

**BREAKWATER**

BOUTIQUE COASTAL LIVING

THE ATLANTIC  
WE SEA YOU...



# WELCOME TO NEWQUAY



## AN AMAZING SPACE, IN AN AMAZING PLACE

There is a reason that Newquay's been so popular for so long.

In fact, strictly speaking, six reasons: Fistral, Towan, Great Western, Tolcarne, Lusty Glaze and Porth. It's never seemed fair to other places that Newquay should be blessed by nature with quite so many amazing beaches (all of which, incidentally, have different characteristics, feels and fans).

With so many natural advantages, it's no wonder in the past it seemed hard for Newquay to keep up and meet all the demand. It's catching right up now, however.

The beauty of where we are lies in the unique sweep of Pentire's wide open space, its views of Fistral beach (the European-class surfing one) and, back the other way, west across the estuary to Crantock.

It's never been easier to feel in amongst it and away from it all, at one and the same time, and it's never been easier to get here, either.

Newquay Airport has regular flights to and from various well-connected cities in the UK and Ireland, including Heathrow, Dublin, Manchester, Birmingham and Edinburgh. The main Paddington to Penzance train line connects to Newquay via one change, and the all-dual-carriageway A30 takes you from the Newquay turn-off a few miles away straight to the foot of the M5 at Exeter.

## THE GROWING POPULARITY OF SHORT BREAK STAYCATIONS

Now is the time to invest in Newquay'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



FAMILIARITY AND COLLABORATION RESULT IN BRILLIANT BUILDINGS WITH BEAUTIFUL INTERIORS.

## STEPHENS + STEPHENS

New builds and refurbishments, both one-offs and estates: Stephens + Stephens' Paul Stephens has been successfully delivering a wide range of commercial and residential projects for over 30 years. The latest in a long list of accomplishments are exclusive residential projects, Saltwater on Pentire, The Strand in Porth, The Hideaway and The Boundary in Truro.

Commercial clients include, amongst others the likes of ASDA, Bristol Airport and JD Wetherspoon.

Ian Tubb, our Sales Executive with over 26 years' experience selling Cornish property, is on hand to help with any queries and negotiations and can be contacted on: 01872 264788 or [ian@stephnsandstephensdevelopers.com](mailto:ian@stephnsandstephensdevelopers.com)

## ABSOLUTE

Over 29 years of experience has seen Absolute grow steadily to become the south west's most effective, creative and in-demand agency, setting new standards and winning awards, both for dazzling one-off private work as well as for national hospitality and retail businesses. Absolute are collaborative partners with Stephens + Stephens on Breakwater's architectural and interior design.

# THIS IS BREAKWATER



# BEAUTY ON THE WATER'S EDGE



NOTHING UNCONSIDERED, NOTHING LEFT TO CHANCE.

From the building's structure to the finest details of its finish, the focus on quality and attention to detail never falters, inside or out. Everywhere you look: beautiful touches, clever design, innovation fitting snugly with ease of use. And, as you'll see from the floor plans to follow, there's not just plenty of space, but we've thought hard about layouts, too, so that you get the very most from it.





# 5 GORGEOUS TOWNHOUSES



BIG SKIES, OPEN SEAS, GENEROUS DESIGNS.

Enjoy three levels of lovely in addition to gardens to the rear: from the practicality of two parking spaces to second-floor luxury (two ensuite bedrooms and a balcony), your space is arranged vertically to allow its height to maximise the beautiful views. Four bedrooms, three bathrooms, two balconies and bags of open-plan living create a sense of inside space to reflect the expansive outdoors.

# FLOORPLANS



## LIVE LIFE ON ALL THREE FLOORS

Your needs, moods and whims are all catered for by the generosity of our open-planning. There's room for all that stuff on the lower floor and, as you rise through the property, there's space to breathe, spread out and submerge yourself in the views, the luxury and the beautiful finish.

### GROUND FLOOR

BED 3  
10.9m<sup>2</sup> | 117.3sq/ft

BED 4  
10.5m<sup>2</sup> | 113.5sq/ft

BATH  
3.9m<sup>2</sup> | 41sq/ft

PLANT  
2.6m<sup>2</sup> | 27.9sq/ft

CUPBOARD  
1.4<sup>2</sup> | 15.5sq/ft

### FIRST FLOOR

KITCHEN, LIVING,  
DINING  
41.9m<sup>2</sup> | 451sq/ft

BALCONY  
5.1m<sup>2</sup> | 54.8sq/ft

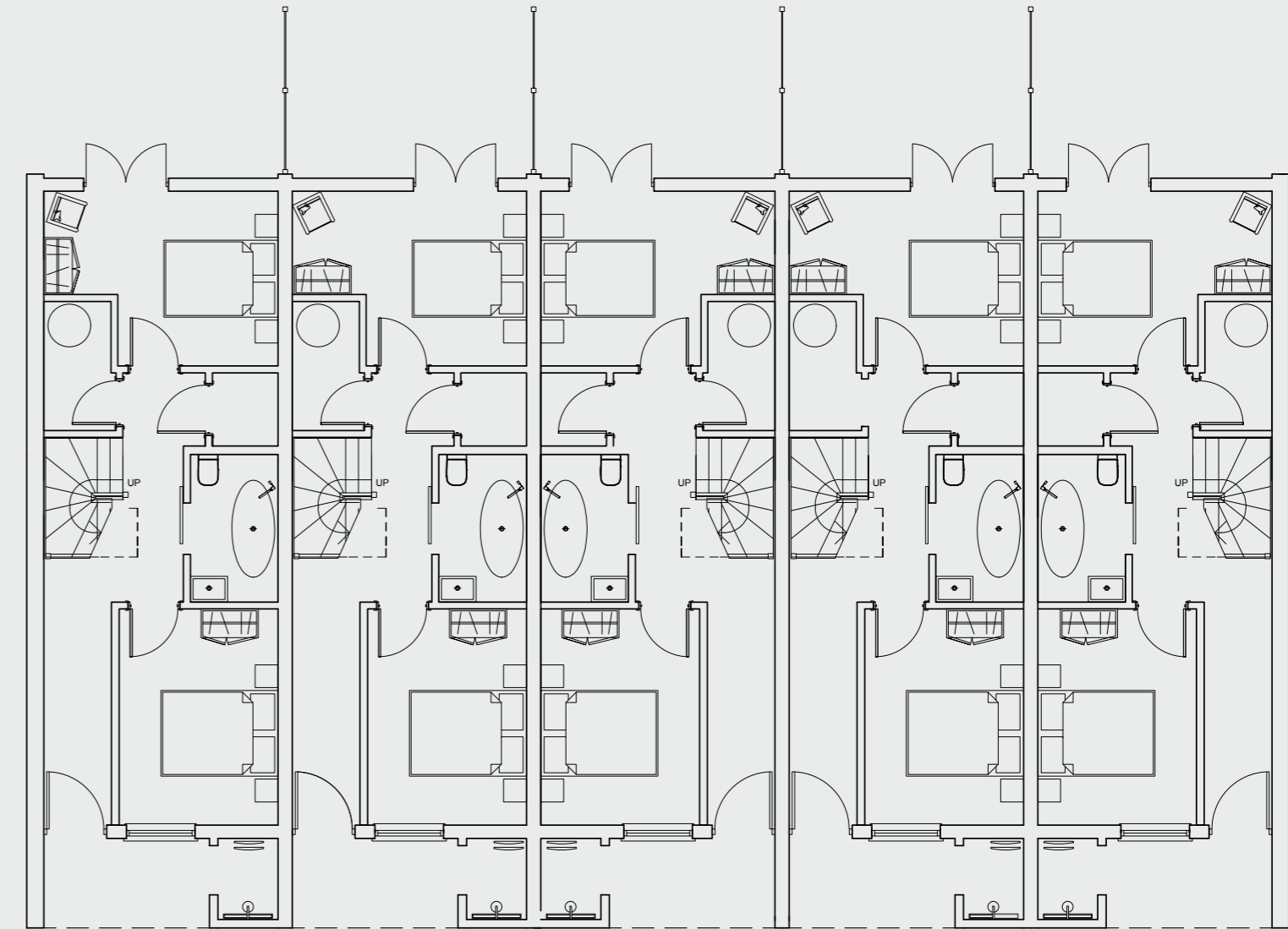
### SECOND FLOOR

BED 1  
17m<sup>2</sup> | 182sq/ft

BED 1 ENSUITE  
3.8m<sup>2</sup> | 40.9sq/ft

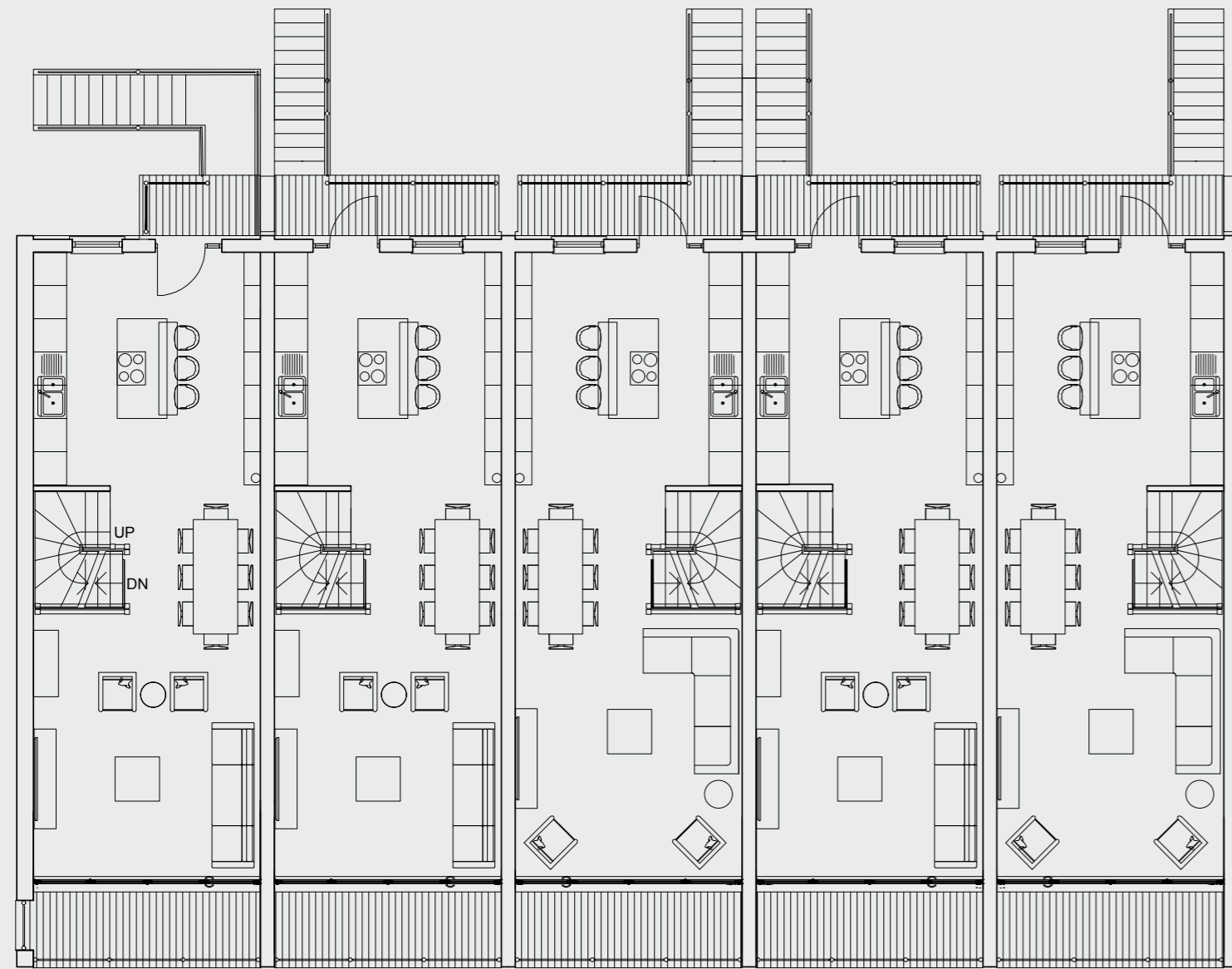
BED 2  
11.4m<sup>2</sup> | 122sq/ft

BED 2 ENSUITE  
4.8m<sup>2</sup> | 51.6sq/ft

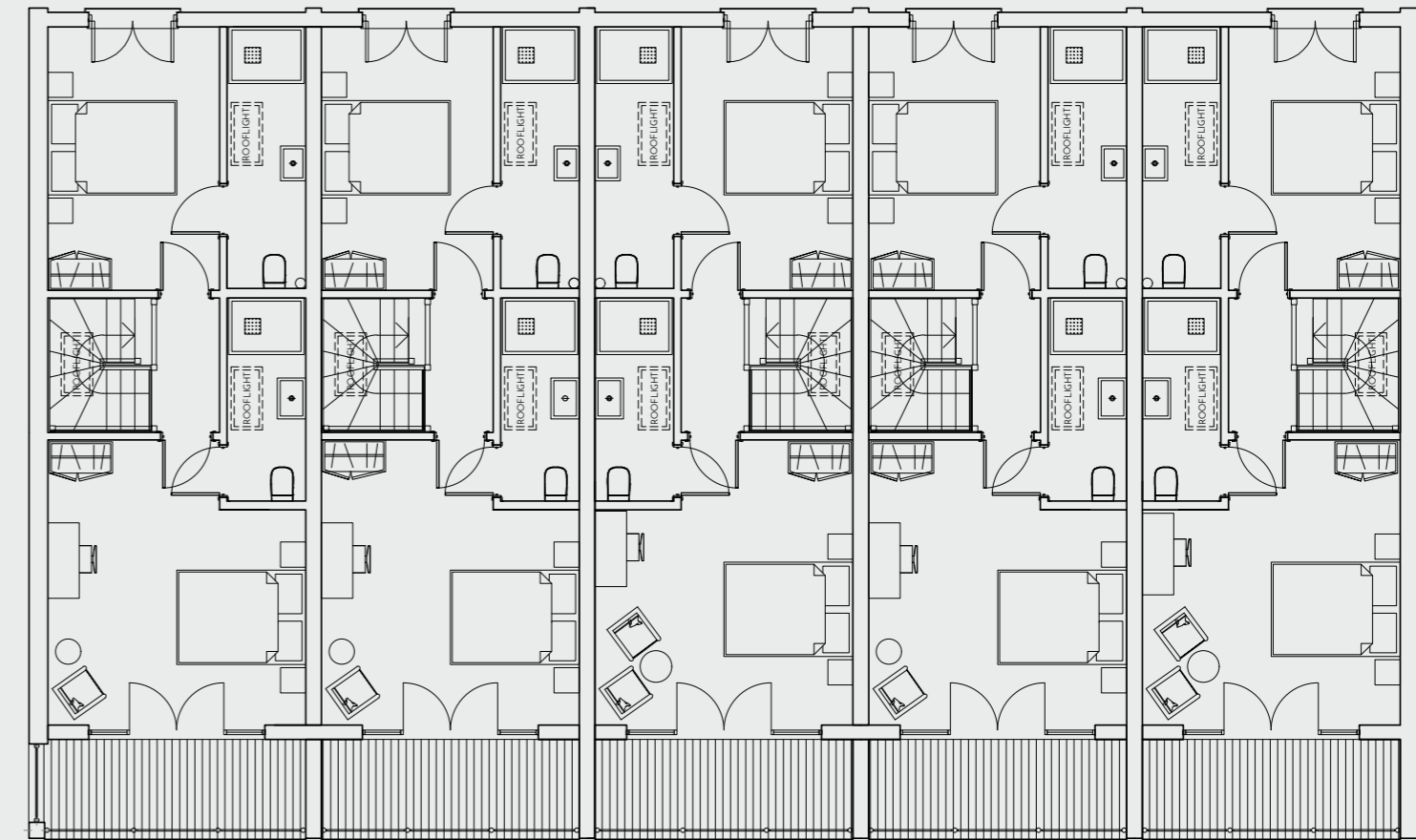


GROUND FLOOR





FIRST FLOOR



SECOND FLOOR





# SPECIFICATION

The house's structure and surrounds will feature the following specification as standard, regardless of any style, floor plan or other customising you choose in collaboration with us, and Absolute.

## ENTRANCE

- Aluminium door
- Glazed sidelight
- LCD spy hole
- Stainless steel door furniture

## ENTRANCE HALL

- Painted plaster walls and ceiling
- Painted skirting
- LED downlights
- Wood floors

## UTILITY

- Utility cupboard
- Plumbing/electrics for washing machine + tumble dryer

## STAIRCASE

- Feature design staircase with balustrade and hardwood handrail

## LIVING ROOM

- Painted plaster walls and ceiling
- Painted door lining
- LED downlights
- 13 amp power sockets
- Wood floors
- Designer radiators

## KITCHEN

- Porcelanosa kitchens
- NEFF Appliances
- Induction hob
- Full height fridge freezer
- Electric oven
- Built in microwave
- Tiled splashback
- Composite worktops with matching bonded 1 1/2 sink units
- Extractor
- Dishwasher
- Wood floor

## BEDROOMS

- Painted door linings, architraves and skirting in neutral Dulux colours
- LED warm white dimmable downlights
- Painted plaster walls and ceiling
- Wood floors
- Feature design radiators

## BATHROOMS

- Electric towel radiator
- Ceramic tiled floor and walls
- Hidden cistern toilet
- Contemporary sanitaryware
- Illuminated mirror with defrost heater and shaver point
- Contemporary taps and showerheads

## HEATING

- Central heating
- Designer radiators in all rooms

## HOT WATER

- Hot water cylinder with mains gas boiler

## BALCONIES

- Toughened framed glazing with brushed stainless steel handrail
- Outdoor lighting

## CAR PARKING

- Driveway parking for two vehicles

## EXTERNAL (FRONT)

- Surf store and wash down area

## EXTERNAL (REAR)

- Private turfed garden
- Rear patio
- Outdoor lights

## FENESTRATION

- Triple glazed powder coated aluminium

## SUPERSTRUCTURE

- Structural engineer mass filled concrete foundations
- Traditional cavity block walls with structural timber frame over 3 floors

## EXTERNAL WALLS

- Walls fully insulated with Diffutherm fibre board
- Clad with maintenance free German thin coat self-cleaning render and Marley smooth Cedral click self-coloured cladding, which requires no painting

## ROOF

- Natural slate tiled roof with vapour control underlay
- Solid Celotex insulation warm roof design with upper cut structural roof

## TENURE

- Freehold

## BUILDING WARRANTY

- 10 year guarantee with insurance

Please note specification is indicative and may vary

Choices are dependent on build programme and set allowances.



DISCOVER MORE BY  
STEPHENS + STEPHENS



A COLLECTION OF 8 BEAUTIFULLY  
SECLUDED BEACHSIDE HOUSES  PORTH WAY,  
NEWQUAY



AN EXCLUSIVE DEVELOPMENT  
OF 32 NEW HOMES  GLOWETH BARTON,  
TRURO



A BESPOKE COLLECTION OF 39  
LUXURY COASTAL APARTMENTS  NARROWCLIFF,  
NEWQUAY

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CLIFF EDGE



# BREAKWATER

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ANOTHER STUNNING PROJECT BY

**STEPHENS+STEPHENS.**

DEVELOPING PLACES IN CORNWALL

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SELLING AGENTS

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