





WELCOME  
TO HIGHTIDE

STEPHENS + STEPHENS CREATE  
HIGH-QUALITY, DESIGN-LED,  
LUXURY HOMES IN BEAUTIFUL  
COASTAL, URBAN AND  
RURAL PLACES.



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### **STEPHENS + STEPHENS**

Paul and Helen Stephens are a husband and wife team whose business combines construction, architecture and award-winning interior design.

There is a rare blend of expertise and experience which results in beautifully-conceived, meticulously-executed buildings, interiors and surrounding spaces. Everything they create is an expression of, and rooted in, their love of Cornwall and Cornish lifestyle. From The Strand, One Pentire and Cliff Edge in or close to Newquay, to Truro's The Hideaway, Blue Point and Southshore on Cornwall's South Coast, Stephens + Stephens reliably find the perfect backdrops for their striking designs.

High Tide in Newlyn maintains this tradition and fits perfectly with their work to date.



# NEWLYN: INDEPENDENCE, ART AND THE SEA

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## THE HEARTBEAT OF NEWLYN'S DAY-TO-DAY LIFE

Newlyn might only be a mile along the coast from Penzance but is rightly protective of its difference and independence from its larger neighbour.

The sea, and fishing in particular, is still the heartbeat of Newlyn's day-to-day life. The boats constantly leave (for a day or for weeks) and come back in to port, filling the daily, early-morning fish market with the catch which finds its way to the kitchens of some of the country's most celebrated chefs.

Art has long coursed through the town's veins too. The 'Newlyn School' existed from the late 19th to early 20th century, and art's importance still looms large in its buildings and culture.

Newlyn is small, lively, distinctive and, thanks to the A30 and Penzance station, much more accessible than a quick glance at the map might suggest.

High Tide is a good-looking addition to a handsome town; owning one of these striking homes could be where your new life begins.

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# COAST AND CULTURE

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## COAST

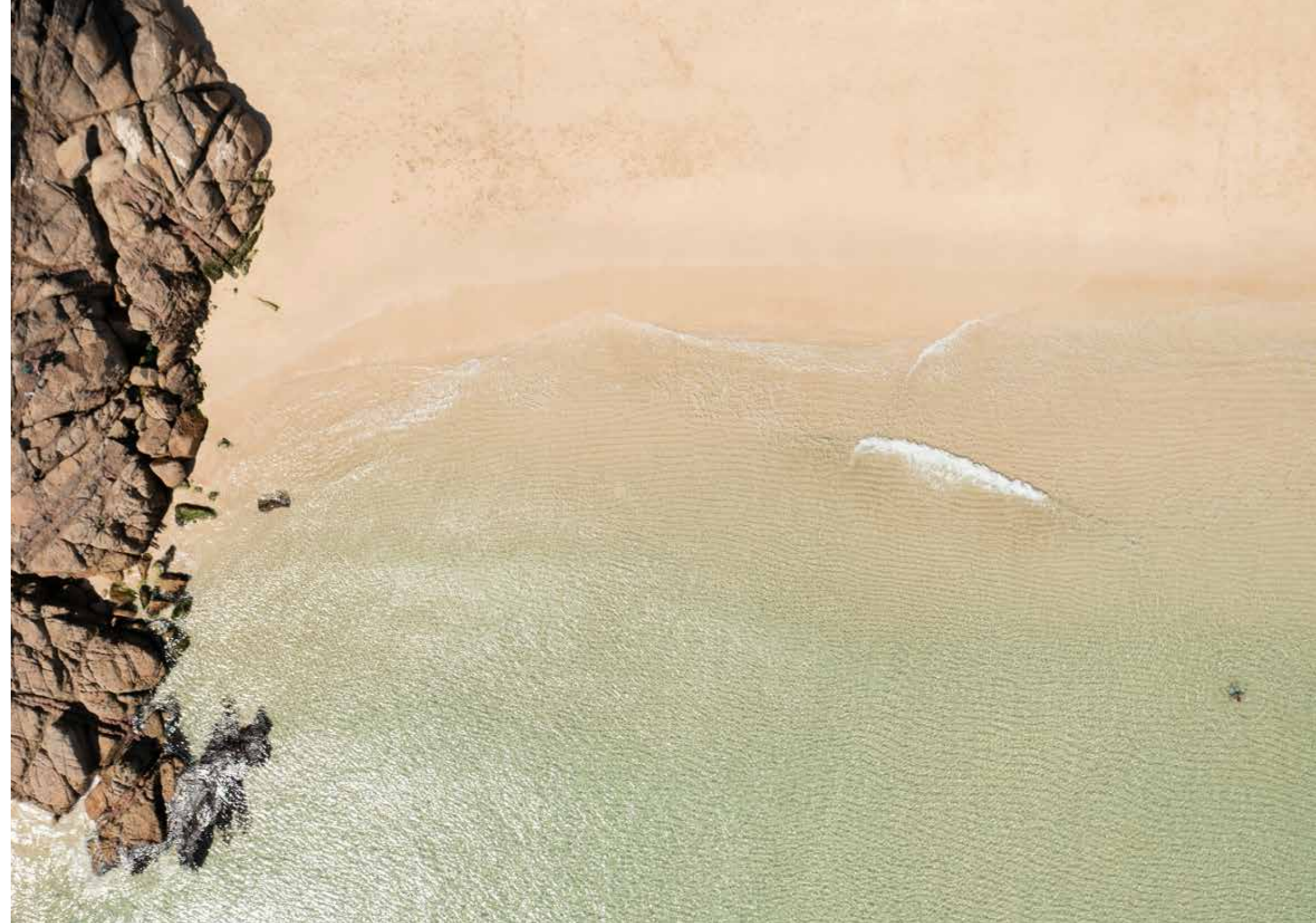
The importance of the coastline to Newlyn's economy has always had more to do with the number of boats which leave its harbour than the number of visitors coming to stay close to it.

The harbour's big, busy and home to the UK's biggest fishing fleet. The sheer variety of the catch - more than 50 species - is reflected in the diversity of boats setting out (they can be at sea for a day, close to shore, or for a week-long stint 100 miles away).

Beaches a walk away are mainly small and pebbly, but largely sheltered and good for swimming. The further you venture, the greater your choice, from

Lamorna to the west and Longrock (opposite St Michael's Mount) to the east. The lovely golden sweep of Porthcurno is less than ten miles away, as are a whole range of great beaches.

You're not even limited to one coast, because in Newlyn the peninsula is so narrow that England's north and south coasts are effectively only about ten miles apart (and both are beautiful).



## AND CULTURE

Newlyn's long had a tradition of resilience and independence. It's had little choice, really, being so exposed to the whims of the sea.

It was already an established fishing community by the time the Spanish almost completely destroyed it in 1595. But it was revived and thriving again by the time of The Mayflower in 1620, and it's a good job it was: the pilgrims had set off for the so-called New World from Plymouth, but the water they took was contaminated, so they stopped off in Newlyn to take on fresh supplies.

Newlyn's had a long association with art, too, and maintains it to this day.

From the 1880s to the early 20th century, 'The Newlyn School' was used to describe a community of British artists who settled here, attracted by the low cost of living, the amazing light and the number of people willing to model for little money. The lives of the town's working people were also an attraction; artists often depicted, for example, women looking on anxiously as the boats left, or being comforted as news of a boat lost at sea came in.



Less than ten miles round the bay, high above beautiful Porthcurno beach, is the Minack theatre. Precarious, dramatic and unlikely as it seems way up there on the cliff-top, it's even more remarkable when you realise it was willed into existence by the dogged persistence and physical force of a woman called Rowena Cade.

With helpers, hand-tools (and, occasionally, dynamite), she created a theatre out of a cliff-face in the 1930s. Much of what people see and sit on now was physically made by her from concrete mixed with sand from the beach below (which she carried in sacks all the way from the bottom to the top of the cliffs).

In Newlyn itself you'll find narrow streets, some of which - like Chywoone Hill - steeply follow the lie of the land as it rises from the water's edge. Shops are small, local and independent, for the most part, and there are still well-established and old pubs here too, as well as - obviously - more art galleries than you might reasonably expect in such a small town.



# GROWING POPULARITY OF SHORT BREAK STAYCATIONS

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Now is the time to invest in Cornwall'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:

**+01637861005 | [JULIE@BEACHRETREATS.CO.UK](mailto:JULIE@BEACHRETREATS.CO.UK) | [BEACHRETREATS.CO.UK](http://BEACHRETREATS.CO.UK)**

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# THREE BEAUTIFUL, SECLUDED THREE-STOREY AND TWO TWO-STOREY HOMES ON A NEWLYN HILLSIDE

We're excited to bring our flair for strikingly-designed new homes to this green and high-walled hillside site with views over Newlyn's historic harbour and beyond, out to sea.

Each of the five houses is set in plenty of space, with its own parking area and private garden to the side and rear. And each is carefully designed to reflect and complement the area's built style, in appearance, materials and layout.

Interiors are, as always, courtesy of our partners at Absolute Interiors, award-winning designers of all our developments, so expect these lovely homes to be finished with their trademark creativity and flair.



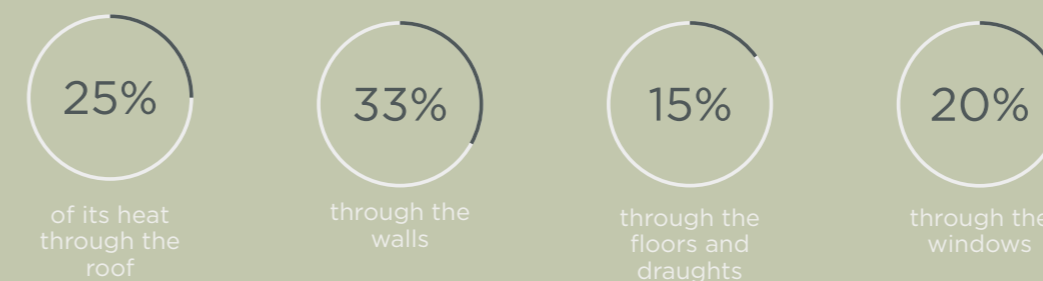


# SPACE, SUSTAINABILITY, VIEWS OF THE SEA

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Our main focus is on energy efficiency, and keeping the SAP (Standard Assessment Procedure) rating as high as possible in our buildings. The higher the SAP rating, the lower the fuel costs and the lower the associated emissions of carbon dioxide. This not only means that owning a new-build property could save money on energy bills, but also that new homes have a reduced impact on the planet.

The way we achieve this increased sustainability rating at Stephens + Stephens is through better insulation of walls, floors, and roof space using rigid foam insulation. Typically an uninsulated house will lose energy in a number of ways:



Government and Home Builders Federation research show the extent to which new builds outperform older homes for energy efficiency. But the same figures also say that only 2% of all new builds gain an Energy Performance Certificate A rating. We're proud that High Tide are part of that 2%, explained not just by our determination and commitment, but by our use of the available technology, such as air source heat pumps.

Other areas we are constantly striving for maximum impact in are by making our windows more efficient, with not only an aesthetically and functional design at the forefront of our thinking, but one that will offer energy efficient qualities with improved U-values. Incorporating energy-efficient lighting and power control systems. And finally, we strive to use materials that are from sustainable sources, with wood flooring and cladding and timber from certifiable and traceable sources - managed by the FSC.

**FIND OUT MORE**  
[stephensandstephens.com/sustainability](https://stephensandstephens.com/sustainability)



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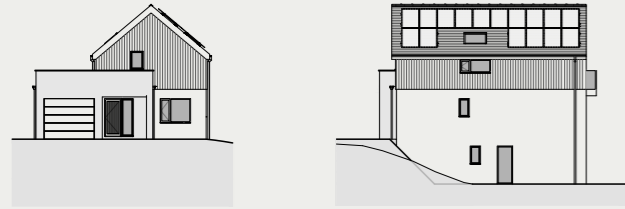
## SECLUDED HOMES ON A NEWLYN HILLSIDE

High Tide is set back from Chywoone, one of Newlyn's characteristically steep hills which wind all the way up from the harbour.

From a distance it's hard to see the space High Tide has, but behind stone walls and mature growth are deceptively ample grounds for these three three-storey and two two-storey homes. Newlyn looks not just out to sea but back across the beautiful crescent sweep of the bay, past Penzance to St Michael's Mount.

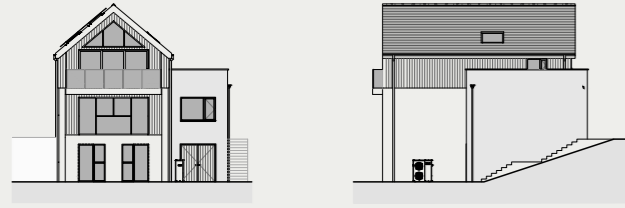
This is the view residents will enjoy from homes which feature a blend of timber-cladding and render (blending with the local vernacular), built-in solar roof-panels and Air Source renewable heat pumps, and reversed accommodation, with common living quarters occupying generously-sized third storeys with masses of glazing out over mature trees and sea views.





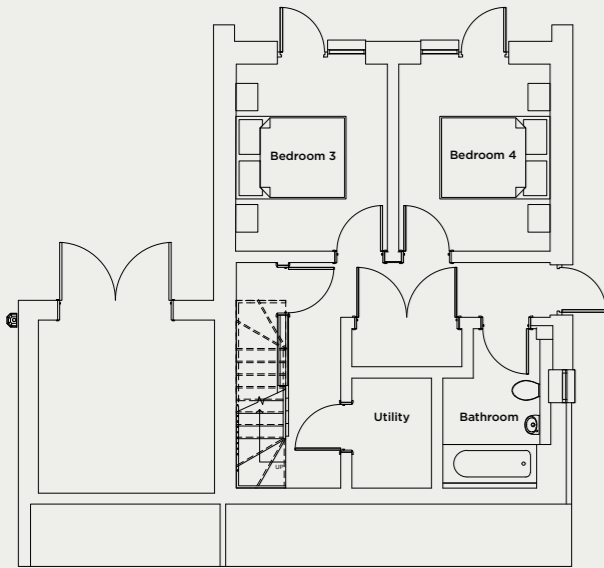
SOUTH WEST

SOUTH EAST

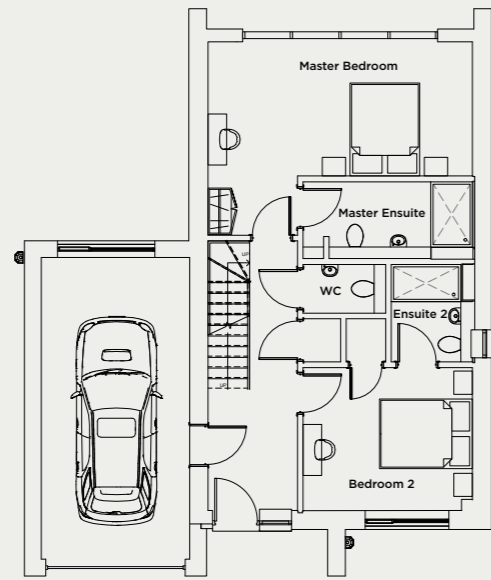


NORTH EAST

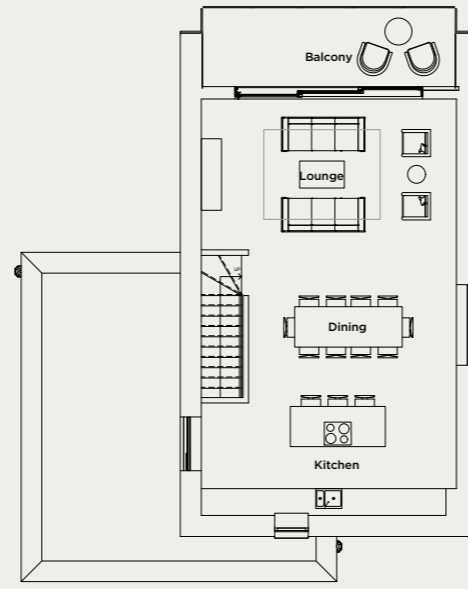
NORTH WEST



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

# 1

## PLOT ONE

### PLOT 1

### THREE STOREYS, FOUR BEDROOMS, BAGS OF SPACE INSIDE AND OUT

Starting on the lower ground floor, you'll find two bedrooms, a bathroom and storage / utility space. Up the stairs, on the ground floor, there are two generous ensuite bedrooms and an extra (cloakroom) toilet. The upper - first - floor features an expansive, contemporary, house-size living area comprising open kitchen-and-dining area and a spacious lounge; wide glazed doors give you access to the balcony and terrace if the weather's good, and a great view out to sea if it's not.

### LOWER GROUND FLOOR

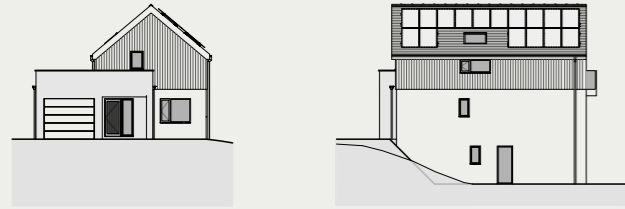
Bedroom 3	9.62 sqm
	103.5 sqf
Bedroom 4	9.62 sqm
	103.5 sqf
Bathroom	4.91 sqm
	52.9 sqf
Utility	2.87 sqm
	30.9 sqf

### GROUND FLOOR

Master Bedroom	19.18 sqm
	206.5 sqf
Master Ensuite	6.09 sqm
	65.5 sqf
Bedroom 2	11.19 sqm
	120.4 sqf
Ensuite 2	3.75 sqm
	40.4 sqf
WC	1.86 sqm
	20 sqf

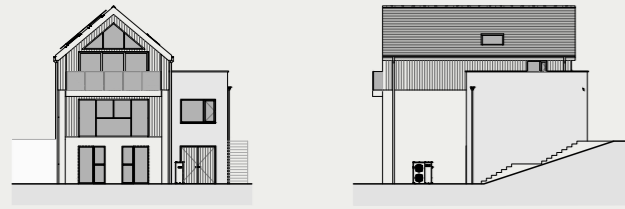
### FIRST FLOOR

Dining / Kitchen	30.11 sqm
	324.1 sqf
Living	19.25 sqm
	207.2 sqf
Balcony	9.81 sqm
	105.6sqf



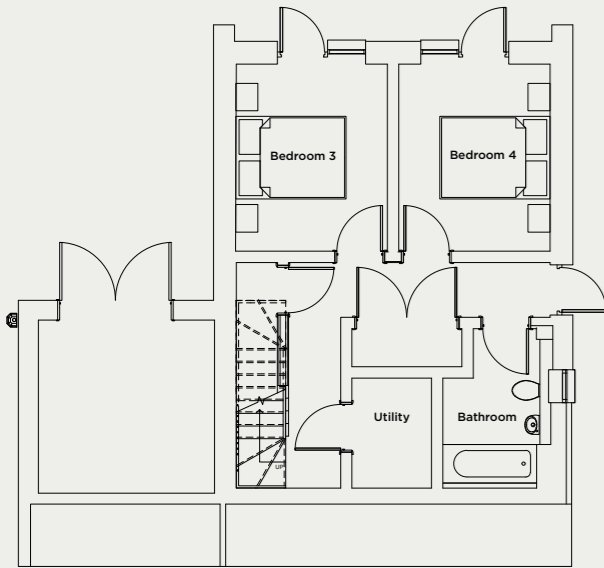
SOUTH WEST

SOUTH EAST

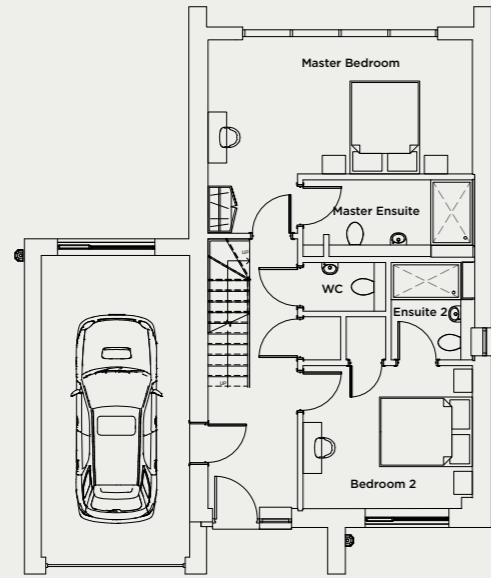


NORTH EAST

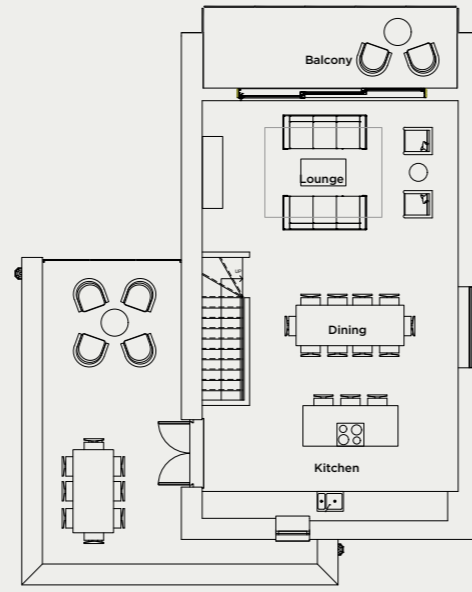
NORTH WEST



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

# 2

## PLOT TWO

### PLOT 2

### THREE STOREYS, FOUR BEDROOMS, EVEN MORE SPACE INSIDE AND OUT

Starting on the lower ground floor, you'll find two bedrooms, a bathroom and storage/utility space. Up the stairs, on the ground floor, there are two generous ensuite bedrooms and an extra (cloakroom) toilet. The upper - first - floor features an expansive, contemporary, house-size living area comprising open kitchen-and-dining area and a spacious lounge; wide glazed doors give you access to the balcony and terrace if the weather's good, and a great view out to sea if it's not.

### LOWER GROUND FLOOR

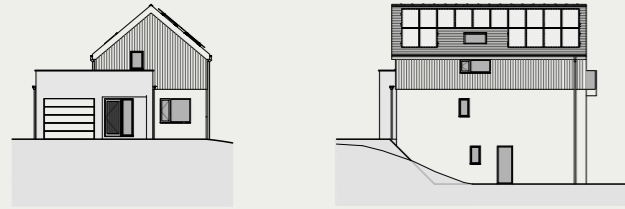
Bedroom 3	9.62 sqm 103.5 sqf
Bedroom 4	9.62 sqm 103.5 sqf
Bathroom	4.91 sqm 52.9 sqf
Utility	2.87 sqm 30.9 sqf

### GROUND FLOOR

Master Bedroom	19.18 sqm 206.5 sqf
Master Ensuite	6.09 sqm 65.5 sqf
Bedroom 2	11.19 sqm 120.4 sqf
Ensuite 2	3.75 sqm 40.4 sqf
WC	1.86 sqm 20 sqf

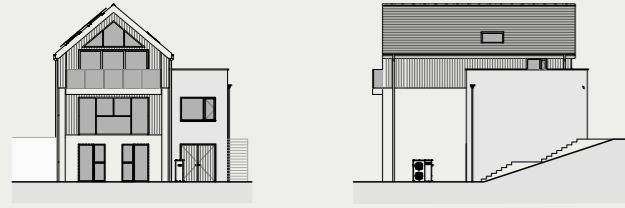
### FIRST FLOOR

Dining / Kitchen	30.11 sqm 324.1 sqf
Living	19.25 sqm 207.2 sqf
Balcony	9.81 sqm 105.6 sqf
Roof Terrace	31.72 sqm 341.4 sqf



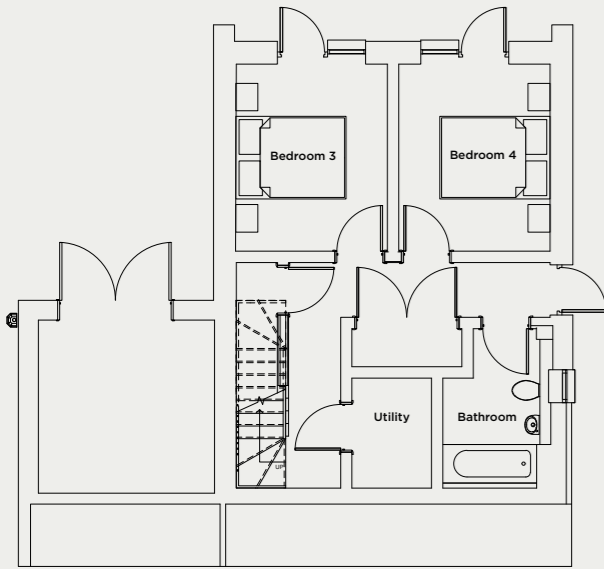
SOUTH WEST

SOUTH EAST

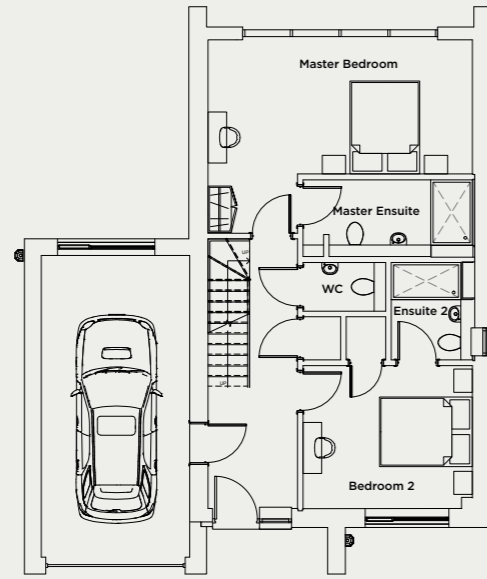


NORTH EAST

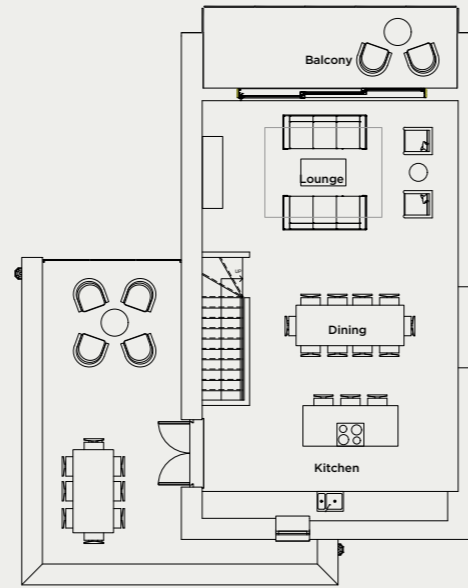
NORTH WEST



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

# 3

## PLOT THREE

### PLOT 3

### (ALSO) THREE STOREYS, FOUR BEDROOMS, EVEN MORE SPACE INSIDE AND OUT

Features identically generous proportions, open-plan living area, number of rooms and access to balcony and terrace area as Plots 2.

### LOWER GROUND FLOOR

Bedroom 3	9.62 sqm 103.5 sqf
Bedroom 4	9.62 sqm 103.5 sqf
Bathroom	4.91 sqm 52.9 sqf
Utility	2.87 sqm 30.9 sqf

### GROUND FLOOR

Master Bedroom	19.18 sqm 206.5 sqf
Master Ensuite	6.09 sqm 65.5 sqf
Bedroom 2	11.19 sqm 120.4 sqf
Ensuite 2	3.75 sqm 40.4 sqf
WC	1.86 sqm 20 sqf

### FIRST FLOOR

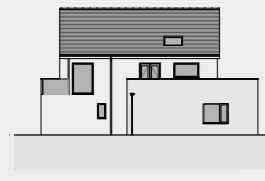
Dining / Kitchen	30.11 sqm 324.1 sqf
Living	19.25 sqm 207.2 sqf
Balcony	9.81 sqm 105.6 sqf
Roof Terrace	31.72 sqm 341.4 sqf



SOUTH WEST



SOUTH EAST



NORTH EAST



NORTH WEST



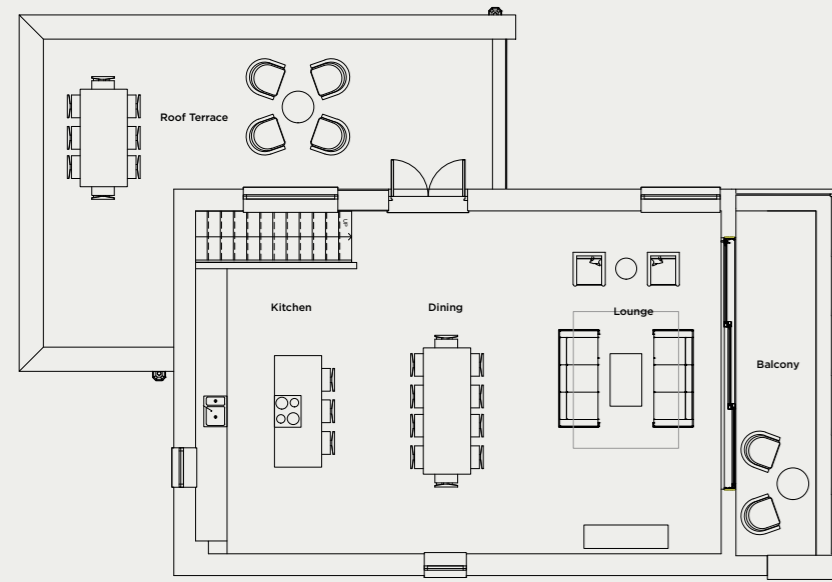
# 4

## PLOT FOUR

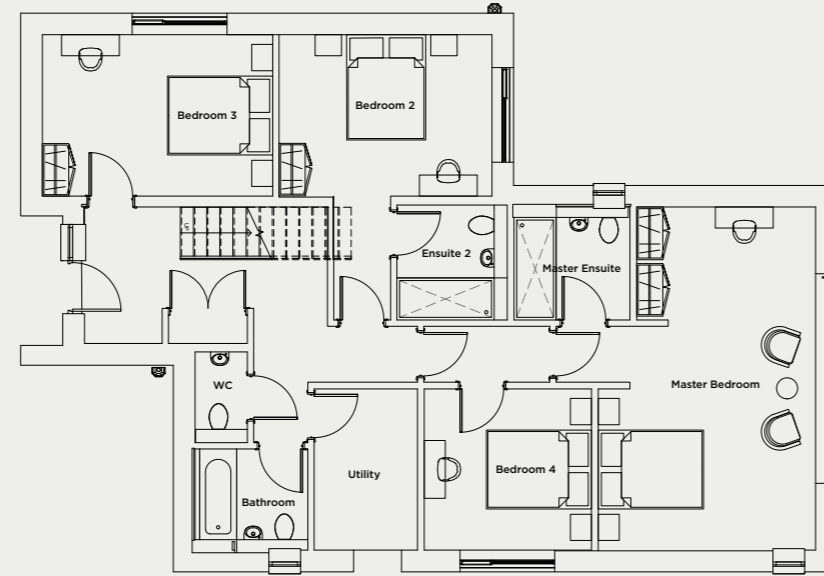
### PLOT 4

### FOUR BEDROOMS, TWO STOREYS AND ALL THE SPACE YOU NEED

What you'll find in Plot 4 adds up to the same accommodation as Plot 1-3, but arranged over two floors instead of three. The ground floor has four bedrooms, two of which are ensuite, plus a family bathroom and a cloakroom toilet. Stairs up to the first floor lead you to a contemporary open kitchen and dining area and a spacious lounge with balcony and large terrace perfect for alfresco dining.



FIRST FLOOR



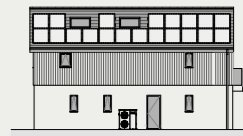
GROUND FLOOR

### GROUND FLOOR

Master Bedroom	25.97 sqm
	279.5 sqf
Master Ensuite	4.79 sqm
	51.5 sqf
Bedroom 2	14.97 sqm
	161.1 sqf
Ensuite 2	4.59 sqm
	49.4 sqf
Bedroom 3	13.42 sqm
	144.4 sqf
WC	1.71 sqm
	18.4 sqf
Bathroom	4.32 sqm
	46.5 sqf
Utility	6.00 sqm
	64.5 sqf

### FIRST FLOOR

Dining / Kitchen	35.06 sqm
	376.71 sqf
Living	26.60 sqm
	286.32 sqf
Balcony	12.58 sqm
	135.4sqf
Roof Terrace	31.72 sqm
	341.4sqf



SOUTH WEST



SOUTH EAST



NORTH EAST



NORTH WEST



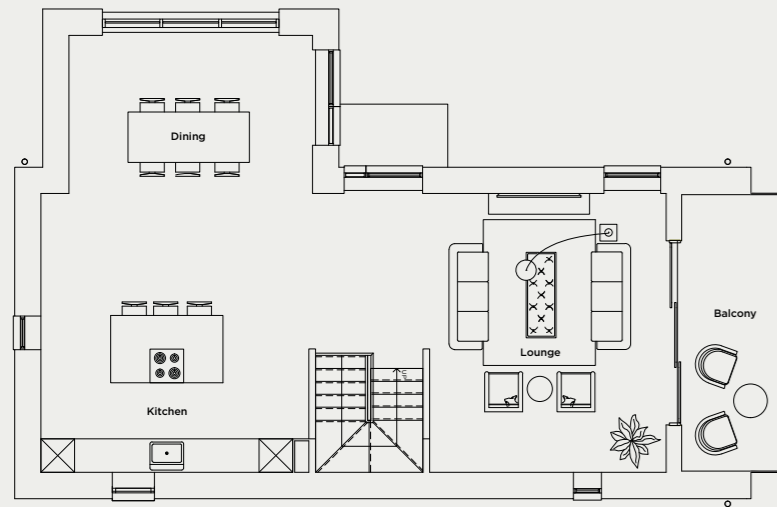
# 5

## PLOT FIVE

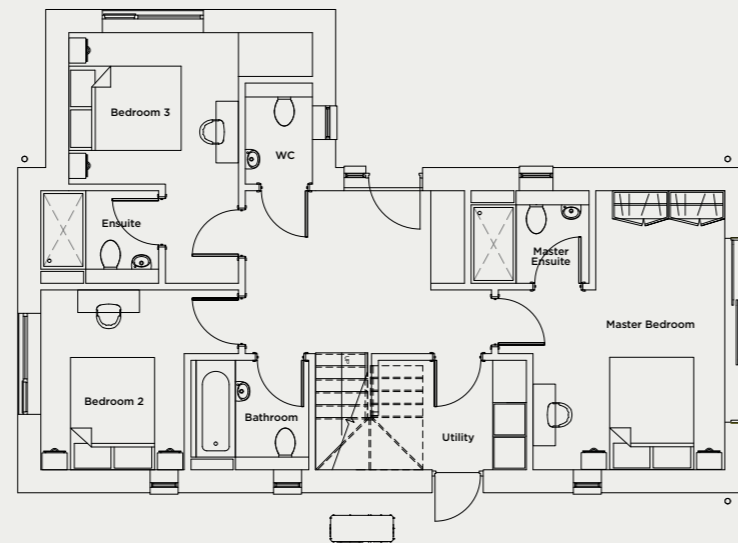
### PLOT 5

### THREE BEDROOMS, TWO STOREYS WITH AN ENVIIOUS OPEN PLAN LIVING SPACE

What you'll find in Plot 5 is arranged over two storeys. The ground floor has three bedrooms, two are ensuite, plus a family bathroom and a cloakroom toilet. Stairs up to the first floor lead you to a contemporary open kitchen and dining area and a spacious lounge with balcony.



FIRST FLOOR



GROUND FLOOR

### GROUND FLOOR

Master Bedroom	15.65 sqm
	168.4 sqf
Master Ensuite	3.4 sqm
	36.5 sqf
Bedroom 2	11.5 sqm
	123.7 sqf
Ensuite	3.46 sqm
	37.2 sqf
Bedroom 3	9.28 sqm
	99.8 sqf
Bathroom	4.09 sqm
	44 sqf
WC	2.13 sqm
	22.9 sqf
Utility	3.6 sqm
	38.7 sqf

### FIRST FLOOR

Dining / Kitchen	25.48 sqm
	274.2 sqf
Living	27.19 sqm
	292.6 sqf
Balcony	8.8 sqm
	94.7 sqf





## INTERIORS BY ABSOLUTE

Absolute Interiors is Stephens + Stephens' sister business: award-winning, Cornwall-based designers with over 30 years' experience. Whether it's national hospitality and retail businesses, private clients or property developments like High Tide, Absolute combine creativity, flair and inspired, luxury design with a love for Cornwall, and an unparalleled understanding of what works here and what people want.

Left - Cliff Edge, Newquary - Dining  
Right - Breakwater, Pentire



## HOMES BY S+S

Your S+S Home Concierge.

At Stephens + Stephens, we want your experience of buying your new home to be simple and straightforward; to make this happen we will always try to be as clear as possible.

We pride ourselves on being a multiservice agency that does the hard work for you. From the moment you sign your contract to when you collect your keys, we will be there with our positive can-do attitude and a focused eye for detail.

Developing luxury properties in Cornwall has been our business and passion for more than 30 years. Your new, high-quality home will be uniquely designed, meticulously finished, combining energy-efficient products and materials with modern technology. And we're always determined that our service to buyers is characterised by an attention to detail which runs throughout the whole process, from design, through build, into the smallest last touches.

You can get in touch with the team on:

Phone - 01872 264775

Email - [hello@homesbys-s.com](mailto:hello@homesbys-s.com)



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## **ABSOLUTELY BOUTIQUE, TURNKEY DESIGNER INTERIORS**

Stephens + Stephens are not only happy for Absolute to handle all the interior design work for each new home, they also offer you a turnkey service which means the complete, wraparound, no-fuss delivery of all interiors for your High Tide home.

Furniture, fabrics, appliances and fittings, down to the last detail: all taken care of, in consultation with you, to ensure a premium 'plug-and-play' finish and feel from an award-winning studio, as well as a hassle-free experience for you.

# SPECIFICATION

## ENTRANCE

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

## ENTRANCE HALL

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

## 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

## KITCHEN

- Contemporary kitchens
- Induction hob
- Full height fridge freezer
- Electric fan oven
- Built in microwave
- Worktop
- Extractor
- Dishwasher

## BEDROOMS

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

## BATHROOMS

- Heated towel radiator
- Ceramic tiled floor and walls
- Hidden cistern toilet
- Contemporary sanitaryware
- Illuminated mirror
- Shaving point
- Contemporary taps and showerheads

## HEATING

- Underfloor heating controlled by air source heat pump system

## HOT WATER

- Hot water cylinder controlled by air source heat pump system

## BALCONIES

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

## CAR PARKING

- Garage and driveway parking

## EXTERNAL (REAR)

- Private turfed garden
- Rear patio
- Outdoor lights

## FENESTRATION

- Triple glazed powder coated aluminium

## SUPERSTRUCTURE

- Structural engineer mass filled concrete foundations
- Off site manufactured modular frame system which includes warm roof system. This will allow a passive house design with 0% air lose

## EXTERNAL WALLS

- Walls fully insulated
- Clad with maintenance free self-cleaning render and Marley smooth Cedral click self-coloured cladding, which requires no painting
- Natural slate tiled roof with vapour control underlay
- Solid insulation warm roof design with upper cut structural roof

## TENURE

- Freehold

## BUILDING WARRANTY

- 10 year guarantee with insurance

## MAINTENANCE

- Plots 1,2,3, 4 and 5 please contact sales team
- All charges to be paid monthly by Direct Debit

Please note specification is indicative and may vary.

Specification may change plot to plot and choices are dependent on build programme and set allowances.



# DISCOVER MORE

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BY STEPHENS + STEPHENS GROUP

**one**  
PENTIRE

A NEW WAVE OF LIFE AND STYLE  
74 LUXURY APARTMENTS

📍 ONE PENTIRE  
NEWQUAY



**SOUTHSHORE**

SOUTHSIDE STYLE, SEA BREEZES  
+ SHIMMERING SUNRISES

📍 SEATON  
CORNWALL



