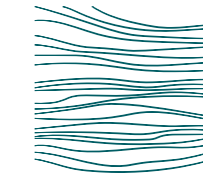


PERRANTIDE

Upton, Bude



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Perrantide is an exclusive new collection of nine luxury waterfront apartments just a stone's throw from the popular seaside town of Bude, North Cornwall, with commanding views out over the Atlantic Ocean.

With the nearest beach only one hundred metres away with sea and coastal views for 30 miles in both directions, each exceptionally high-specification apartment enjoys a rural aspect while still being very close to town.

These apartments are designed to be homes of the future. Each incorporates eco-friendly technology, sustainability, and security into their innovative design. High performance marine-grade Scandinavian windows and doors fitted with solar control glass, super fibre broadband, a super-airtight, highly energy-efficient design, and two allocated private courtyard parking spaces with provision for electrical vehicle charging are just a taste of their advanced features.

The nearby surfer's paradise of Bude has a good range of conveniences and a choice of independent shops, restaurants, and recreation, yet is small enough to retain its genuine Cornish charm.

It's the impressive design specification though – by award-winning RIBA Architect Van Ellen Sheryn – and uninterrupted, awe-inspiring ocean views that set Perrantide apart. The private terrace balcony of each apartment is the perfect place to enjoy this incredibly sought-after location, set out on fabulous walks along the wonderfully wild coastline, or explore the enviable lifestyle that Bude has to offer.



About the Developer

Marine Drive Ltd, is a developer with over 25 years of history across the construction, residential, commercial, and retail property sectors behind them.

They bring a unique style and impressively high standards to any new home they develop or existing property they convert.

Based in the South-West of England, Marine Drive continues to build a reputation for design-led attention to detail and quality construction across a range of developments throughout the UK.

For this project, this highly experienced developer has partnered with the construction experts who previously delivered prestigious developments such as The Scarlet, Gara Rock, and Tides Reach.

Life in and around Bude

Perrantide is set only one mile outside Bude, with superb views out across the Atlantic and down the coast towards Trevoze Head in the distance. Bude is a cheerful seaside town, named the Best UK Coastal Town in the British Travel Awards many times over and best known for its amazing beaches.

If you choose to take the stroll along the picturesque South-West Coast Path from Perrantide into town, you'll pass the viewing spot at Compass Point before hitting Bude's Crooklets and Summerleaze beaches. Both of these are golden, clean, and safe, rated Excellent according to European Standards.

Enjoy brilliant facilities like showers, beach cafes, and beach huts for hire at Crooklets before skipping across the sands at low tide for even more space down the long expanse of Summerleaze. You might also enjoy Bude's Sea Pool, a safe bathing spot that's part natural and part man-made.

But that's far from all Bude has to offer. The town has a great selection of home-grown local businesses, shops, and restaurants on top of its ocean vistas and sands.

Beyond the town itself, there is all of the rugged beauty of the South-West to explore. Dartmoor National Park, stunning villages like Boscastle, Port Isaac, and more are all only short distances away.



Key Connections

By road

Bude is roughly an hour's journey by road from the three major cities of the local region. Exeter with its cathedral, the naval town of Plymouth, and the busy town of Truro are all roughly 1 hour 20 minutes away by car.

By rail

The regular London to Penzance train calls at Exeter St Davids. Plymouth and Barnstaple also both have train stations serving the local area.

By air

The nearest airports to Bude are Newquay and Exeter, both of which are around an hour away by road.

● **Fistral Beach**
1 hr 16 mins (46.5 miles)

● **Eden Project**
1 hr 3 mins (37.9 miles)

● **Widemouth Bay**
9 mins (3 miles)

● **Northcott Mouth Beach**
9 mins (2.1 miles)

● **Crooklets Beach**
4 mins (1 mile)

● **Summerleaze Beach**
2 mins (0.6 miles)

Places to visit

Perrantide makes the perfect base from which to discover all of what Devon and Cornwall have to offer.

Stunning beaches and coastline

Fans of bracing sea air and jaw-dropping views will love the local area. The South-West Coast Path begins almost outside of your front door and stretches right around the coastline of this part of the country, offering wonderful opportunities for keen walkers.

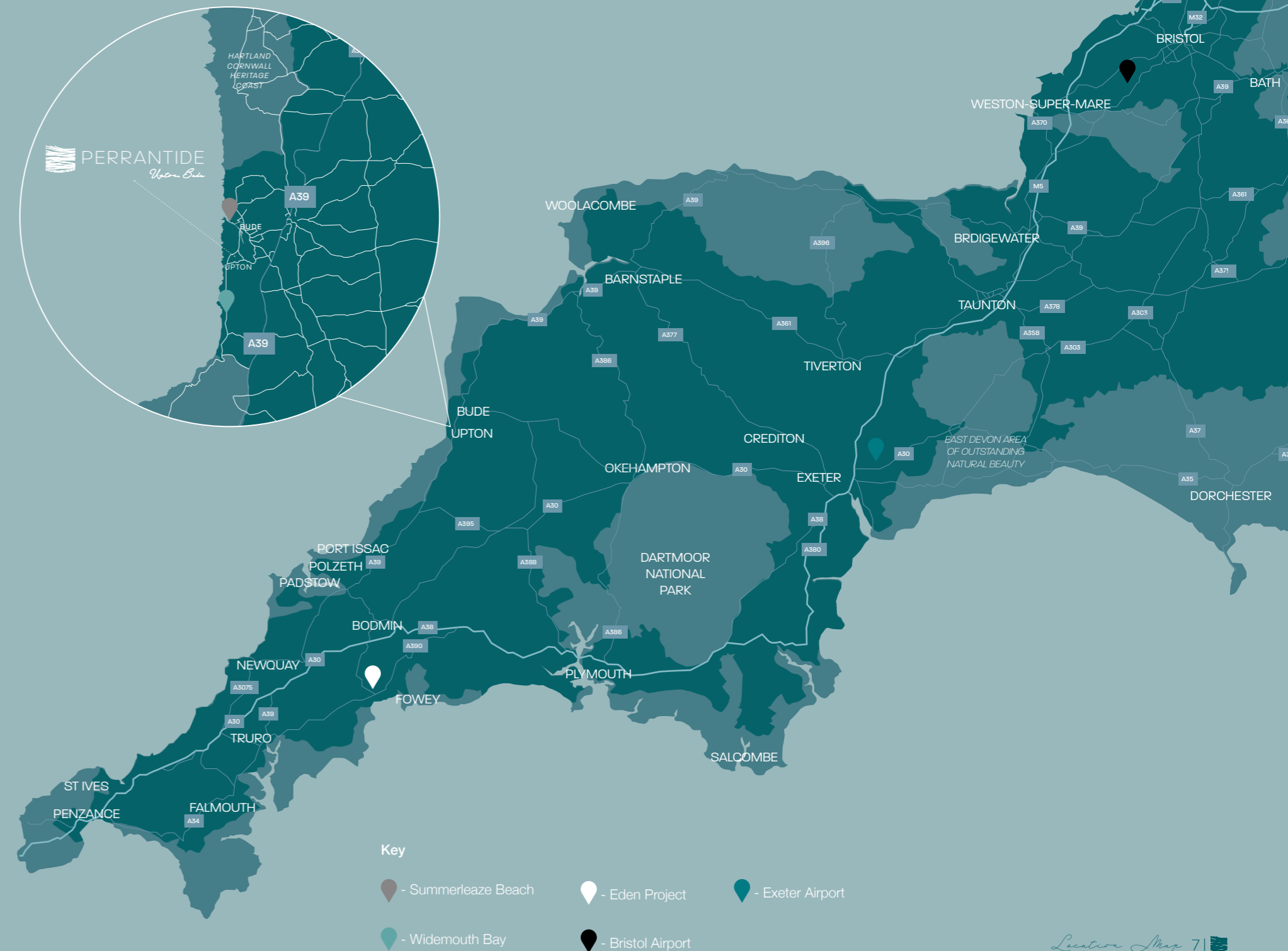
You also have a surfeit of local beaches. As well as Crooklets and Summerleaze right on your doorstep, the Blue Flag Widemouth Bay is one of the most popular with both surfers and families. It turns into exciting rock pools at low tide. Or, if you like your beaches to have pebbles as well as sand, Northcott Mouth with its famous shipwreck is only a mile north of Bude.

Dartmoor National Park

Walking the green wilds of Dartmoor National Park you will find moors, hills, forests, deep river valleys, and the famous tors. All teeming with wildlife and trails to hike along. Dartmoor is an endless expanse of nature to explore.

The charming villages of Cornwall

Take a trip to the pretty little cobbled streets of Clovelly and meet the donkeys who used to carry cargo (and tourists) up and down the completely pedestrianised paths. Visit historic Tintagel, one of the legendary homes of King Arthur. Experience with Padstow's delicious fresh seafood restaurants. Stop by the quaint fishing villages of Boscastle or Port Isaac. You really are spoiled for choice for charm in the local area.



To view our location film, head over to our website; www.perrantide.co.uk

A Perfect Lifestyle Choice

Bude is situated on the North coast of Cornwall near the border of Devon, just beside the Hartland Devon Heritage Coast, a dramatic peninsula of headlands and cliff paths.

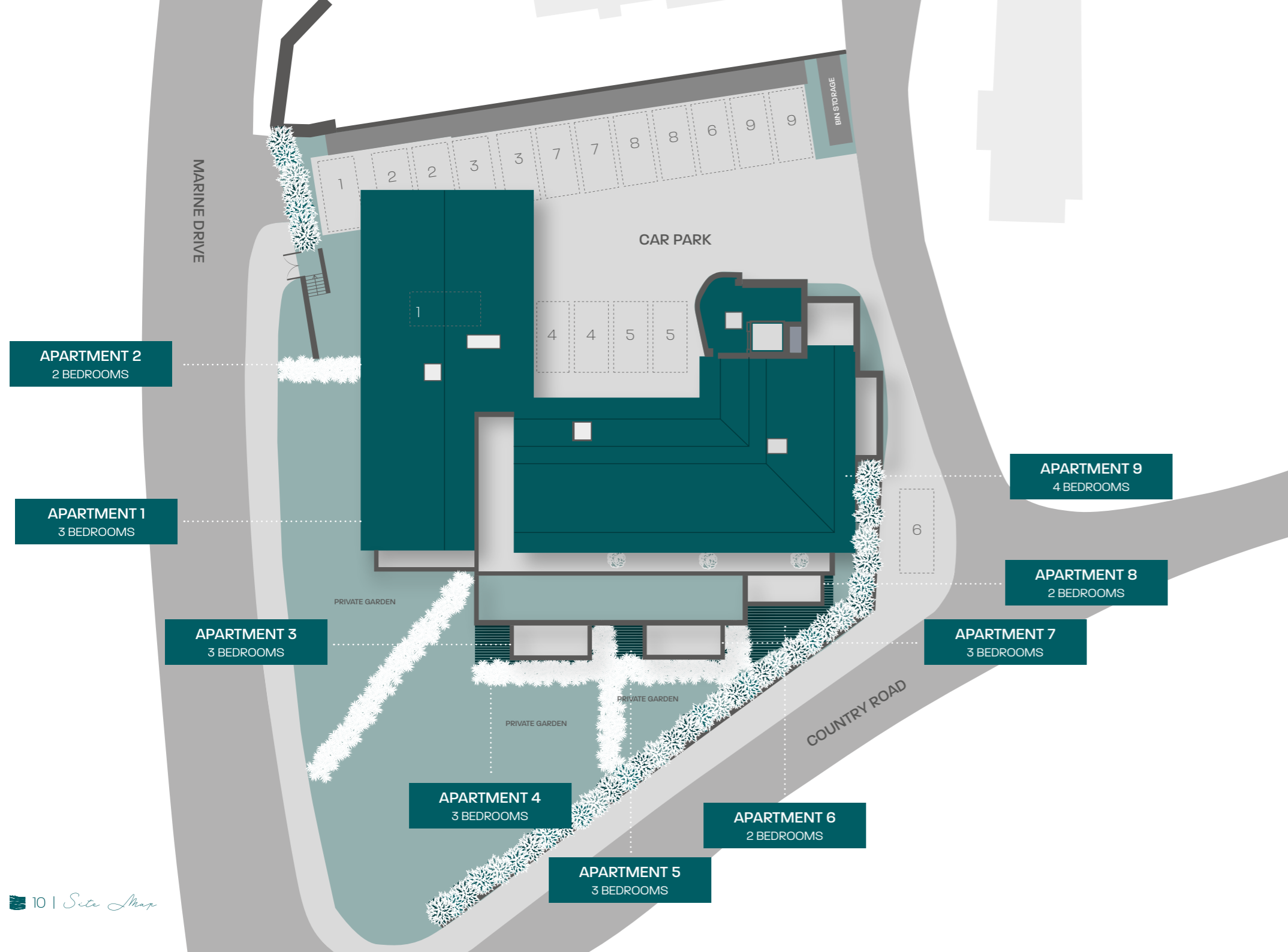
The town of Bude is almost unique in that its selection of independent shops survives quite happily even outside of tourist season. It has all of the modern conveniences you might expect, including an Ofsted Good-rated local secondary, Budehaven Community School.

During the summer months, Bude attracts people who love watersports and adventure. Surfers, canoeists, and outdoors enthusiasts of all kinds flock to the town to taste the sights that locals enjoy all year round. With two beaches essentially starting in the town itself and extending both south and north, it's a destination surfers come from hundreds of kilometres away to visit.

Food lovers will enjoy Bude's collection of local restaurants, including The Beach with its outside decking and cocktails or the locally-sourced seafood of Life's a Beach. Keen walkers will love the immediate access to the Coastal Path, Hartland peninsula, and nearby Dartmoor National Park.

Every year, the Bude for Food Festival and Bude Jazz Festival add even more variety and life to an already rich selection of local options.





Living, Kitchen and Dining

Perrantide's apartments are designed for contemporary living, built to a high specification with a focus on comfort, energy efficiency, and performance.

Throughout the generous combined living, kitchen, and dining spaces of each apartment are low-energy lights, most with dimmers, providing mood lighting with low running costs. The high-quality kitchen is complemented by natural stone worktops, market leading integrated appliances and boiling water taps.

The well-lit spaces themselves offer immediate access to each property's private sea view terrace, creating a spacious, airy feel as well as opportunities for entertaining.

With digital and satellite connection points and super fast fibre broadband – the building is wired for CAT6 – as standard, the living spaces of these apartments are the ultimate in modern convenience.



Bedroom and Bathrooms

The theme of technological and design sophistication continues through the bedrooms and bathrooms of each luxury Perrantide apartment.

Enjoy high-quality wall and floor finishes throughout, including performance acoustic matting to ensure privacy and quiet.

The fittings of each apartment have been carefully considered down to the finest detail, resulting in an eminently comfortable modern luxury that rests on smart technological and architectural choices and materials.

You'll have that low energy dimmable mood lighting throughout here too, making it easy to achieve a warm and cosy feeling or lively brightness as desired.



Outdoor Spaces

Perrantide's southerly aspect and elevated position mean the balconies, private terraces and private patios offered by every apartment reward you with far-reaching coast and country views.

Perrantide boasts professionally landscaped communal gardens and a communal ground floor external shower perfect for cleaning up after beach visits and muddy walks along the Coast Path.

Each apartment is also equipped with two private parking spaces with car charging infrastructure connection-ready. Each apartment is also rated well in excess of UK Building Regulations in terms of acoustic properties, ensuring you have a quiet and peaceful home at all times.

There is no occupancy restriction on any apartments meaning these fantastic new homes are flexible for use as main residences, second homes or vacation rentals. Leading property management firm Peninsula Property Management LTD will fully manage Perrantide giving you peace of mind and security 24/7.



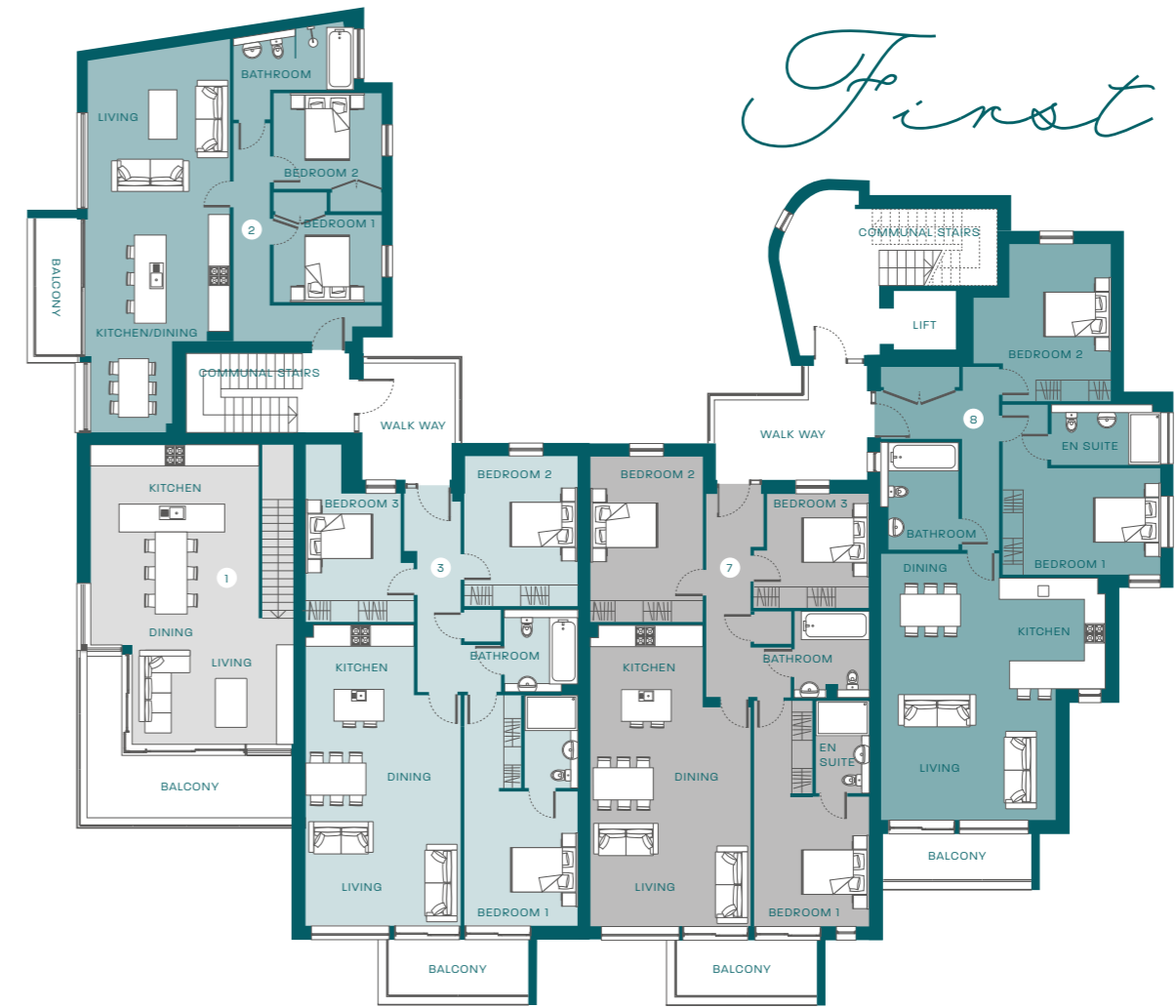
Ground Floor



To view our floor plans individually, check out our website; www.perrantide.co.uk

GROUND FLOOR DIMENSIONS

First Floor



FIRST FLOOR DIMENSIONS

APARTMENT 1 1080.5SQFT 100.38M ²		APARTMENT 4 1076.86SQFT 100.04M ²		APARTMENT 5 1104.19SQFT 102.58M ²		APARTMENT 6 1015.85SQFT 94.37M ²		APARTMENT 1 1080.5SQFT 100.38M ²		APARTMENT 2 834.86SQFT 77.51M ²		APARTMENT 3 1094.18SQFT 101.65M ²		APARTMENT 7 1104.19SQFT 102.58M ²		APARTMENT 8 1015.85SQFT 94.37M ²	
BEDROOM 1	3750MM X 2965MM	KITCHEN	3067MM X 3131MM	KITCHEN	3183MM X 3303MM	KITCHEN/ LIVING	6354MM X 7558MM	KITCHEN /DINING	4726MM X 4921MM	KITCHEN /LIVING	4017MM X 8572MM	KITCHEN	3067MM X 3131MM	KITCHEN	3183MM X 3303MM	KITCHEN/LIVING	6354MM X 7558MM
EN SUITE	2273MM X 1500MM	LIVING	4397MM X 6536MM	LIVING	4540MM X 6208MM	BEDROOM 1	4471MM X 4818MM	LIVING	4595MM X 3575MM	DINING	2304MM X 2588MM	LIVING	4397MM X 6536MM	LIVING	4540MM X 6208MM	BEDROOM 1	4471MM X 4818MM
BEDROOM 2	4580MM X 2377MM	BEDROOM 1	3253MM X 3808MM	BEDROOM 1	3245MM X 3682MM	EN SUITE	3093MM X 1700MM	BALCONY	5810MM X 1771MM	BEDROOM 1	3063MM X 2478MM	BEDROOM 1	3216MM X 3808MM	BEDROOM 1	3253MM X 3682MM	EN SUITE	3093MM X 1700MM
BEDROOM 3	3468MM X 2256MM	EN SUITE	1500MM X 2635MM	EN SUITE	1500MM X 2629MM	BEDROOM 2	3897MM X 4457MM	BEDROOM 1	3063MM X 2699MM	BEDROOM 2	3063MM X 2699MM	EN SUITE	1500MM X 2635MM	EN SUITE	1500MM X 2629MM	BEDROOM 2	3897MM X 4457MM
BATHROOM	3476MM X 2120MM	BEDROOM 2	3199MM X 4262MM	BEDROOM 2	3253MM X 3232MM	BATHROOM	2200MM X 3051MM	BATHROOM	3375MM X 1829MM	BATHROOM	3375MM X 1829MM	BEDROOM 2	3199MM X 4262MM	BEDROOM 2	3183MM X 4681MM	BATHROOM	2200MM X 3051MM
PRIVATE PATIO	4870MM X 2000MM	BEDROOM 3	2688MM X 3232MM	BEDROOM 3	3183MM X 4681MM	PRIVATE PATIO	5300MM X 5600MM	BALCONY	1500MM X 3873MM	BALCONY	1500MM X 3873MM	BEDROOM 3	2688MM X 3829MM	BEDROOM 3	3253MM X 3232MM	BALCONY	4214MM X 1750MM
		BATHROOM	2092MM X 2322MM	BATHROOM	2115MM X 2441MM							BATHROOM	2092MM X 2322MM	BATHROOM	2115MM X 2441MM		
		PRIVATE PATIO	7400MM X 2670MM	PRIVATE PATIO	7400MM X 2670MM							BALCONY	3913MM X 1750MM	BALCONY	3913MM X 1750MM		

Second Floor



PENTHOUSE DIMENSIONS

PENTHOUSE 1605.39SQFT | 149.14M²

KITCHEN /LIVING	7008MM X 7172MM	BEDROOM 3	4165MM X 2882MM
BEDROOM 1	4396MM X 4675MM	BEDROOM 4	4165MM X 2855MM
EN SUITE	1380MM X 3248MM	BATHROOM	2660MM X 2727MM
BEDROOM 2	4404MM X 3771MM	TERRACE	21230MM X 9208MM
EN SUITE	1462MM X 2648MM		

To view our floor plans in more detail,
check out our website; www.perrantide.co.uk

Specification

INTERNAL

- Lift access to some apartment floors with secure exclusive access directly to the penthouse
- Energy efficient and super airtight building achieving high performance certification
- Low energy lights throughout, most with dimmers, providing mood lighting with low running costs
- Solid core high quality internal doors through-out
- Top specification floor and wall finishes with performance acoustic matting under through-out
- Boiling water taps
- Digital and satellite connection points
- Super fibre broadband, building wired for CAT6
- Video intercom entry system

Each apartment comes with a 10 year building warranty

EXTERNAL

- Private terraces and/or balconies with sea views
- High performance, marine grade Scandinavian windows and doors fitted with solar control glass
- Airtight construction to ensure a draft free comfortable home with a clean air feeling
- Exemplary marine grade specified external materials ensuring a maintenance free finish
- Acoustic properties to Robust Standard Details, in excess of UK Building Regulations ensuring a quiet and peaceful environment
- Communal ground floor external shower
- Professionally landscaped communal gardens
- 2 Private courtyard allocated parking spaces per apartment
- Car charging infrastructure, connection ready
- Private allocated outdoor storage



Contact

For more information on Perrantide, please contact Colwills Estate Agents



Call: 01288 355828

Email: bude@colwills.co.uk



To find out more about Perrantide, view our location and floor plans in more detail, please check out our website;

www.perrantide.co.uk

This document is intended to provide an indication of the general style of our development. Computer generated images are indicative only. Marine Drive LTD operates a policy of continuous development and individual features such as elevational treatments may vary from time to time. To this end, any drawings, photographs and computer generated images shown are non-contractual. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, Marine Drive LTD reserves the right to change supplier and alter or vary the design at any time for any reason without prior notice. Travel times and distances are approximate. All details are correct at time of going to print. Design and visualisations by Archilime.



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