

# TORS PARK

— L Y N M O U T H —

# TORS PARK

L y n m o u t h , D e v o n

An exclusive development of luxury apartments with stunning views over Lynmouth harbour.

With unique planning consent, owners can occupy the apartments themselves or invest in them as holiday lets.

ESCAPE EXPLORE ENJOY







Located above the picturesque village of Lynmouth and surrounded by the breath-taking scenery of Exmoor National Park; Tors Park is a new development of 36 luxury apartments designed with style and character to reflect this stunning coastal location.





ESCAPE EXPLORE ENJOY

Originally built in a baronial style, featuring conical towers, decorative window gables and tall casement windows; the building has been inspirationally restored to create a wondrous place to live.

The design respects the heritage of the original building, whilst at the same time creating exclusive apartments for those seeking a modern, coastal haven.

This magnificent, cliff-side location is nestled against the rugged Exmoor coastline, with wonderful, wooded grounds and has spectacular, panoramic views of Lynmouth harbour.

With sustainability at the heart of design, the development has sympathetically incorporated eco-friendly features, such as solar panels and electric car charging points.

ELEGANT AND CONTEMPORARY, THE APARTMENTS ALL FEATURE PRIVATE BALCONIES OR TERRACES...



...FROM WHICH TO ENJOY THE OUTSTANDING VIEWS.



# ESCAPE



At Tors Park, you only have to look out of the window to ignite a sense of rejuvenation, with views to stir the soul and awaken the senses.

Life in Lynmouth is like no other. Located on the northern edge of Exmoor on the magnificent North Devon Coast, with its vibrant local community and spectacular scenery of Exmoor National Park; it's easy to see why this fabulous destination is the place to escape the everyday.

The stylish Tors Park apartments are a haven in themselves, nestled in an imposing cliff top position, offering panoramic sea views.

This is a place where you can reconnect with yourself, the people around you and with nature. Lynmouth provides an escape from modern living, with its rows of charming fishing cottages and shops, cafes and restaurants that cluster around the pretty harbour.

# EXPLORE

Lynmouth is a joy for walkers, with the dramatic coastline, open moors, secluded river valleys and wooded areas to discover. Several hundred miles of footpaths, tracks and trails can be explored along this rich and varied landscape.

# ENJOY



Exmoor National Park offers a tranquil wilderness, where coast meets country. This is a place to treasure, where the Exmoor ponies roam and expansive moors can be discovered.

There is a vast array of wildlife and vegetation in the area found nowhere else in Britain. Designated a 'Dark Skies Reserve', Exmoor has some of the darkest skies in the UK, perfect for stargazing.





# THE APARTMENTS



These exclusive coastal apartments in Lynmouth all feature a private balcony or terrace from which to enjoy the outstanding views. Designed with style and character to reflect their coastal location, the apartments are situated amongst oak and pine trees.

Each apartment has been designed with both opulence, comfort and connectivity in mind, with the inclusion of superfast broadband. Matte white walls within the properties create a clean canvas, complemented

by the beautiful engineered oak flooring and soft carpeted bedroom and landing areas. All kitchens have high-specification built-in appliances and sleek, quartz stone worktops. The islands, with pendant lighting overhead, are a real feature for entertaining friends or for cosy family gatherings.

The air of elegance is continued throughout the bathrooms, with beautiful tiling, concealed fittings and illuminated mirrors. Lighting in the apartments is both bright and contemporary.





THE HIGH STANDARD OF CRAFTSMANSHIP AND QUALITY OF FITTINGS ARE REFLECTED THROUGHOUT EACH APARTMENT.



# LOWER GROUND FLOOR



1	WATERSMEET VIEW	979 SQ FT
2	WATERSMEET TERRACE	990 SQ FT
3	WATERSMEET POINT	775 SQ FT
4	WATERSMEET REACH	775 SQ FT
5	WATERSMEET WATCH	990 SQ FT
6	WATERSMEET EDGE	904 SQ FT

## KEY



ESTUARY VIEW



DUPLEX



# GROUND FLOOR



1	WATERSMEET VIEW	979 SQ FT
2	WATERSMEET TERRACE	990 SQ FT
3	WATERSMEET POINT	775 SQ FT
4	WATERSMEET REACH	775 SQ FT
5	WATERSMEET WATCH	990 SQ FT
6	WATERSMEET EDGE	904 SQ FT
7	HARBOUR TERRACE A	657 SQ FT
8	HARBOUR TERRACE B	688 SQ FT
9	HARBOUR POINT	1,087 SQ FT
10	HARBOUR REACH	775 SQ FT
11	HARBOUR WATCH	861 SQ FT
12	HARBOUR EDGE	732 SQ FT
13	HARBOUR VIEW	753 SQ FT
14	BAY VIEW	657 SQ FT
15	BAY TERRACE	926 SQ FT

## KEY



SEA VIEW



ESTUARY VIEW



DUPLEX



COTTAGE



APARTMENT

# FIRST FLOOR



9	HARBOUR POINT	1,087 SQ FT
10	HARBOUR REACH	775 SQ FT
11	HARBOUR WATCH	861 SQ FT
12	HARBOUR EDGE	732 SQ FT
13	HARBOUR VIEW	753 SQ FT
16	HARBOUR REST	1,508 SQ FT
17	BAY POINT	1,485 SQ FT
18	CLIFFTOP POINT	753 SQ FT
19	CLIFFTOP REACH	646 SQ FT
20	CLIFFTOP WATCH	646 SQ FT
21	CLIFFTOP EDGE	829 SQ FT

K E Y



SEA VIEW



ESTUARY VIEW



COTTAGE



APARTMENT



# SECOND FLOOR

22	OCEAN TERRACE	1,142 SQ FT
23	OCEAN POINT	786 SQ FT
24	OCEAN REACH	646 SQ FT
25	OCEAN LOOKOUT	840 SQ FT
26	OCEAN EDGE	646 SQ FT
27	OCEAN VIEW	786 SQ FT
28	WATCHTOWER REACH	1,162 SQ FT
29	OVERWATER POINT	1,151 SQ FT
30	OVERWATER REACH	903 SQ FT
31	OVERWATER WATCH	903 SQ FT
32	OVERWATER PENTHOUSE	1,221 SQ FT



KEY



SEA VIEW



ESTUARY VIEW



DUPLEX



APARTMENT

# MEZZANINE FLOOR



23	OCEAN POINT	786 SQ FT
24	OCEAN REACH	646 SQ FT
25	OCEAN LOOKOUT	840 SQ FT
26	OCEAN EDGE	646 SQ FT
27	OCEAN VIEW	786 SQ FT
29	OVERWATER POINT	1,151 SQ FT
30	OVERWATER REACH	903 SQ FT
31	OVERWATER WATCH	903 SQ FT
32	OVERWATER PENTHOUSE	1,221 SQ FT
33	WATCHTOWER PENTHOUSE	1,010 SQ FT
34	OCEAN PENTHOUSE	1,612 SQ FT

K E Y



SEA VIEW



ESTUARY VIEW



DUPLEX



APARTMENT

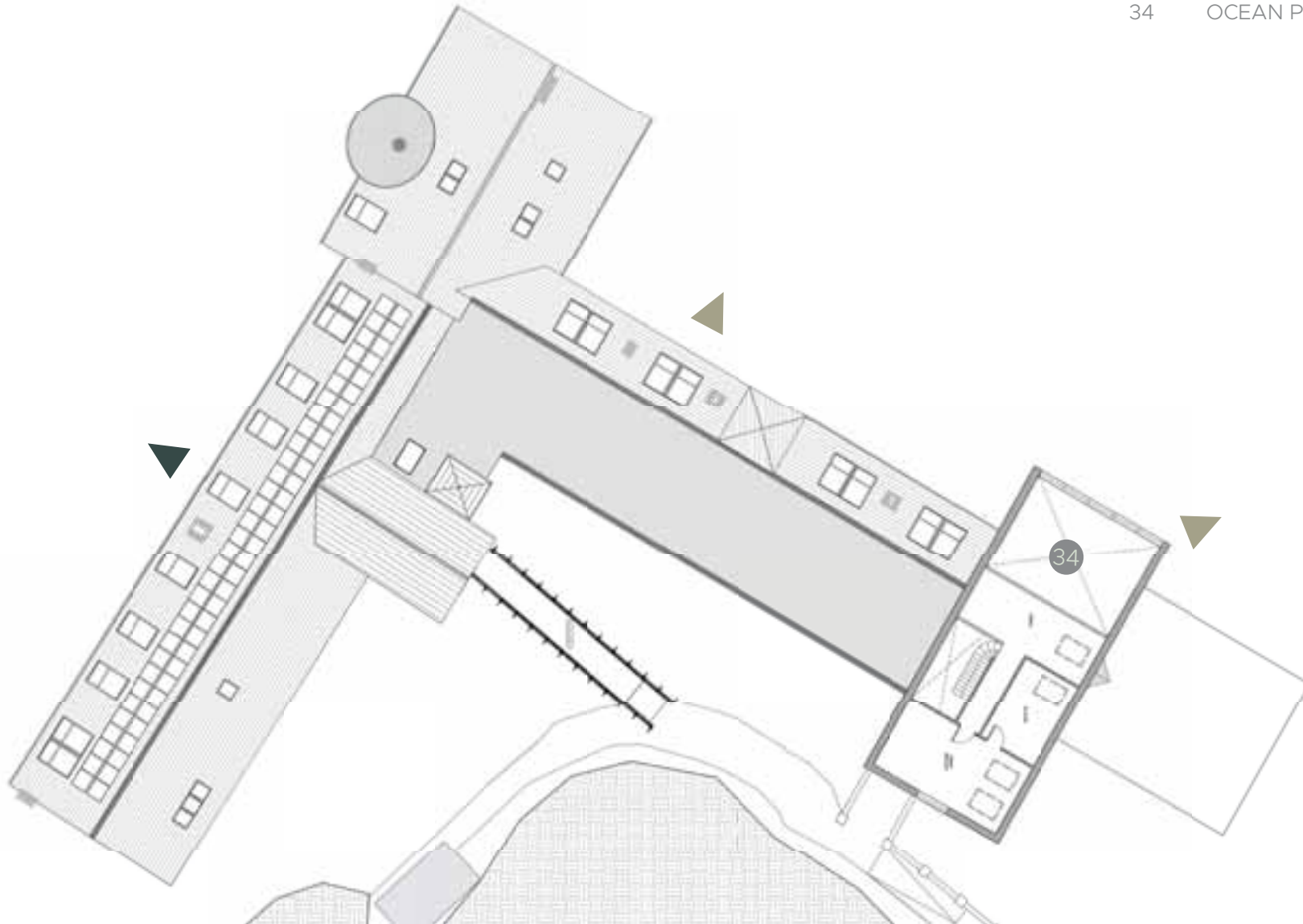


# UPPER MEZZANINE FLOOR

34

OCEAN PENTHOUSE

1,612 SQ FT



KEY

ESTUARY VIEW

DUPLEX

# SPECIFICATION



## PLUMBING & HEATING

Independent central heating

System boiler with storage cylinder

Compact radiators with control via smartphone

Outside tap on terraces (refer to plans)

Communal taps (refer to plans)

## KITCHEN & UTILITY

Stainless steel underslung bowl to kitchen

Colour options for worktop, 20mm quartz stone as standard -upgrade available - 30mm optional\*

Extractor hood integrated in kitchen units (refer to kitchen layout)

Ceiling extractor hood - island (refer to kitchen layout)

Grid switch to control appliances

## KITCHEN APPLIANCES

Single oven - 4 ring induction hob

Fridge freezer 70/30 integrated

Integrated dishwasher and microwave  
Neff visible appliances

## INTERNAL FINISHES

Ceilings and walls to be dry-lined and

finished in off-white matt emulsion. Colour options available\*

Internal woodwork to be finished in white satin oil based paint. Colour options available\*

## INTERNAL JOINERY

Internal doors: flush white

150mm skirting, 100mm architrave - square edge

Staircases: softwood stringer, balusters, newels, square edge, choice of finishes, oak handrails. English oak upgrade available\*

All cupboard internal walls constructed in stud (metal or timber) will be lined in OSB (or similar) behind the plasterboard to provide a future fixing for shelving

## FLOORING

Ceramic tiling to bathroom

Optional ceramic tiling to Kitchen

Ceramic tiles to kitchen

Engineered oak flooring

Carpet to all bedrooms/landings

## LIGHTING

Kitchen, recessed LED down lighters  
Kitchen, pendant lighting over island - optional

Kitchen, LED pelmet lighting to underside of wall units

Dining area, recessed LED down lighters

Bathroom, recessed LED down lighters

Ensuite, recessed LED down lighters

Bedrooms, recessed LED down lighters

Downlight options available

External wall mounted light adjacent front door

## SANITARYWARE

Rak, Grohe and Vado

Bathroom & ensuite walls behind all sanitaryware constructed in stud (metal or timber) will be lined in OSB (or similar) behind the plasterboard to provide a future fixing for appliances & grab rails etc.

## DOOR IRONMONGERY

Internal door ironmongery, satin chrome levers on rose

Engraved slate

## BATHROOM

Fully tiled walls above bath/shower, half height tiled walls behind boxings in bathrooms (refer to working drawings)

Vanity unit (upgrade)\*

Thermostatic shower above bath

Shower cubicle including thermostatic shower

Toughened glass shower enclosures, sliding door

Wall mounted shower screen above bath, clear glass

Low profile solid shower tray (refer to plan)

Wall mounted combined bath & shower controls

Back to wall WC

Concealed cistern to WC

Bath with no tap holes, bath filler from overflow and control via shower controls

Mirror cabinet, demister pad and dual voltage shaver socket

Chrome heated towel rail

## EN - SUITE

Fully tiled walls above bath half height tiled walls behind boxing (refer to working drawings)

Vanity unit (upgrade)\*

Back to wall WC

Concealed cistern to WC

Low profile solid shower tray  
Thermostatic shower

Toughened glass shower enclosure, sliding door

Toughened glass fixed shower screen

Mirror cabinet, demister pad and dual voltage shaver socket

Chrome heated towel rail

## CLOAKROOM

Tiling to cloakroom behind WHB

Mirror above WHB

Back to wall WC pan with concealed cistern

Wall hung hand basin

## ELECTRICAL

Plate brushed stainless steel - screwless

TV point to all bedrooms

Plate brushed stainless steel - screwless  
Media panel to contain 2 switched sockets, USB, data port and HDMI connection

Double socket with USB to living area, kitchen, bedroom

BT Open Reach highspeed fibreoptic - expected connection speeds in excess of 200mbps

Shared satellite connection - SkyTV (own subscription required)

## WINDOWS

White exterior aluminium / timber composite frames with white interior

Double glazed

## EXTERNAL DOORS

Front doors - timber painted estate grey  
French doors to terraces (refer to plan)

Bi-fold doors to access balcony areas (refer to plan)

## WARDROBES

Fitted wardrobes to master bedroom

Optional fitted wardrobes to bedrooms 2 and 3

## EXTERNAL FINISHES

Natural slate roof

Render system to all external elevations

Paving to all terraces, ground floor balconies

Aluminium decking to all upper floor balconies

Glazed balustrades with stainless steel handrails

## CAR PARKING

All apartments benefit from an allocated parking space. Spaces can be upgraded to an electric charging point on a first come first serve basis.

There are an additional 4 pay-as-you-go electric charging spaces available to residents and visitors.

There are 5 spaces available to visitors.

7 additional spaces are also available for purchase on a first come first serve basis.

\* Limited time only

Specification listed may be subject to change



# HOLIDAY LETTING OPPORTUNITIES

There has never been a better market for holiday letting in the UK. Tors Park has amazing views of Lynmouth harbour and the Lyn valley, a sought-after location that make them extremely desirable to holiday makers.

Tors Park is unique in having planning consent that allows owners to live in an apartment or holiday let it as they wish. As an owner, you simply switch between owner occupation and holiday let occupation by informing the Management Company (terms and conditions apply).

We provide Holiday Rental Management as an end-to-end service. Owners can lock-up-and-go with confidence as our in-house team manages holiday let marketing and bookings, guest interaction, turn-around, laundry, property maintenance and revenue management so that

you can enjoy your property and generate income from it without the hassle of managing it.

We offer specially curated holiday let furniture packages which include everything you need to fully furnish and equip your holiday let including sofas, beds, tables and chairs to kettles, kitchen utensils and cutlery. We supply beautiful products that we have tried and tested to ensure wear and tear is minimised and the appeal of your holiday let is maximised.

Based on our experience of operating holiday apartments at Tors Park you could expect to generate an 8% yield from your apartment from year-round rental (yield is estimated).



## LOCATION

Tors Park is just a 10 minute walk to local shops and restaurants in Lynmouth, a 12 minute walk to the beach. 2 miles from the famous Valley of Rocks and Watersmeet, offering fishing, canoeing and woodland walks.

Lynmouth is twinned with the town of Lynton and is connected via the Victorian Cliff Valley Railway, or by road. Nearby Porlock, with its picturesque harbour, is an ideal place from which to explore the wild and beautiful moorland and rugged coastline of Exmoor and the surrounding area.

Transport links to the area are excellent, with the A39 providing links to the M5 Motorway at Taunton, where there is also a mainline railway station with regular services to London Paddington in under two hours. Airports at Bristol and Exeter provide flights to UK and international destinations throughout the year.

## BEHIND THE DEVELOPMENT

Tors Park has been envisioned by the socially responsible, well established investor SG Capital Partners, a family office who have a holistic attitude to developing, ensuring synergy between the buildings they create and the environment.



SG Capital Partners pride themselves on building homes that are not only ecological, but also stylish and contemporary. They believe in an ethos of wellbeing and wellness, and of connecting people with nature.



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