





4 PERRANTIDE,

Upton, Bude, Cornwall, EX23 0LY

Price £625,000

- One of three remaining apartments, six sold, available now!
- 30 Miles of coast and country views, close to coastal path
- Open plan kitchen living dining area, three bedrooms, en-suite to the principal bedroom
- Eco-friendly technology, sustainability and contemporary interiors
- Private garden, south facing decking, two parking spaces, private storage

APARTMENT FOUR - Available now for occupation- Last Ground Floor 3 Bed available!

This high-specification, brand new, ground floor apartment offers over 100 m2 of refined accommodation. Entered via its own private front door with two parking spaces outside, this is the perfect self-contained coastal retreat. Once inside the spacious hallway provides storage and oak veneer doors serve three double bedrooms, a family bathroom and a principal bedroom with exceptional sea views, access to an exclusive and private garden and en-suite shower room. The living space is open plan with floor to ceiling glazing and stunning coast and country views- again private access to an exclusive garden with deck to enjoy the best of views down as far as Trevoze Head, some 30 miles in the distance.

The open plan living is fitted with a contemporary kitchen, Quooker boiling water tap, built in wine cooler, and much much more. Underfloor heating ensures the property remains warm and energy efficient.

Perrantide is an exclusive new development of nine luxury coastal apartments just a stone's throw from the popular seaside town of Bude, with commanding views out over the Atlantic Ocean.





DIRECTIONS

From the centre of Bude proceed out of town along The Strand and turn right at the mini roundabout towards Widemouth. Continue along this road and ascend Lynstone Road all the way to the top. Perrantide is the last property on the left hand site as you leave Upton.

ENTRANCE HALL

Inset lighting, LVT flooring with underfloor heating, Openreach fibre connection, cupboard housing the underfloor heating manifolds and consumer unit, further cupboard with Baxi gas fired boiler and space and plumbing for washing machine. Doors serve the following rooms:-

OPEN PLAN KITCHEN LIVING DINING ROOM

25' 7" x 14' 5" (7.8m x 4.39m) A bright and spacious multi zone room with inset lighting and feature pendant lighting. Large double glazed sliding doors leading out onto the decked seating area and gardens and large feature double glazed window offering views out over the Atlantic Ocean and down the rugged Cornish coastline. LVT flooring with underfloor heating and satin chrome switches and sockets.

The kitchen is finished with a range of matching wall and base units with stone worksurface with matching upstand. Undermounted sink with Quooker tap, Integrated Neff appliances comprise induction hob with extractor, electric cooker with slide and hide door, fridge freezer, dishwasher and wine cooler.

BEDROOM ONE

12' 5" x 10' 5" (3.78m x 3.18m) A bright and spacious principal double bedroom with double glazed window to rear elevation and double glazed sliding doors leading out onto the decked seating area and gardens offering views out over the Atlantic Ocean and down the rugged Cornish coastline. Satin chrome switches and sockets and LVT flooring with underfloor heating. Door to:-

ENSUITE

8' 6" x 4' 11" (2.59m x 1.5m) Inset lighting, attractive part tiled walls with feature tiled wall and tiled flooring with underfloor heating. Fixed glass shower screen, mains fed shower with large soak head and separate hand attachment, wall hung vanity unit, wall hung toilet bowl with concealed cistern and a chrome wall mounted heated towel rail.

BEDROOM TWO

13' 9" x 10' 2" (4.19m x 3.1m) A double bedroom with a double glazed picture window to front elevation. Satin chrome switches and sockets and LVT flooring with underfloor heating.

BEDROOM THREE

10' 5" x 8' 6" (3.18m x 2.59m) A double bedroom with a double glazed picture window to front elevation. Satin chrome switches and sockets and LVT flooring with underfloor heating.

BATHROOM

7' 1" x 6' 9" (2.16m x 2.06m) Inset lighting, attractive part tiled walls with feature tiled wall and tiled flooring with underfloor heating. Panel enclosed bath with glass shower screen, mains fed shower with large soak head and separate hand attachment, wall hung vanity unit, wall hung toilet bowl with concealed cistern and a chrome wall mounted heated towel rail.

PERRANTIDE

Perrantide is an exclusive new collection of nine luxury waterfront apartments just a stone's throw from the popular seaside town of Bude, North Cornwall, with commanding views out over the Atlantic Ocean.

With the nearest beach only one hundred metres away with sea and coastal views for 30 miles in both directions, each exceptionally high-specification apartment enjoys a rural aspect while still being very close to town.

These apartments are designed to be homes of the future. Each incorporates eco-friendly technology, sustainability, and security into their innovative design. High performance marine-grade Scandinavian windows and doors fitted with solar control glass, super fibre broadband, a super-airtight, highly energy-efficient design, and two allocated private courtyard parking spaces with provision for electrical vehicle charging are just a taste of their advanced features.

The nearby surfer's paradise of Bude has a good range of conveniences and a choice of independent shops, restaurants, and recreation, yet is small enough to retain its genuine Cornish charm.

It's the impressive design specification though – by award-winning RIBA Architect Van Ellen Sheryn – and uninterrupted, awe-inspiring ocean views that set Perrantide apart. The private terrace balcony of each apartment is the perfect place to enjoy this incredibly sought-after location, set out on fabulous walks along the wonderfully wild coastline, or explore the enviable lifestyle that Bude has to offer.

ABOUT THE DEVELOPER

Marine Drive Ltd, is a developer with over 25 years of history across the construction, residential, commercial, and retail property sectors behind them.

They bring a unique style and impressively high standards to any new home they develop or existing property they convert.

Based in the South-West of England, Marine Drive continues to build a reputation for design-led attention to detail and quality construction across a range of developments throughout the UK.

For this project, this highly experienced developer has partnered with the construction experts who previously delivered prestigious developments such as The Scarlet, Gara Rock, and Tides Reach.

LIVING, KITCHEN AND DINING

Perrantide's apartments are designed for contemporary living, built to a high specification with a focus on comfort, energy efficiency, and performance.

Throughout the generous combined living, kitchen, and dining spaces of each apartment are low-energy lights, most with dimmers, providing mood lighting with low running costs. The high-quality kitchen is complemented by natural stone worktops, Neff integrated appliances, wine fridge and Quooker taps.

The well-lit spaces themselves offer immediate access to each property's private sea view terrace, creating a spacious, airy feel as well as opportunities for entertaining.

With digital and satellite connection points and super fast fibre broadband – the building is wired for CAT6 – as standard, the living spaces of these apartments are the ultimate in modern convenience.

BEDROOMS AND BATHROOMS

The theme of technological and design sophistication continues through the bedrooms and bathrooms of each luxury Perrantide apartment.

Enjoy high-quality wall and floor finishes throughout, including performance acoustic matting to ensure privacy and quiet.

The fittings of each apartment have been carefully considered down to the finest detail, resulting in an eminently comfortable modern luxury that rests on smart technological and architectural choices and materials.

You'll have that low energy dimmable mood lighting throughout here too, making it easy to achieve a warm and cosy feeling or lively brightness as desired.

OUTDOOR SPACES

Perrantide's southerly aspect and elevated position mean the balconies, private gardens offered by every apartment reward you with far-reaching coast and country views.

Perrantide boasts professionally landscaped communal gardens and a communal ground floor external shower perfect for cleaning up after beach visits and muddy walks along the Coast Path.

Each apartment is also equipped with two private parking spaces with car charging infrastructure connection-ready. Each apartment is also rated well in excess of UK Building Regulations in terms of acoustic properties, ensuring you have a quiet and peaceful home at all times.

There is no occupancy restriction on any apartments meaning these fantastic new homes are flexible for use

as main residences, second homes or vacation rentals. Leading property management firm Peninsula Property Management LTD will fully manage Perrantide giving you peace of mind and security 24/7.

SPECIFICATION

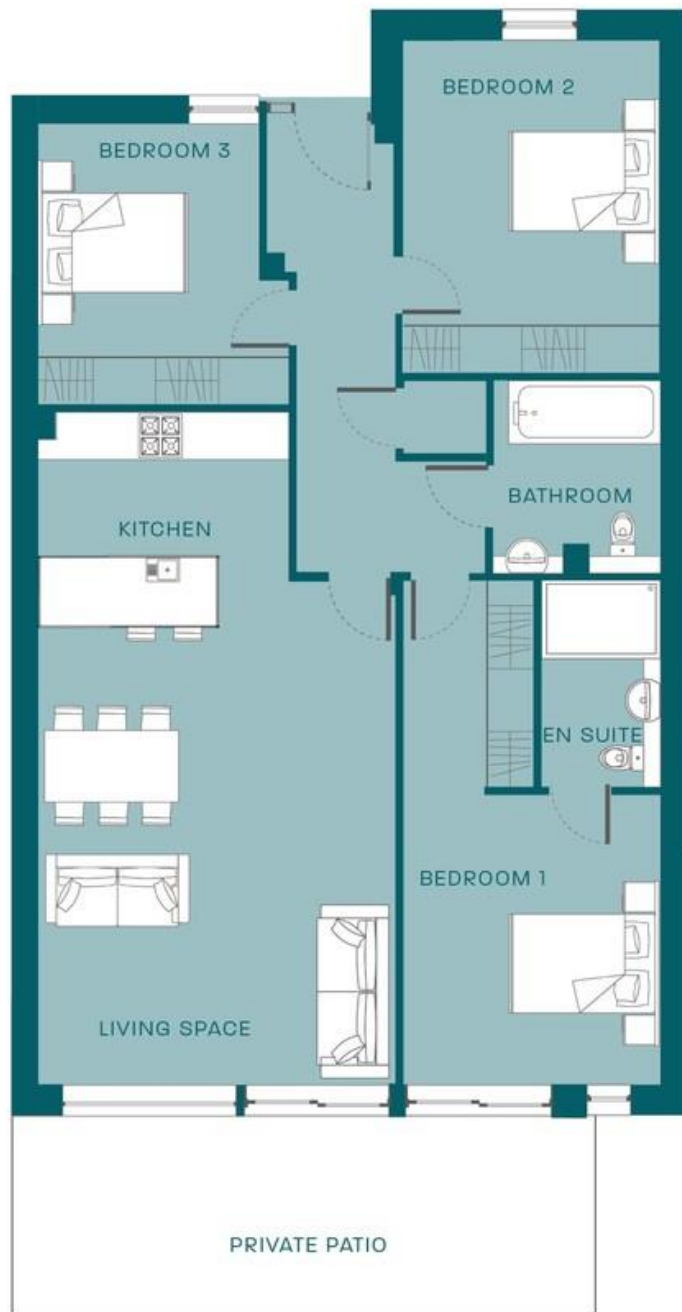
INTERNAL

- Lift access to some apartment floors with secure exclusive access directly to the penthouse
- Energy efficient and super airtight building achieving high performance certification
- Low energy lights throughout, most with dimmers, providing mood lighting with low running costs
- Solid core high quality internal doors through-out
- Top specification floor and wall finishes with performance acoustic matting under through-out
- Boiling water taps
- Digital and satellite connection points
- Super fibre broadband, building wired for CAT6
- Video intercom entry system

EXTERNAL

- Private terraces and/or balconies with sea views
- High performance, marine grade Scandinavian windows and doors fitted with solar control glass
- Airtight construction to ensure a draft free comfortable home with a clean air feeling
- Exemplary marine grade specified external materials ensuring a maintenance free finish
- Acoustic properties to Robust Standard Details, in excess of UK Building Regulations ensuring a quiet and peaceful environment
- Communal ground floor external shower
- Professionally landscaped communal gardens
- 2 Private courtyard allocated parking spaces per apartment
- Car charging infrastructure, connection ready
- Each apartment comes with a 10 year building warranty
- Communal allocated outdoor storage





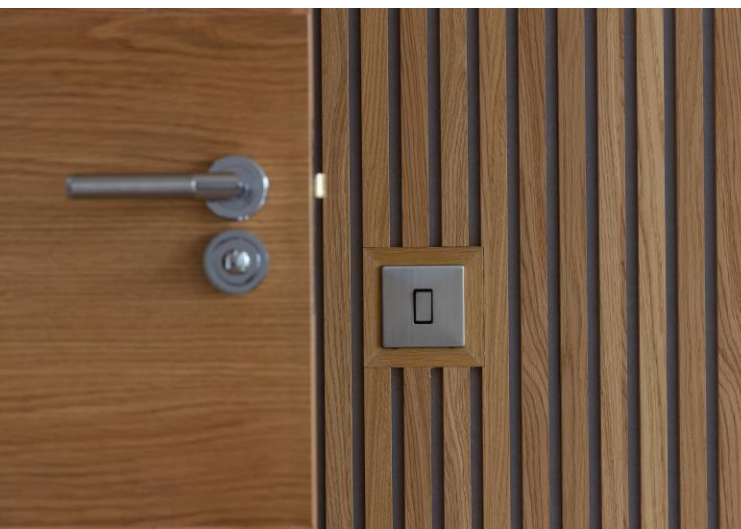
Apartment 4

GROUND FLOOR

DIMENSIONS
1076.86SQFT | 100.04M²

KITCHEN	3067MM X 3131MM
LIVING	4397MM X 6536MM
BEDROOM 1	3253MM X 3808MM
EN SUITE	1500MM X 2635MM
BEDROOM 2	3199MM X 4262MM
BEDROOM 3	2688MM X 3232MM
BATHROOM	2092MM X 2322MM





DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

32 Queen Street
Bude, Cornwall
EX23 8BB

