

THE VILLAS at Polurrian Bay

SIX LUXURY HOLIDAY HOMES
AT POLURRIAN BAY HOTEL



THE VILLAS

Six brand new, very spacious, light and airy open-plan villas, each with a balcony offering panoramic sea views over Mounts Bay.

This is truly a unique opportunity to own one of Cornwall's most select holiday investments enjoying such a privileged location with a 5 year guaranteed income with use of the Hotel facilities. Built in the Polurrian

Bay Hotel grounds, 'The Villas' sit atop the cliffs on the idyllic Lizard Peninsula, gazing out over the English Channel with direct access to the Coastal path. Simply walk to the beach or strike out and explore the heritage coast via the South West Coast Path, or step onto your balcony and watch the sunset shimmer on the Celtic Sea.

The hotel has secured planning for six 3 bed homes with a very attractive leaseback scheme which in addition to spending six weeks a year in your own private villa (at only 20% tariff to cover costs) you'll also earn a true 4.5% fixed return (with no bills) for 5 full years – after which this can be extended by agreement.

Sleek contemporary and styled on classic Edwardian seaside villas of our local coastal villages, the three-bedroom, two-bathroom homes combine classic architecture with luxurious comfort in an unrivalled location. Each home has underfloor heating and powder coated double glazing with impressive first floor vaulted ceilings.

You and your guests can enjoy all the facilities that the Polurrian Bay Hotel has to offer, including two swimming pools, a superb crèche, Spa and excellent dining.

Six Luxury Holiday Homes at Polurrian Bay Hotel.

LOCATION



Situated on the cliffs of the Lizard Peninsula, near Helston, perched above a secluded beach, right on the South West Coast Path.



SITE PLAN



VILLA FLOORPLAN

VILLA FLOORPLANS

Bed 1 Including Ensuite

3.7 x 4.5m plus En-suite
2.9 x 1.5 14'8 x 12'2 + 4'10
x 4'4

Bed 2

3 x 4.6m, 15 x 9'10

Bed 3

3.5 x 4.6m, 15 x 11'6

Family Bath

1.8 x 2.9m, 9'6 x 5'10

Private terrace

4.7 x 1.7m, 15'5 x 5'7

Kitchen

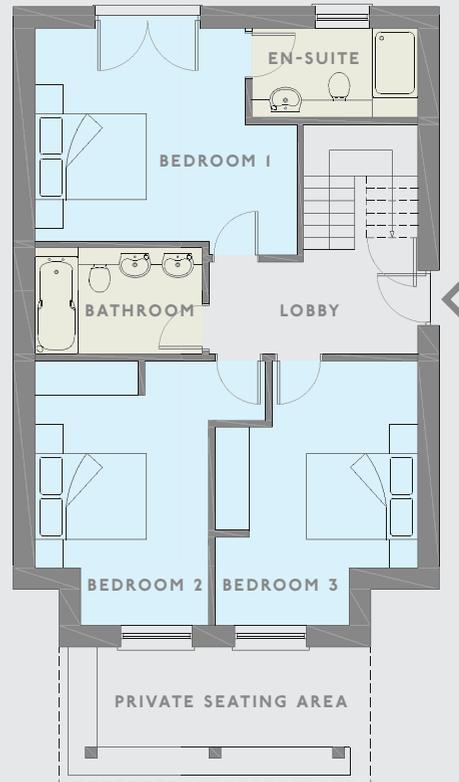
3.3 x 4.5m, 14'9 x 10'9

Lounge & dining room

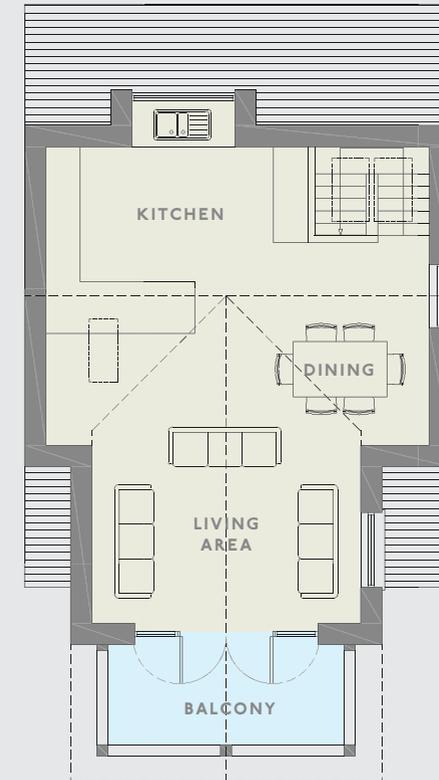
6.7 x 5.7m, 21'10 x 18'7

Balcony

4.1 x 1.7m, 13'5 x 5'7



GROUND FLOOR
67M²
721 SQ FT



FIRST FLOOR
51M²
549 SQ FT



THE MARKET

Investors seeking safe haven investments are buying quality investment homes – particularly along the Cornish Coast – location and quality are paramount – hence the best areas are in high demand – with only 6 homes available off plan now for reservation – with staycations becoming increasingly popular & with the weakness in sterling and low interest rates these exclusive homes are an excellent purchase.





USAGE

As an owner, you can enjoy 6 weeks a year in your luxury villa, exploring the beaches, Coastline, countryside and the old Cornish fishing villages scattered along this stunning coastline.

When you're away, you'll earn from renting your property and get a healthy financial return. The onsite experienced management team will handle everything, from bookings, housekeeping & even interior design, so you won't have to worry. Every quarter you will receive your investment payment for 5 years. Owners weeks carry a 20% of rental charge for admin and cleaning etc. Owners weeks can be used for family or friends.





THE HOTEL

Polurrian Bay is a luxury family hotel perched on the cliffs of the Lizard Peninsula, famous for being where inventor Guglielmo Marconi stayed when he sent the first transatlantic message in 1901. These days, the hotel's classic Edwardian beauty has been revamped in a boutique seaside style, with sea-view lounges and restaurants, chic décor and comfortable, contemporary rooms.

THE HOTEL IS SET IN 12 ACRES OF MATURE, LANDSCAPED GARDENS OVERLOOKING THE SEA.

The grounds include sloping lawns and smaller level areas where you can stroll or simply sit down and take in the sensational sea views. In the evenings, make the most of the hotel's west-facing aspect and watch the sun sink below the horizon, bathing the seascape in soft light.



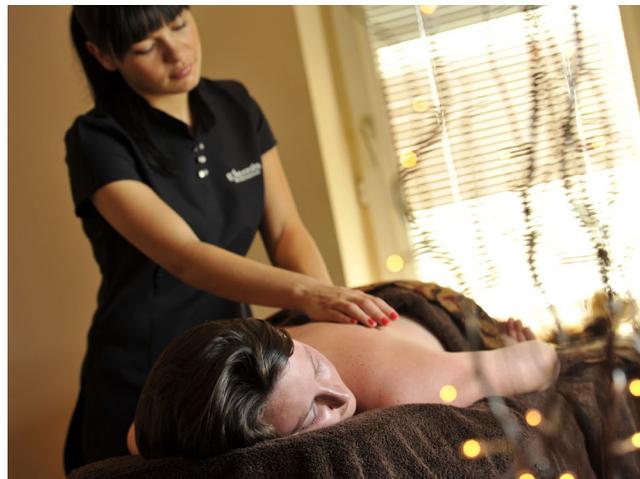
Vista





ON-SITE FACILITIES

Benefit from all that Polurrian Bay has to offer. You and your guests can dine on wonderful local Cornish cuisine in our restaurant or unwind with the leisure facilities with indoor pool & spa. There's also an Ofsted- registered crèche on-site, providing supervised and stimulating play sessions, and a fantastic outdoor pool overlooking the hotel's own private cove of golden sand and sea.



Crèche
facilities





THE RESTAURANTS

Our menus feature seafood plucked fresh from the ocean and ingredients sourced from local growers and artisan suppliers.

Choose casual dining at the Vista or take a table in the restaurant. Our expert chefs create seasonal, Cornish-inspired menus tailored to all tastes, for adults and for children. Using the best local produce from succulent seafood to bangers and mash, mocktails to mussels, we make dining a sensory experience for the whole family.



FURTHER INFORMATION

For further information or to arrange a viewing contact Pure Cornwall Property Sales on

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Please contact the sole agents for availability and the latest prices. Reservations are by receipt of non-returnable deposit of £2500.

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