

# TORS PARK

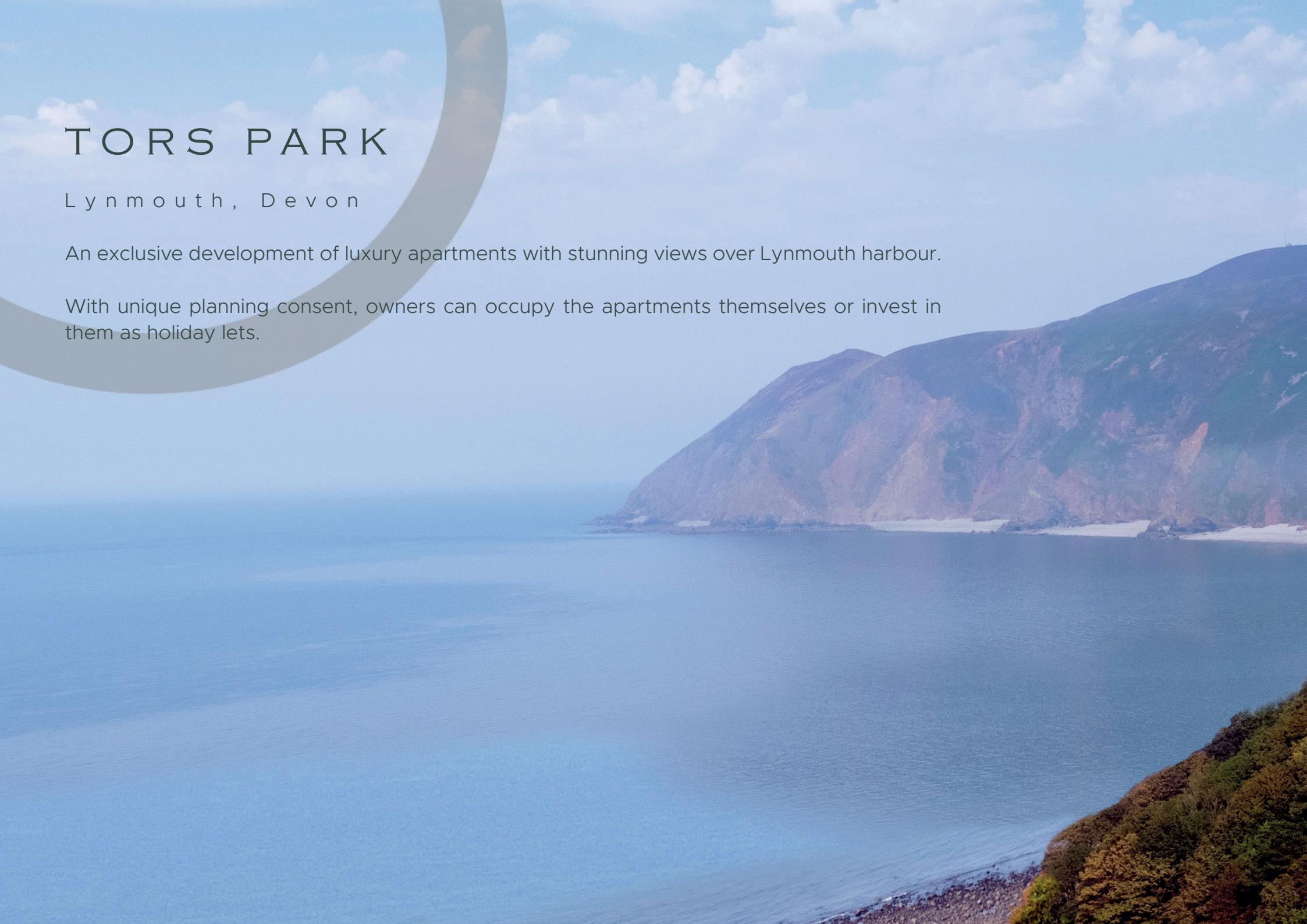
— L Y N M O U T H —

# TORS PARK

Lynmouth, Devon

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.





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.

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



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.



... 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

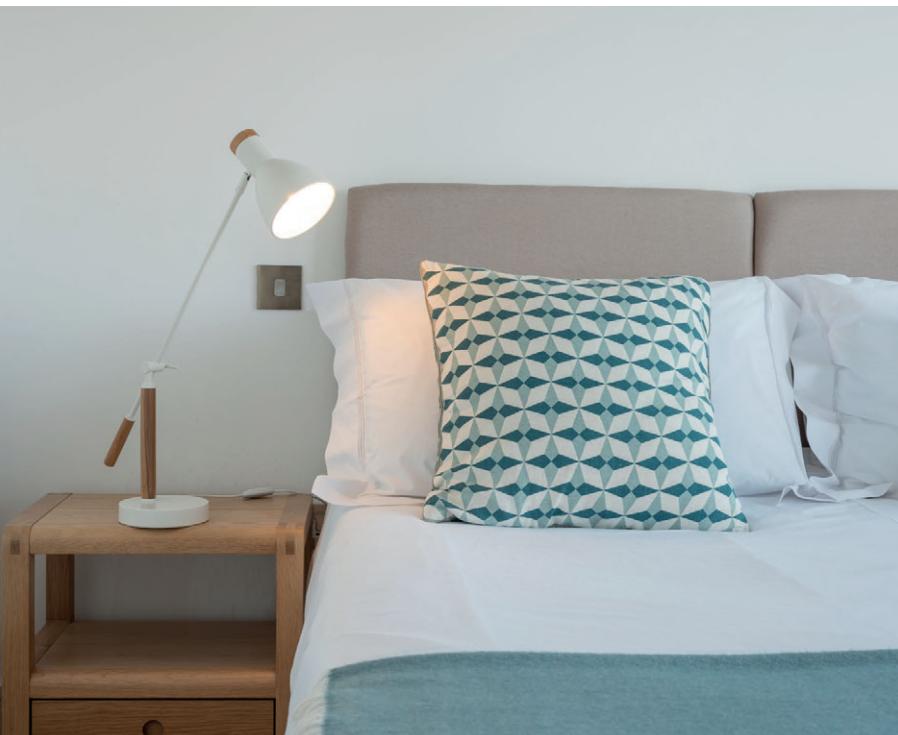


Exmoor National Park offers a tranquil wilderness, where coast meets country. This is a place to treasure, where the Exmoor ponies roam and expansive moors can be discovered.

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.

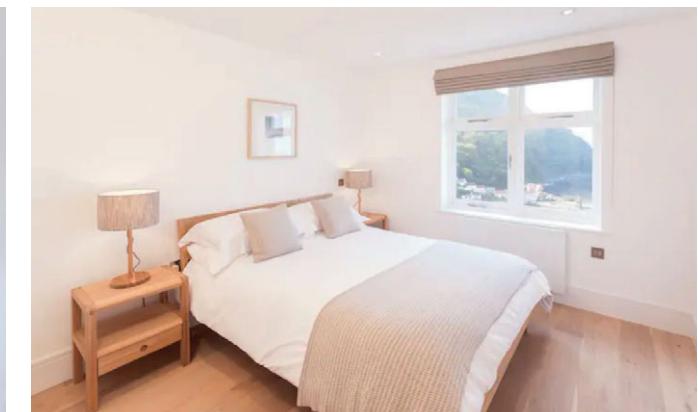
Each apartment has been designed with both opulence, comfort and connectivity in mind, with the inclusion of superfast broadband. Matte white walls within the properties create a clean canvas, complemented by

the beautiful engineered oak flooring. All kitchens have high-specification built-in appliances and sleek, quartz stone worktops. The islands 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 |

K E Y

▲ RIVER GORGE 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
- ▲ RIVER GORGE VIEW
- DUPLEX
- COTTAGE
- APARTMENT
- SOLD

## 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   |

## KEY

SEA VIEW

RIVER GORGE VIEW

DUPLEX

COTTAGE

APARTMENT

SOLD



## 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

RIVER GORGE VIEW

DUPLEX

APARTMENT

SOLD

## 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 |

## KEY

SEA VIEW

RIVER GORGE VIEW

DUPLEX

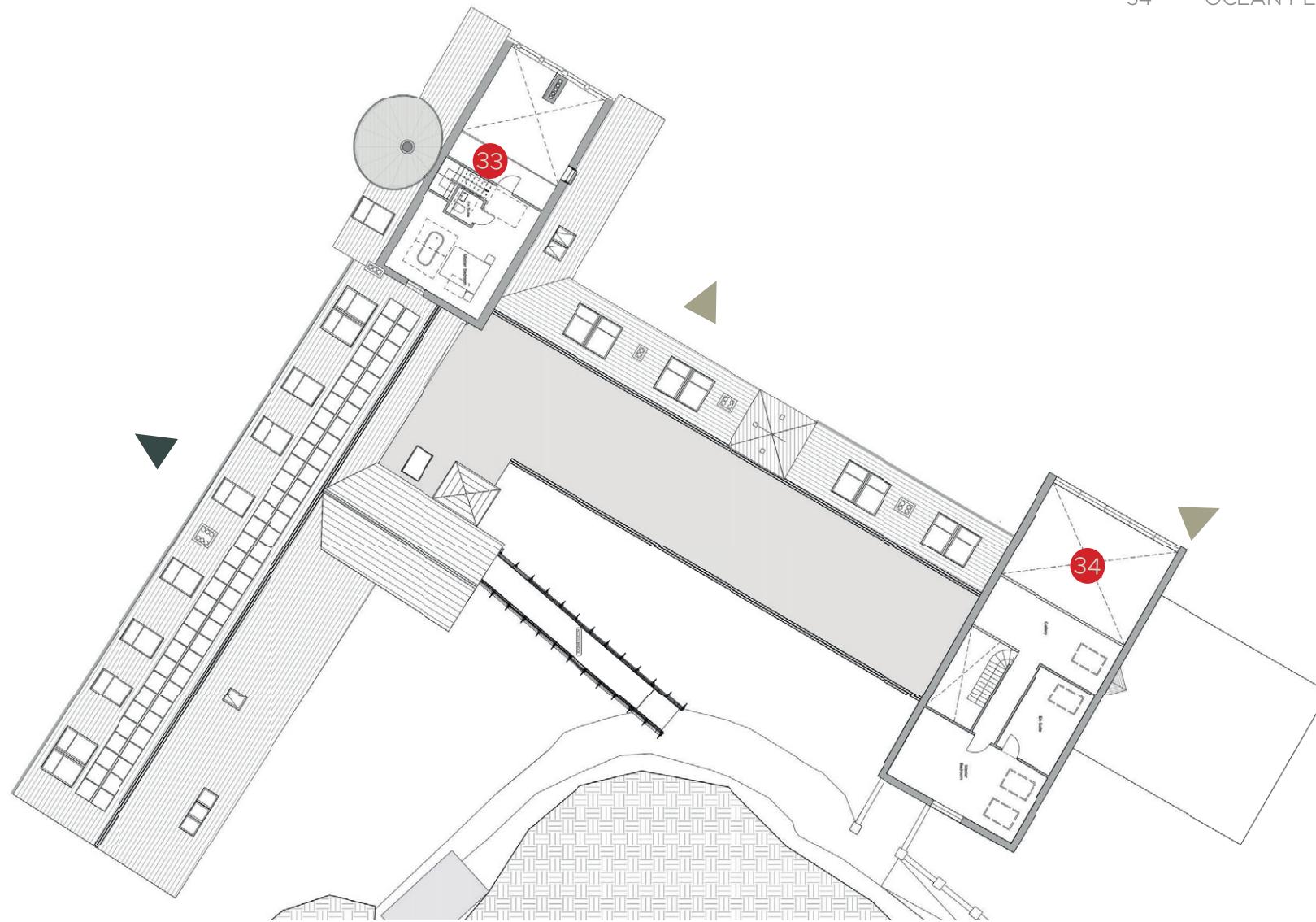
APARTMENT

SOLD

## UPPER MEZZANINE FLOOR

34 — OCEAN PENTHOUSE

1,612 SQ FT



## SPECIFICATION



## PLUMBING &amp; 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 &amp; 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 (refer to plans)
- Integrated dishwasher and microwave
- Neff visible appliances

## INTERNAL FINISHES

- Ceilings and walls to be dry-lined and finished in off-white matt emulsion.
- Internal woodwork to be finished in white satin oil based paint.

## INTERNAL JOINERY

- Internal doors: flush white
- 150mm skirting, 100mm architrave - square edge
- Oak staircases throughout.

## FLOORING

- Ceramic tiling to bathroom
- Ceramic tiles to kitchen
- Engineered oak flooring

## LIGHTING

- Kitchen, recessed LED down lighters
- 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

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

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

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

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

Optional fitted wardrobes to all bedrooms

#### 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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