout which complement the open plan nature of the living space. Work surfaces are 20mm Silestone Quartz with a range of base and wall mounted units fitted. Appliances are supplied by Bosch including a single oven, ceramic hob, integrated extractor, microwave and integrated dishwasher. Fridge and freezers are also integrated on a 70/30 split. The penthouse apartments have upgraded appliances to Miele.

Bathrooms
Bathroom suites are Villeroy & Boch sanitary ware fitted in a contemporary white colour complemented by either grey or cream wall Villeroy & Boch tiling. The en suite shower rooms in the master bedrooms are again Villeroy & Boch sanitary ware with a range of tiling colours as mentioned previously.
Fowey

The town lies just 6 miles to the east and hangs off the west side of the Fowey estuary where the large deep water harbour is a magnet for sailing fans and water enthusiasts. As you walk the ever narrowing streets of the old town the vibrant maritime history comes to life.

Besides the active nautical experiences on offer in Fowey the local cafés and restaurants provide some splendid activities for couples, families and individuals. The town offers the perfect base for exploring the south coast with its many golden sandy beaches, lush green golf courses and extraordinary marine and yachting activities.

With the world famous attractions right on your doorstep like the Eden Project the list of activities are endless. From internationally renowned links golf courses to more thrill seeking activities like paddle boarding, rock climbing and the very best surfing locations in the British Isles – Cornwall has it all.

Charlestown

Nearby Charlestown is an example of a late Georgian working port constructed between 1791 and 1801 in response to the growth of the local mining industry. To this day the port remains unspoilt and retains much of its original character which is one of the reasons why Charlestown has been the chosen location for many film and television programmes.

Charlestown is also home to the Shipwreck and Heritage Centre, which contains a number of exhibits showcasing the history of the harbour, as well as a collection of artefacts for more than 150 shipwrecks. All of this can be found within walking distance - just one mile from the apartments - and is accessible via the South West Coastal Path.

Mevagissey

The picturesque fishing village of Mevagissey, which still retains an active harbour has excellent sailing and fishing facilities and enjoys a variety of shops, boutiques, restaurants and local amenities as well as the South West Coastal Path providing access to stunning walks with superb scenery along the Cornish coastline. All of this is found within just a few miles of the development.

Things to do
Eden Project

Dubbed the eighth wonder of the world the Eden Project barely needs an introduction and you’ll want to keep going back to this special destination time and again to explore the ever changing environment or phenomenal music events with the main domes as a backdrop. A huge tropical garden and fun for everyone from thrill-seekers to budding botanists, learn about a wide range of flora and fauna, ride the zip wire, visit the fantastic food court and experience the sights and smells of the world’s largest green houses. Located 3 miles from Sea Road this is a brilliant attraction that will be sure to have an impact on all the family.

Lost Gardens of Heligan

The Lost Gardens of Heligan (Cornish: Lowarth Helygen, meaning “willow tree garden”), near Mevagissey in Cornwall, are one of the most popular botanical gardens in the UK. The gardens are typical of the 19th century Gardenesque style with areas of different character and in different design styles.

The gardens were created by members of the Cornwall Tremayne family from the mid-18th century to the beginning of the 20th century, and still form part of the family’s Heligan estate. The gardens were neglected after the First World War and restored only in 1990, a restoration that was the subject of several popular television programmes and books.

The gardens include aged and colossal rhododendrons and camellias, a series of lakes fed by a ram pump over 100 years old, highly productive flower and vegetable gardens, an Italian garden, and a wild area filled with sub-tropical tree ferns called “The Jungle.” The gardens also have Europe’s only remaining pineapple pit, warmed by rotting manure, and two figures made from rocks and plants known as the Mud Maid and the Giant’s Head.

Par Sands

Located just 4 miles from Sea Road this is the perfect family beach with café and shallow waters reaching out into the distance. It offers a large expanse of firm sand backed with constantly shifting sand dunes close to the village. It’s an easy choice to spend your summer days here or for long winter walks.

Par Sands

A safe, sandy, shallow beach popular with families. The cliffs to the west are used by nesting birds, and there are lots of rock pools to the west. Safe for swimming, windsurfing and sailing.

The beach is cleansed daily during the summer season. On the coastal footpath, an easy walk to the Georgian port of Charlestown to the east. Found within a 20 minute walk from the apartments.
Along Sea Road is the flagship Carlyon Bay Hotel which is part of the Brend Hotels group and winner of ‘Hotel Group of the Year’ in the AA Hospitality Awards 2015-2016. This four star hotel offers an array of fantastic facilities for its guests including a gym, spa and tennis courts as well as a fantastic cliff top golf course overlooking the bay below.

The spa offers luxury at its best with a range of over 40 indulgent treatments, an indoor pool, outdoor heated pool, heated stone loungers and much more. For the golf enthusiast, the first tee of this Championship Golf Course provides views across Carlyon Bay, so you not only enjoy the beautifully manicured fairways and exciting challenge of the course itself but the scenery is second to none.

Food

Food lovers will also be pleased to discover that the Carlyon Bay hotel is home to a fine dining restaurant, relaxed brasserie and a terrace lounge where you can enjoy afternoon tea with a stunning sea view. With fresh seafood and other local produce from surrounding villages you can indulge in wonderful ingredients that have been prepared by talented chefs for a great experience.

Distances

- Par – 3.4 miles
- St Austell – 2.3 miles
- St Blazey – 3 miles
- Lostwithiel – 7.5 miles
- Bodmin – 13.5 miles
- Truro – 18.9 miles
- Plymouth – 32.7 miles

Directions

The development is located approximately half way along the mile long private road on the seaward side.

The postcode for the development is PL25 3SG

Conveyancing

Buying one of these fine apartments could not be easier. We have established an excellent working relation with Private Conveyancing, a firm of conveyancers who already know of the development and are aware of the legal works required to purchase one. Please ask for details so we may put you in touch to make your purchase process that much easier.
Contact Information

For more information please contact us directly;

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Or visit www.countryandwaterside.co.uk

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