

THE  
NEST

BOUTIQUE HARBOUR LIVING  
CHARLESTOWN

WELCOME TO  
CHARLESTOWN



# BOUTIQUE HARBOUR LIVING

A rich tapestry of historical stories  
intermingled with modern day drama

Charlestown is as picturesque as it gets and wherever you are in this World Heritage Site, it packs a pretty punch. Textural and layered, yet quiet and calming, its industrial features are comfortable bedfellows with its dramatic, natural setting.

Conceived in 1792 as a seaport for the copper, clay and pilchard fishing industries, today's Charlestown features arresting Tall Ships, candy coloured fishermen's cottages and time-worn cobblestones. It's this enigmatic aesthetic that has attracted countless film and TV location scouts, meaning you're just as likely to glimpse movie stars taking a break, as you are to see salty local fisherman reeling in their daily catch.

Beyond the harbour lies a sheltered beach, ready-made for wild swimming. A short wander in either direction immediately immerses one in the lush countryside that borders the cove-sprinkled South East Cornish coast.

Charlestown's countless charms have drawn-in passionate entrepreneurs who have carved out trendy restaurants, wine-bars, delis and coffee shops. The resultant cultural and foodie vibe creates the perfect destination for 21st Century boutique harbour living.

Now The Nest, provides a subtle nod to the 'Crow's Nests' atop the Charlestown Tall Ships whilst delivering a new contemporary Cornish design-driven lifestyle opportunity.

The growing popularity of short  
break staycations

Now is the time to invest in Charlestown's foundations to gain not only from all the national acclaim, but also the fortuitous British trend of more shorter breaks, at home.

Some of the main benefits of staying in a self catering property as opposed to a hotel room are that they offer on average 30% more space, more privacy, and are more cost-effective in terms of there being no extra hidden costs and fully equipped kitchens reduces meal expenses.

The evidence of their popularity lies in occupancy rates. self-catering accommodation in the UK averaged an 81% occupancy rate in 2019, and outperformed hotel rooms which stood at 77.2%. The days are long gone when Cornwall's popularity is just limited to summer visitors. It is now considered a year round destination.

We work with our partners Beach Retreats - Cornwall's leading holiday letting specialists - to make sure buyers have the information they need to see the best return on their investment through holiday letting.

Beach Retreats are happy to answer any questions and give you the benefit of their expertise:

01637 861 005 | [julie@beachretreats.co.uk](mailto:julie@beachretreats.co.uk) | [beachretreats.co.uk](http://beachretreats.co.uk)



# MEET THE TEAM

Stephens + Stephens is about  
cohesive collaboration

## STEPHENS + STEPHENS

Offering the unique combination of architectural, building and multi-award-winning lifestyle and interior design capabilities, the co-founders of the practice are Paul and Helen Stephens, a husband and wife team.

Stephens + Stephens is a perfect marriage of skills, vision and experience for a new way of designing buildings, interiors and surrounding spaces with architectural and style-driven longevity, and the provision of the ultimate Cornish lifestyle living benefits forever front of mind.

Specialists in the creation of design-led, ultimate-luxe, quality homes in stunning coastal, country and city locations, the team's former developments include The Strand at Porth, near Newquay, Saltwater at Pentire, Newquay, Cliff Edge, overlooking Tolcarne Beach in Newquay, Breakwater, at Pentire, Newquay, The Hideaway, illusively tucked away in the leafy suburbs of Truro and Blue Point, the unique, ultra-modern property in the beautiful Cornish village of Gorran Haven.

## ABSOLUTE

30 years of experience has seen Absolute become the South West's most effective, creative and in-demand agencies. Constantly setting new standards and winning awards across its diverse portfolio of one-off private clients and national hospitality and retail businesses, Absolute is a collaborative partner with Stephens + Stephens on The Nest's architectural and interior design.

## HOMES BY S+S

### HOME CONCIERGE

As a proudly small, and independent, company and family business, Stephens + Stephens is all about ensuring buyers receive the optimum service, care and attention at all times. This is why we provide a personalised, boutique home buying service that removes the time-consuming, and often frustrating, estate agent system.

Ian Tubb is the Stephens + Stephens 'right hand man', immediately focusing on the right property, and the right interior design service and packages for our clients. Ian ensures all paperwork needs are whisked through with minimum fuss and he can be onsite to accept deliveries and organise bespoke elements at any time.

Whether you're buying one of our luxury apartments, town houses, detached or semi-detached Cornish homes, Ian also has all the necessary insight, and contacts in the surrounding area. This is all just another part of our unique Stephens + Stephens boutique service, all ensuring we match-make your personal Cornish aspirations with our Cornish life + style DNA and knowledge.

You can get in touch with Ian on 01872 264775 or  
[ian@s-sdevelopers.com](mailto:ian@s-sdevelopers.com)

## YOUR S+S



THIS IS  
THE  
NEST



PLOT 15

PLOT 14

PLOT 13

PLOT 12

PLOT 11

PLOT 10

PLOT 8

PLOT 7

PLOT 6

PLOT 5

# NESTLED AWAY

## Modern day design within a World Heritage Site

The Nest is 'snuggled' within Charlestown's natural valley, part of the UNESCO-listed Cornish Mining World Heritage Site and local Conservation Area. Originally developed in the early 20th Century the site was known as Lovering's Clay Dry, part of the vital china clay industry.

Designed by renowned, multi-award-winning Charlestown-based architects, Alan Leather Associates, The Nest is completely in-tune with their practice principles and their vision of creating architecture that has meaning, depth and texture.

The Alan Leather Associates team takes inspiration from the surrounding landscape and places great importance on the quality of detail and appropriate use of materials and environment. Each project they produce is developed as a unique response to its occupants, location and constraints - and The Nest displays the very essence of this work, in the heart of their local neighbourhood

At the Lovering's Clay Dry site, much of the original building has been lost, over time however The Nest design philosophy reintroduces some of the heritage-based key features, some as they originally were, and others through new interpretations, while safeguarding retained structures, such as the iconic and historic chimney.

Where possible, known and new features and artefacts discovered during the construction works will be revealed and displayed publicly as an opportunity for residents and visitors to experience the vital heritage that is re-found and collected during the build process.

Constructed of classic stone and brick, like a church spire, the chimney formation forms a key landmark within Charlestown and will be a stunning, historical centrepiece for all residents at The Nest.

The Nest will be accessed by a private road and is surrounded by a beautiful, traditional stone wall on three sides, with large evergreen and deciduous trees forming a dense, natural screen between the neighbouring properties.





# THE HOUSES

The historical and the contemporary  
perfectly synthesise in Charlestown

And Stephens + Stephens' design-driven approach ensures that the same result is experienced within each of the homes at The Nest.

The overarching design philosophy provides a cutting-edge style for today, concurrently paying appropriate homage to the original, industrial aesthetic of the area, rather than a 'pastiche' of the original properties.

The Nest's houses feature an architectural scheme utilising elemental materials including Cornish stone, fittingly bound with traditional pointing techniques. These historical flourishes are interspersed with huge sections of contemporary glass windows and glazed links, all merging with dark steels. The houses use zinc, stone, timber, render and slate tile cladding to provide a sleek, seamless finish.

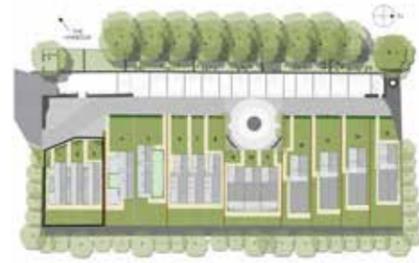
The homes are topped with living grass roofs and outside, 'rubble' stone walkways lead the way into calming, sustainable gardens.

A natural flow of life, light, energy and the elements is evident throughout all of the houses, with powder-coated aluminium windows and patio doors set-into the profiled metal-clad sheeting, timber and rubble exterior material mix. A natural, green roof extends the length of these houses, bringing new life to the previously harshly industrial space, all tying in with the ecological, wildflower planting around The Nest's perimeter.

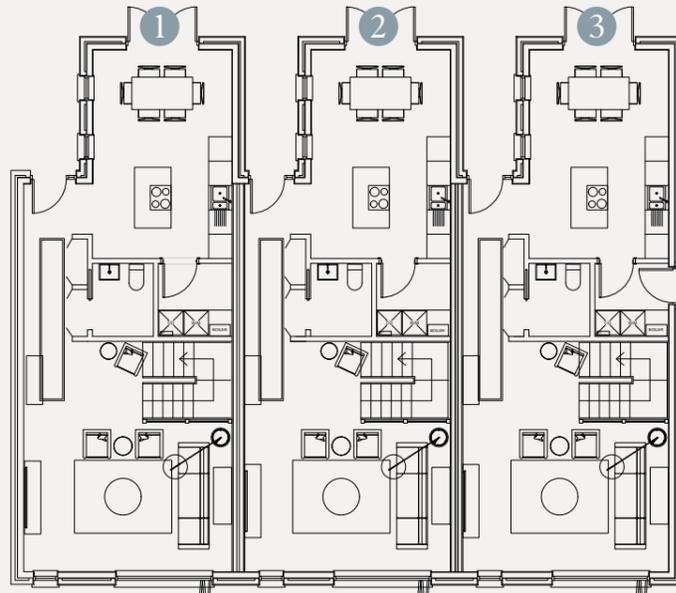
Each home has two 'car ports' in the extended garaging space across from the properties, and in keeping with the Stephens + Stephens Cornish life + style philosophy, an additional shared bike shed will be available, taking up to six cycles for residents.

# 1-3

## TWO BEDROOM

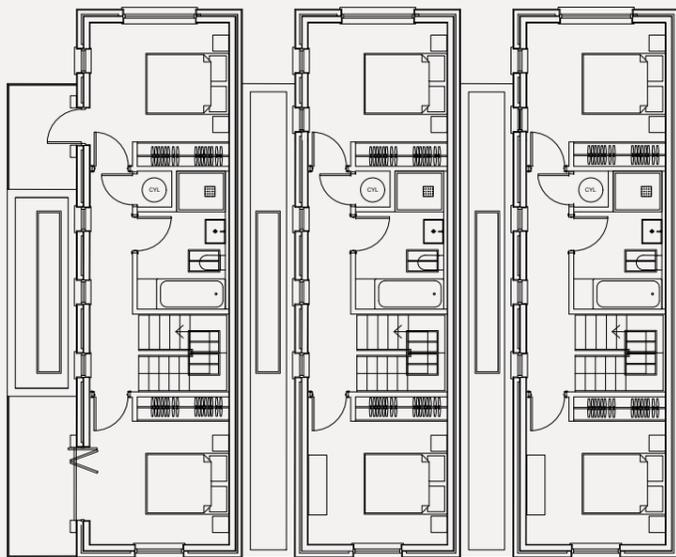


Site plan location



### Ground Floor

Living Room	5.1 x 3.6m
Kitchen/Dining	5.1 x 3.4m
WC	1.8 x 1.5m
Utility	1.8 x 1.8m



### First Floor

Bedroom 1	3.5 x 3.4m
Bedroom 2	3.6 x 3.4m
Bathroom	3.4 x 2.1m
<b>TOTAL</b>	<b>103 sq. m</b>

\*Floor plans shown are for reference only and measurements are approximate and may vary. Exact layouts and sizes may vary.

Houses 1-3 provide spacious living arrangements over two storeys.

Comprising two bedrooms on the upper levels, alongside a generous shared bathroom, residents can sleep easy within their own 'nests'.

Downstairs an elegant entry hall is flooded with light from set-in rooflights, leading into the

open stairway to the upper level. One end of this flowing hallway leads into a contemporary open kitchen and dining area and a spacious lounge at the other. A pragmatic and spacious utility area is embedded into the space, as is a downstairs 'loo.'



West Elevation



North Elevation



South Elevation



East Elevation

# 4

## FOUR BEDROOM



Site plan location



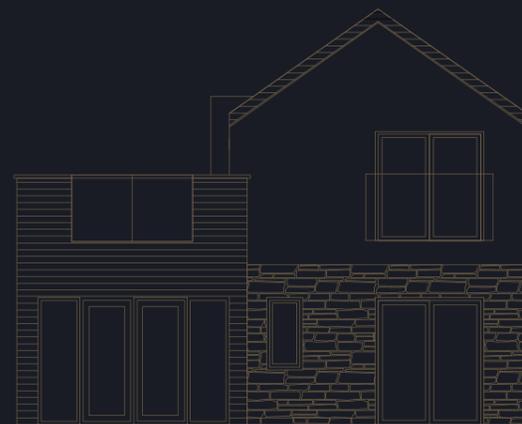
West Elevation



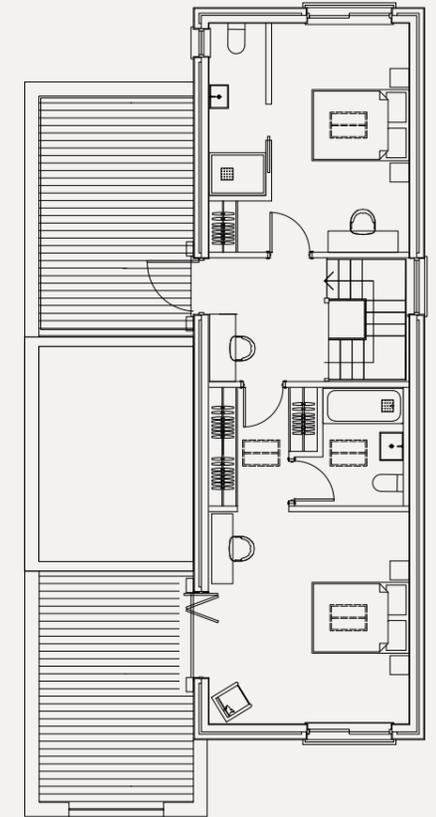
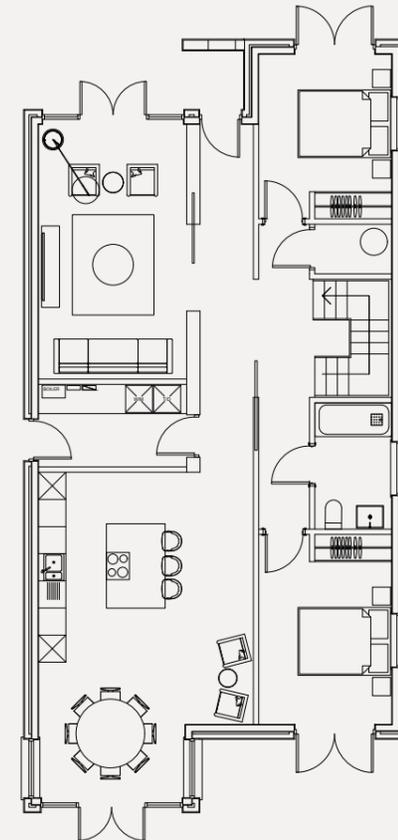
North Elevation



South Elevation



East Elevation



### Ground Floor

Living Room	5.6 x 3.2m	Kitchen/Dining	7.2 x 4.8m
Bed 3	4.1 x 2.9m	Bed 4	3.6 x 2.9m
Bathroom	2.7 x 1.7m	Utility	3.2 x 1.8m

### First Floor

Master Bedroom	4.4 x 4.2m	Master En Suite	2.4 x 1.7m
Bedroom 2	4.8 x 2.9m	En Suite	3.6 x 1.2m

**TOTAL** 174 sq. m

\*Floor plans shown are for reference only and measurements are approximate and may vary. Exact layouts and sizes may vary.

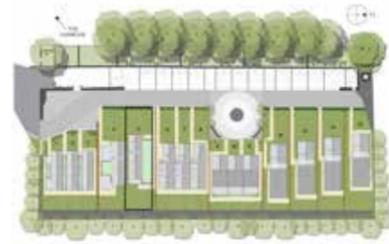
House 4 is luxuriously sized to seamlessly fit four bedrooms and three bathrooms, across two flowing storeys.

Upstairs, a sizeable master suite comprises not only a generous en-suite bathroom, with a freestanding bath, but also a master dressing area with an extensive vanity table and area. A second upper floor bedroom also benefits from an en-suite toilet and a spacious landing has been purposefully-designed to include the ideal working-from-home mini study space.

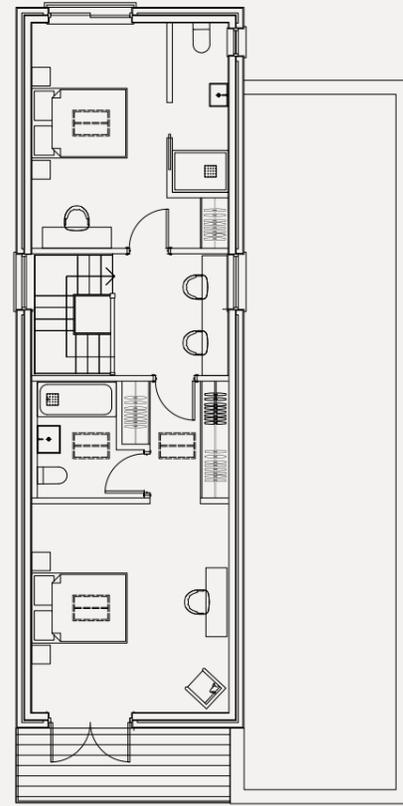
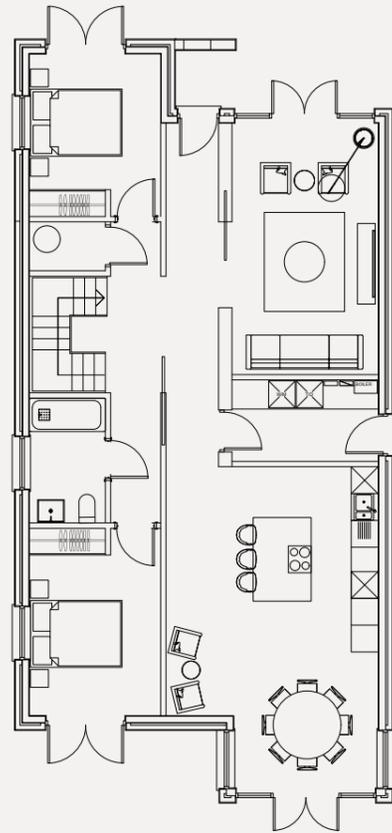
Downstairs, a central light-drenched inner hallway connects four defined areas, all with throw-open patio doors which lead onto their own garden space. Two bedrooms share a central bathroom and a spacious open-plan kitchen and dining space provides the perfect setting for family meals and entertaining, whilst a generous living space opens directly onto the landscaped gardens, providing ideal outside/inside living across the seasons.

# 5

## FOUR BEDROOM



Site plan location



### Ground Floor

Living Room	5.6 x 3.2m	Kitchen/Dining	7.2 x 4.8m
Bed 3	4.1 x 2.9m	Bed 4	3.6 x 2.9m
Bathroom	2.7 x 1.7m	Utility	3.2 x 1.8m

### First Floor

Master Bedroom	4.4 x 4.2m	Master En Suite	2.4 x 1.7m
Bedroom 2	4.8 x 2.9m	En Suite	3.6 x 1.2m

**TOTAL** 174 sq. m

\*Floor plans shown are for reference only and measurements are approximate and may vary. Exact layouts and sizes may vary.

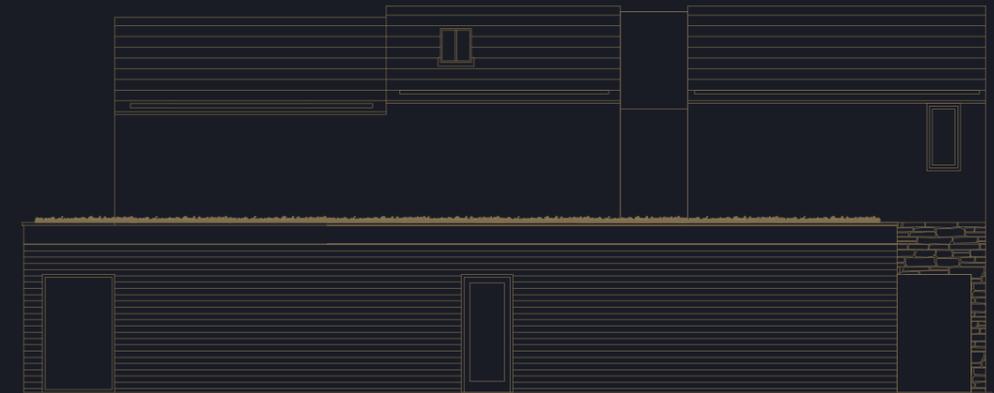
House 5 is luxuriously sized to seamlessly fit four bedrooms and three bathrooms, across two flowing storeys.

Upstairs, a sizeable master suite comprises not only a generous en-suite bathroom, with a freestanding bath, but also a master dressing area with an extensive vanity table and area. A second upper floor bedroom also benefits from an en-suite toilet and a spacious landing has been purposefully-designed to include the ideal working-from-home mini study space.

Downstairs, a central light-drenched inner hallway connects four defined areas, all with throw-open patio doors which lead onto their own garden space. Two bedrooms share a central bathroom and a spacious open-plan kitchen and dining space provides the perfect setting for family meals and entertaining, whilst a generous living space opens directly onto the landscaped gardens, providing ideal outside/inside living across the seasons.



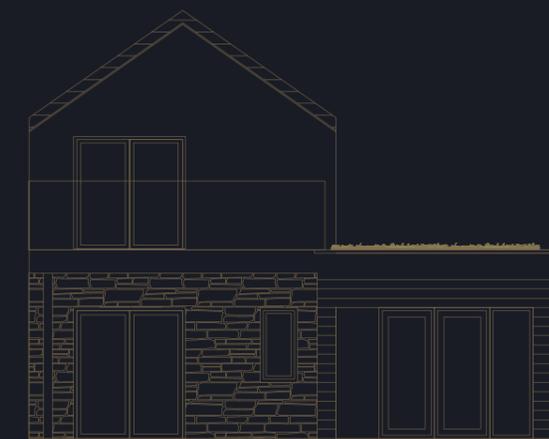
West Elevation



North Elevation



South Elevation



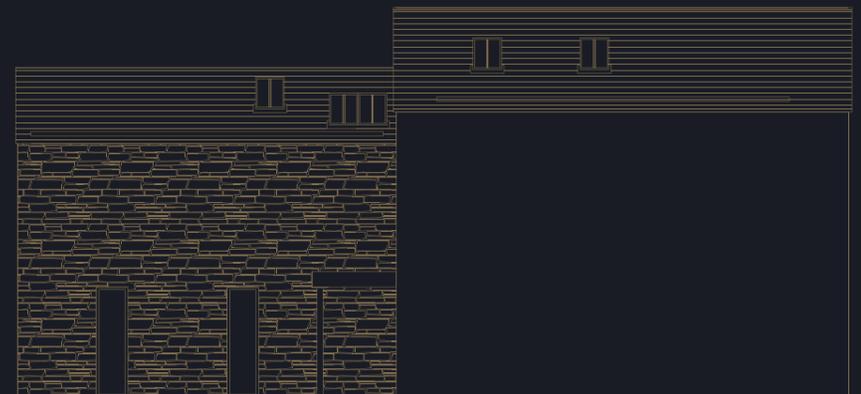
East Elevation



West Elevation



North Elevation



South Elevation



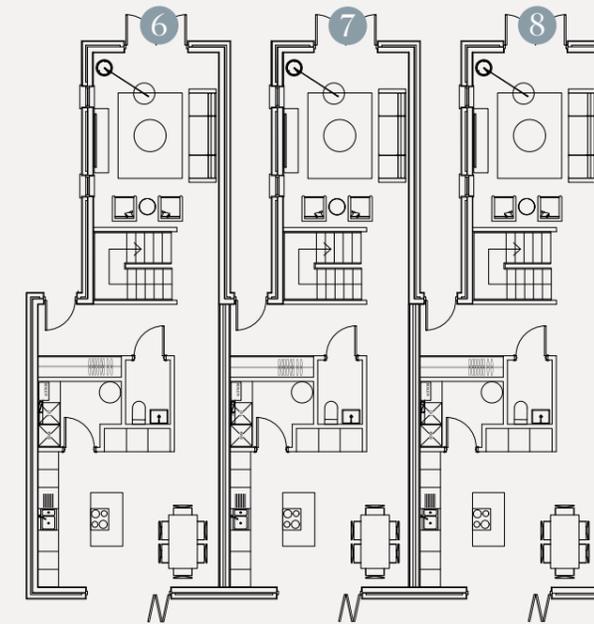
East Elevation

# 6 - 8

## THREE BEDROOM



Site plan location



### Ground Floor

Living Room	4.9 x 3.5m
Kitchen/Dining	5 x 3.8m
WC	1.8 x 1.2m
Utility	2.3 x 1.7m



### First Floor

Bedroom 1	5 x 2.7m
Bedroom 1 En Suite	2.2 x 2.1m
Bedroom 2	3.7 x 2.7m
Bedroom 2 En Suite	3.7 x 2.7m
Bedroom 3	3.7 x 2.7m
Bedroom 3 En Suite	2.2 x 1.7m

<b>TOTAL</b>	<b>130 sq. m</b>
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\*Floor plans shown are for reference only and measurements are approximate and may vary. Exact layouts and sizes may vary.

Houses 6 - 8 provide spacious living arrangements over two storeys.

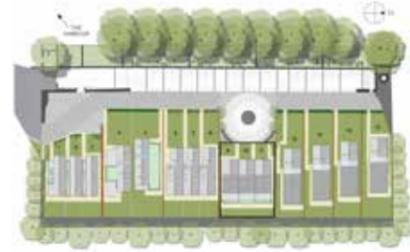
Comprising three bedrooms, two en-suites and a shared bathroom on the upper floor, all rooms are linked by a wide, light-flooded upper hallway.

Downstairs the elegant entry hall, which benefits from the rooflights above, leads into the open stairway to the upper level.

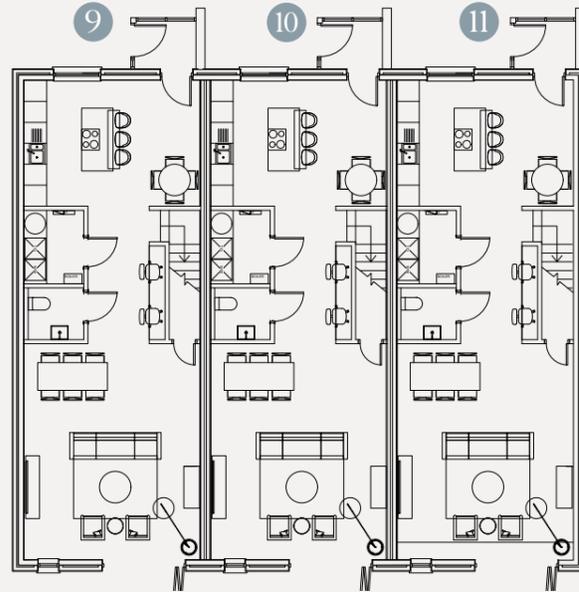
A contemporary open kitchen and dining area and a spacious lounge are linked with a utility room, 'downstairs loo' and large cloakroom, all neatly embedded in the free-flowing design.

# 9-11

## THREE BEDROOM

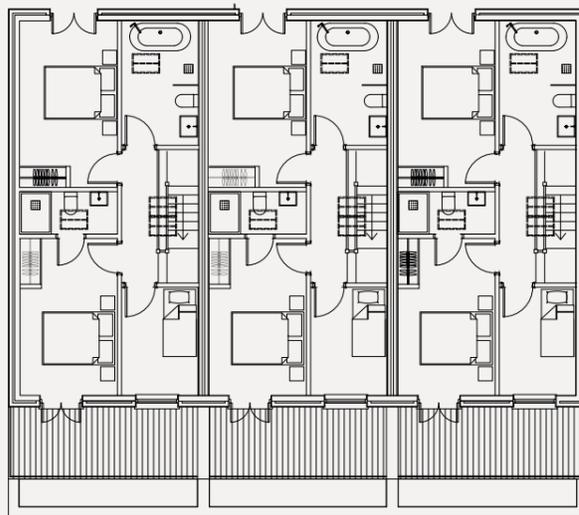


Site plan location



### Ground Floor

Kitchen	5 x 3.6m
Utility	2.1 x 1.7m
WC	1.7 x 1.4m
Living/Dining Room	6.1 x 5m



### First Floor

Bedroom 1	4.7 x 2.7 m
Bathroom	3.5 x 2.1m
Bedroom 2	4.4 x 2.7m
Bedroom 2 En Suite	2.7 x 1.2m
Bedroom 3	3 x 2.1m
<b>TOTAL</b>	<b>125 sq. m</b>

\*Floor plans shown are for reference only and measurements are approximate and may vary. Exact layouts and sizes may vary.

Houses 9 – 11 have been designed to maximise family life and style with an innovative use of shared facilities across the two storeys.

On the upper floor, three bedrooms (two kings and one single), have been maximised for size with an en-suite bathroom for the Master bedroom and a significantly proportioned family bathroom, all linked by a central walkway with a large storage cupboard.

Downstairs, an open-plan, free flowing design links a 6.1 x 5m shared living, dining and entertaining space with a double study area and large 5 x 3.6m kitchen at the other end. A pragmatic 'downstairs loo' and utility room are neatly embedded and another large storage cupboard for all of life's little and large 'accessories' is accessible from the elegant entrance hall.



East Elevation



North Elevation



South Elevation



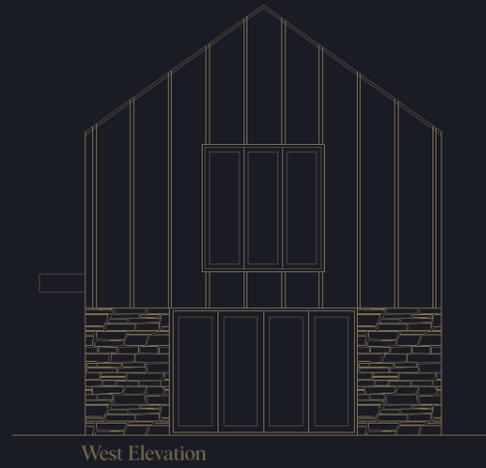
West Elevation

# 12-15

## FOUR BEDROOM



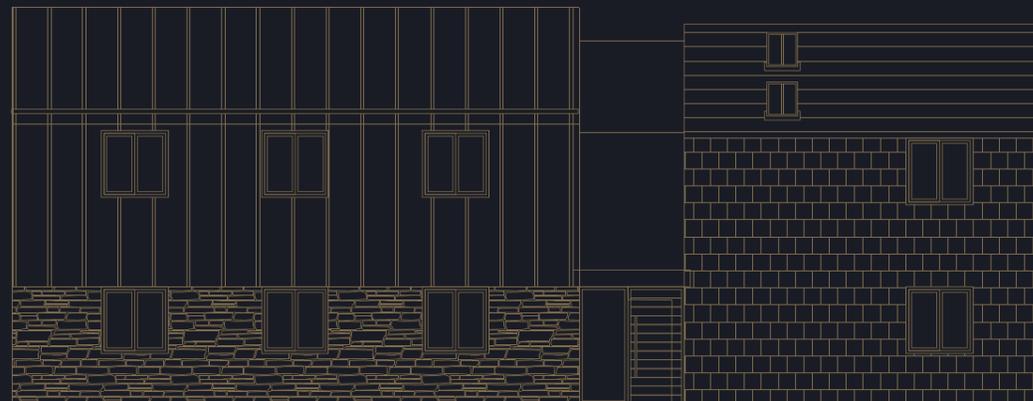
Site plan location



West Elevation



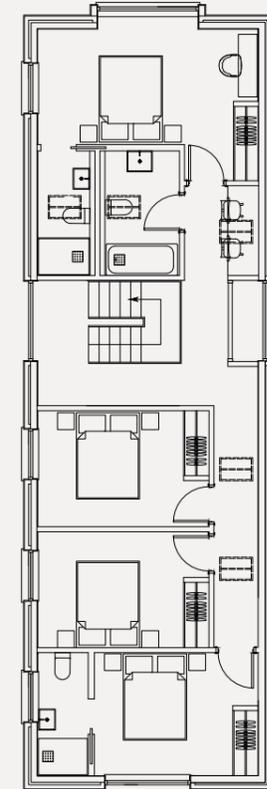
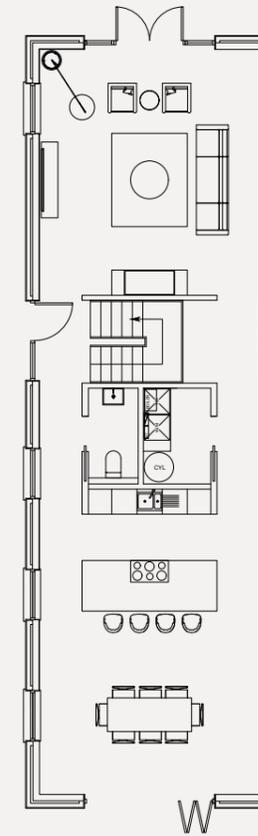
North Elevation



South Elevation



East Elevation



### Ground Floor

Living Room 12	5.5 x 3.3m	WC	2.2 x 1.8m
Living Room 13-15	5.2 x 3.3m	Utility	2.2 x 1.6m
Kitchen/Dining	7.2 x 5.2m		

### First Floor

Master Bedroom 12	5.5 x 3.3m	Master En Suite	2.9 x 1.2m
Master Bedroom 13-15	5.2 x 3.3m	Bedroom 2 En Suite	2.8 x 1.2m
Bedroom 2	4 x 2.7m	Bathroom	2.9 x 1.7m
Bedroom 3	4 x 2.7m	Bedroom 4	4 x 2.7m

<b>TOTAL</b>		<b>(Plot 12)</b>	<b>194 sq. m</b>
		<b>(Plots 13-15)</b>	<b>186 sq. m</b>

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Houses 12 – 15 provide four bedrooms and a clever use of continually free-flowing design, across two storeys.

These houses provide the optimum maximisation of space for relaxed, family life. Upstairs, four double bedrooms benefit from two shared toilet rooms including one shared bathroom. The Master bedroom enjoys an en-suite and a double study/working-from-home area connects all areas on the beautiful landing above the double stairway.

Downstairs, an innovative design has created a circular movement ability with two linked hallways allowing residents the opportunity to seamlessly transfer between the large living area at one end and the open plan kitchen and dining area, with a social able kitchen island in the centre of the space. A 'downstairs loo' and practical utility area are neatly nestled in the central core.

# MAKE THIS YOUR NEST



## Absolutely boutique, turnkey interiors

Multi-award winners Absolute are the Stephens + Stephens partners of choice, crafting bespoke interior design for each and every development and each and every home.

For The Nest, the team has been inspired by the industrial heritage of the surrounding area, rather than directed by it.

As with the architecture, a clean, contemporary set of interior finishes are mixed with industrial hardware and surfaces, with on-trend muted colour palettes reflecting the landscape and elements.

For buyers who wish to gain the ultimate in ease with the purchase and the fitting out of their Stephens + Stephens home, Absolute can provide a fully bespoke and delivered interior design service. This service works hand-in-hand with the

Stephens + Stephens Home concierge service, meaning you can quite literally walk right into your new home at The Nest with every single detail and appliance already in place for you.

This service is provided at a tailored cost per property and if you would like to commission this work, please talk to the Stephens + Stephens Home concierge, Ian Tubb.

# DISCOVER MORE

by Stephens + Stephens



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