



KARREK @ HARLYN BAY

Harrington | HOMES



*'Introducing Karrek @ Harlyn Bay.
Fourteen, new luxury beach front
duplex homes and apartments located
in Harlyn Bay, near Padstow'*

This distinctive collection of bespoke properties are built with style and character to blend into, and reflect, the natural beauty of its surroundings within the bay.

Situated on the eastern side of Trevoze Head, just west of Padstow, Harlyn Bay is the ultimate location to enjoy the sun, sea and surf; not forgetting the most beautiful sunsets. Karrek @ Harlyn bay is positioned right by the bay, with far reaching views of the fabulous beach. A safe and sheltered beach, Harlyn Bay is renowned for its great surf and wonderful expanse of golden sand.

These unique and modern homes are created using sustainable, environmentally friendly materials wherever possible, such as bespoke timber frames. The properties are individually finished to the highest quality, and feature designer, high specification fixtures and fittings throughout. Karrek @ Harlyn Bay is perfectly placed in its magnificent coastal location to enjoy living right on the water's edge and take advantage of the idyllic beach lifestyle that Harlyn Bay has to offer.

‘Committed to building unique, high quality homes in the South West and beyond’

Harrington Homes is an independent, local house builder, committed to building unique, high quality homes in the South West and beyond. We endeavour to provide homes that are built to a high standard of design and build quality, whilst also being sympathetic to the local setting and community.

With developments built throughout the South West and further afield, we ensure that each neighbourhood we create comprises of homes, not just houses, embracing the local design code and the use of sustainable products that are kind to the environment, where possible, such as our timber frames.

No two communities are the same, as each one is designed uniquely to its location. Therefore, each and every new home that we build is individually designed to enhance and strengthen the local community. We create bespoke new neighbourhoods, that are sympathetic to their location, guaranteeing that they reflect and celebrate the characteristics and style of their surroundings.

Our homes are designed for a range of clientele in mind; from first time buyers, to families and working professionals. Each home is finished to a high standard, upgrades may be available depending on the development and/or build stage.

As we are a local company, we strive to employ local people; from carpenters and plasterers, to landscapers and ground workers. This, in turn, sees us giving back to the surrounding community and boosting the local economy.

When buying with us, you will move into a home that is unlike most new builds, one with individual character and style - somewhere you can truly make your own. Our dedicated team will ensure that whatever you are looking for, we will have the perfect home for you. We ensure that our customers' expectations are not just met, but exceeded. In fact, our customer service is so important to us, we have documented it in our Customer Charter.



WHY PEOPLE CHOOSE
HARRINGTON HOMES

We are a local, independent home builder who produce homes of the highest quality



WE PRODUCE PREMIUM QUALITY NEW HOMES

Each finishing touch is hand-picked to ensure our high design standards are met.



WE CONTRIBUTE TO THE LOCAL COMMUNITY

By employing local tradesmen and investing within the neighbourhood.



WE CREATE HOMES NOT HOUSES

No two developments are the same and each house is individually designed.



OUR CUSTOMER SERVICE IS SECOND TO NONE

We are committed to excellence and we provide attentive and responsive customer care.



OUR HOMES REFLECT THEIR SURROUNDINGS

And celebrate the characteristics of the local area.



WHERE POSSIBLE WE USE SUSTAINABLE PRODUCTS

Using precision manufacturing techniques, our timber frames reduce our waste impact on the environment.

‘Harlyn Bay has so much to explore with its glorious sand and pebble beach, dunes and tide pools.’

It is an ideal place to just sit back and relax, or to swim, sea kayak or surf; with Harlyn Surf School on hand to teach novices wanting to catch their first wave. Just a mile along the coast is another lovely beach to visit: Trevone Bay. This gently shelving, sandy beach is surrounded by cliffs and offers sheltered alcoves to enjoy. After all that fresh sea air, there are many dining options to choose from, such as ‘The Pig at Harlyn’ or, for some local fish and chips, ‘Fryer Tucks’ can be found just a mile up the road in St Merryn.

Not only do you have the seashore on your doorstep here, to enjoy the many beaches around, but the outstanding Cornish coastline is a haven for walkers with Harlyn Bay being part of the South West Coastal Path. There are magnificent walking routes to Mother Ivey’s Bay, which is a fantastic beach framed by stunning coastal scenery, and Trevoze Head with its spectacular views. If you’d prefer to explore by bicycle, you can’t beat the Camel Trail cycle path between Padstow and Wadebridge.

KEY CONNECTIONS

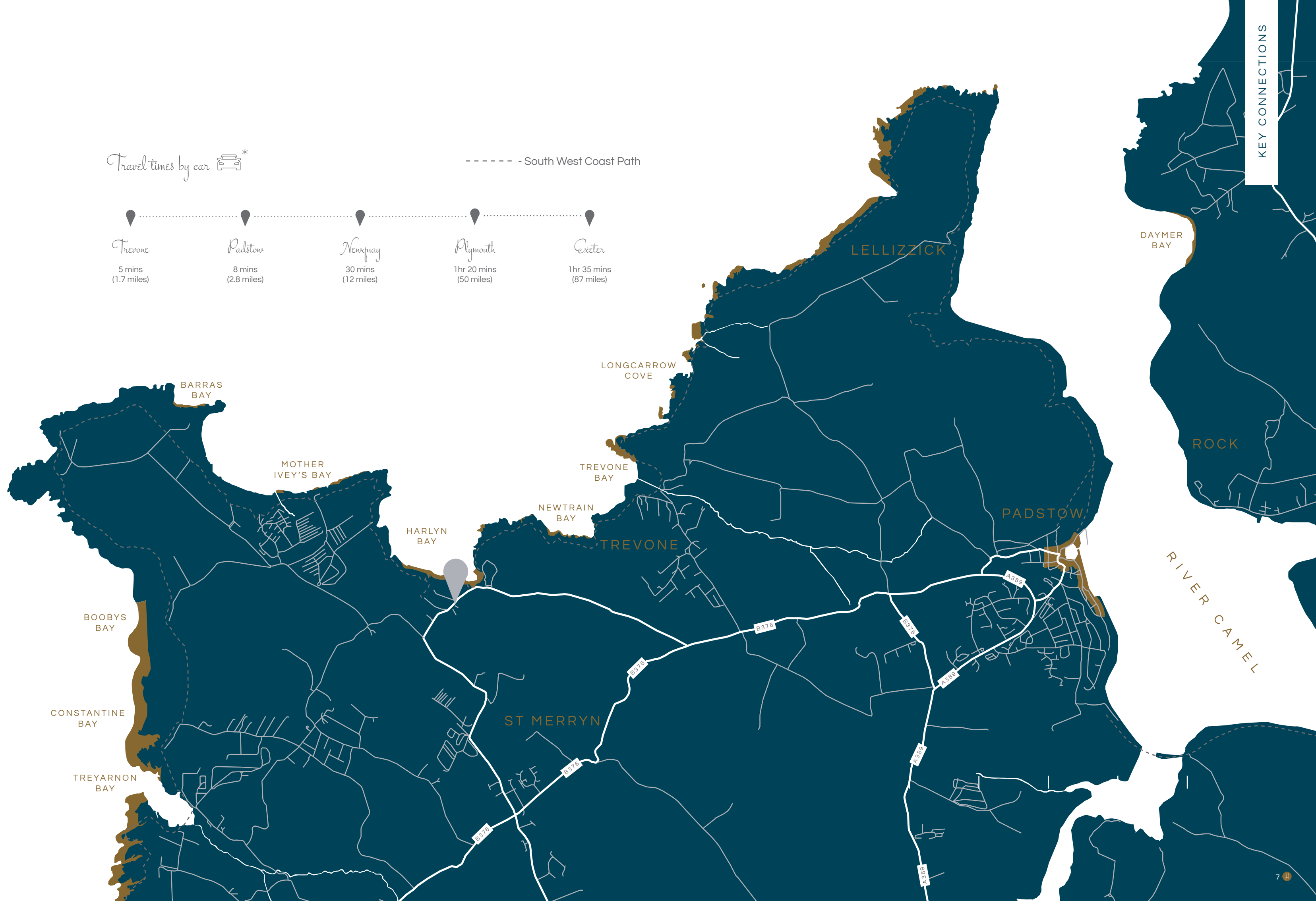
By Rail

Harlyn Bay is a 35 minute drive from Bodmin Parkway station, which has good rail links to a number of UK cities. Plymouth is a 40 minute train ride from Bodmin Parkway, Exeter takes just 1 hour 45 minutes and London is an easy, direct 4 hour train ride away.

By Air

Newquay airport is only half an hour away from Harlyn Bay, where you can fly directly to London Heathrow and a number of international airports: Faro, Alicante, Düsseldorf and Copenhagen. From Newquay, you can also fly with onward connectivity to New York, Boston, Toronto and Chicago. Exeter airport (just over an hour and a half drive from Harlyn Bay) flies directly to a number of destinations, with scheduled year-round services including: Alicante, Amsterdam, Belfast, Dublin, Malaga, Paris, Lanzarote and Tenerife.

* Travel times source: RAC Route Planner.



'Karrek @ Harlyn Bay offers an enviable prime location; overlooking the bay and five minutes from picturesque Padstow'

A historic fishing harbour with a beautifully eclectic mix of houses, quays, restaurants and shops; Padstow is a charming seaside town with much to explore, from mackerel fishing to sea-life safaris...great adventures await!

The Great Outdoors

With its reputation as one of the safest beaches in Cornwall, Harlyn Bay is the perfect place for swimming and water sports, but there are plenty of land-based activities too! Trevoze Golf club offers stunning views overlooking the Atlantic Ocean, or go for a trek from Tresallyn Riding Stables in St Merryn.

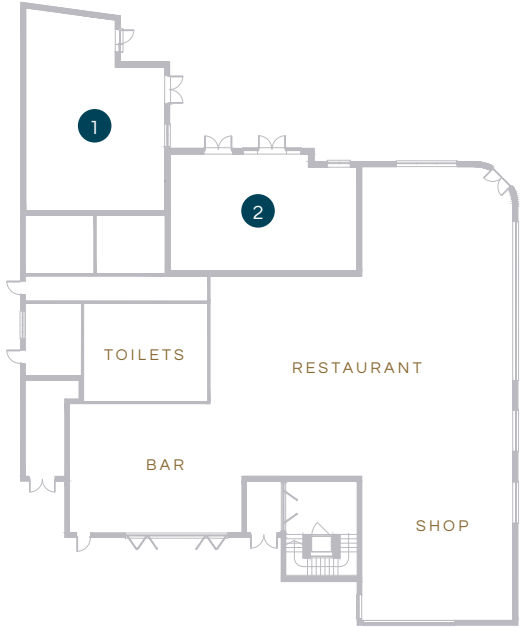
Walkers and ramblers will enjoy the glorious outlook from Harlyn Bay beach by taking routes along the South West coastal path. For breath-taking views, walk along the path between Harlyn Bay and Padstow; with the dramatic coastline around Stepper Point and an enormous collapsed sea cave to view at Round-hole Point.

There are also a number of routes to explore by bicycle. You could take the renowned Camel Trail cycle path and stop off at 'The Camel Trail Tea Garden'; a delightful garden café set in a beautiful apple orchard, where you could indulge in a traditional cream tea or refreshing glass of Cornish cider.

Dining

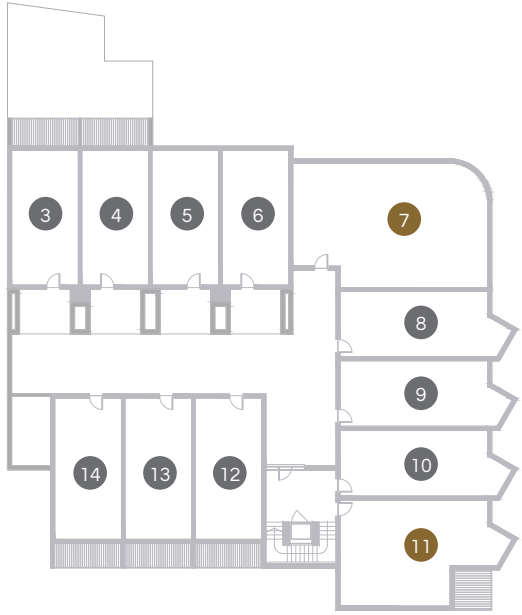
There are some amazing local restaurants within a few miles of Harlyn; many owned by celebrity chefs. Padstow is firmly on the foodie map, with its fabulous fine wine and dining spots. You might try Rick Stein's 'The Seafood Restaurant', or 'Paul Ainsworth at No 6' that serves contemporary, British food in friendly, stylish surroundings. A warm welcome also awaits you at Ainsworth's 'Cafe Rojano', and just a few minutes away from Harlyn, in St Merryn, you'll find the infamous 'The Cornish Arms' pub, owned by Rick Stein.





Ground Floor Key Features

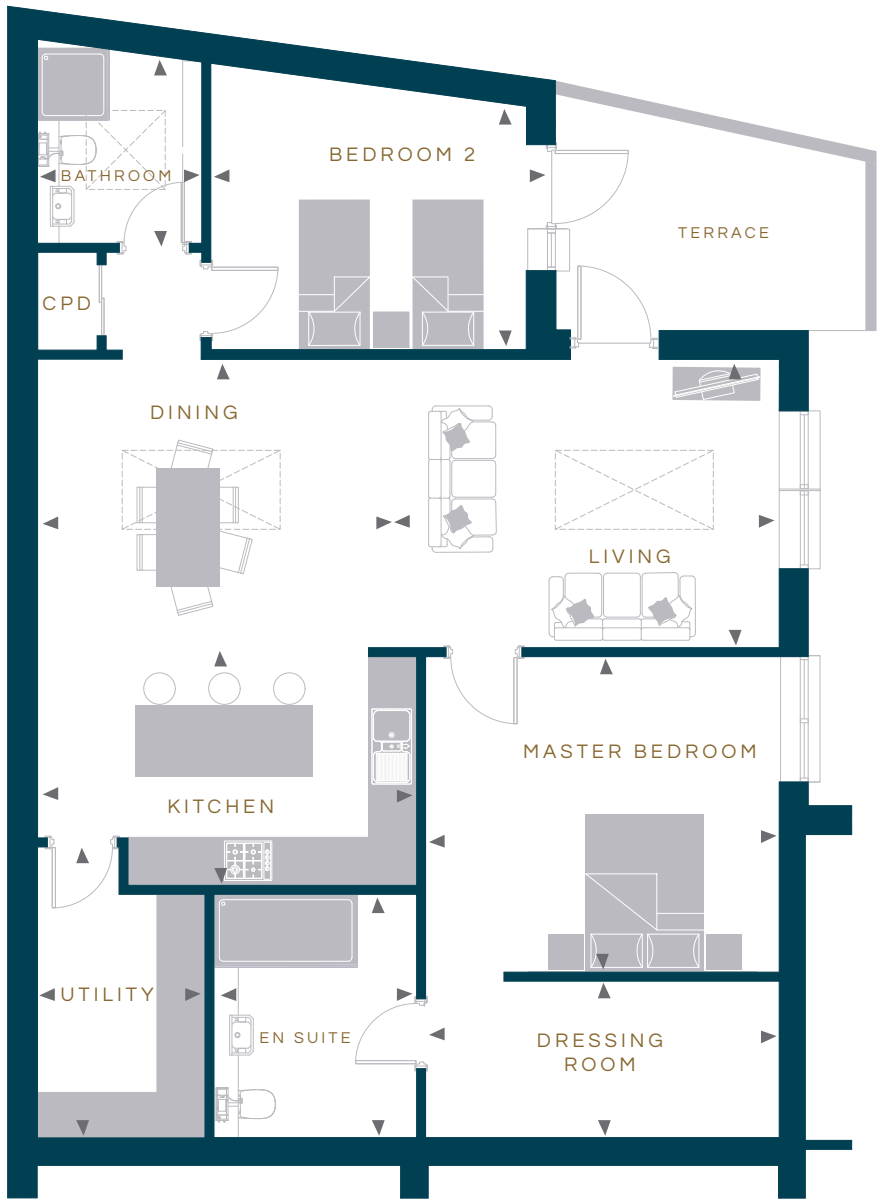
- Apartment 1 and 2 have access to private terraces
- The site also benefits from a restaurant, bar and shop on the ground floor
- Private apartment parking



Apartment and Duplex Homes Key Features

- Homes have spectacular views
- Open plan living spaces
- Outdoor private spaces to most homes



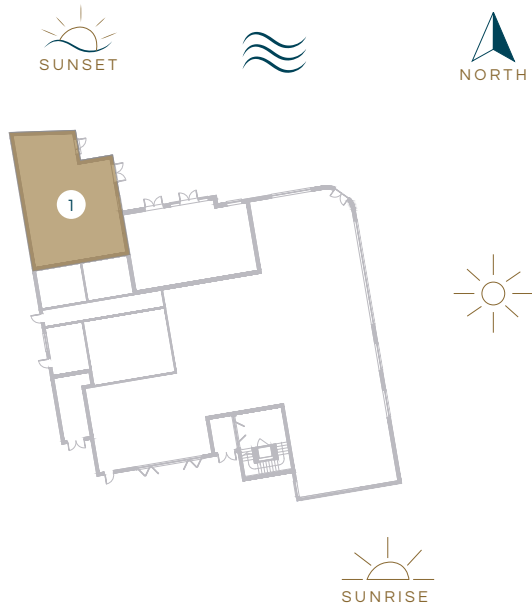


GROUND FLOOR



*Fitted wardrobes are an optional extra please ask for details

'Generous open plan space with access to a private terrace'

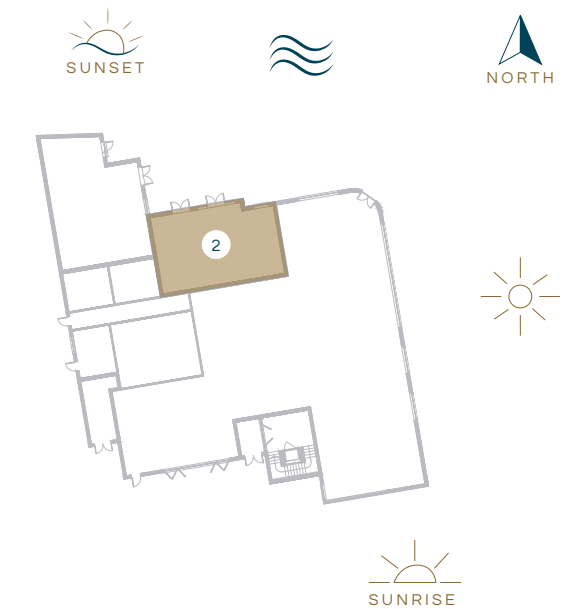


DIMENSIONS		TOTAL 1280.9 sq ft							
Kitchen	4.8m x 2.9m	16' x 9'7"	Utility	2.7m x 2.1m	8'8" x 7'0"	Dressing Room	4.5m x 1.9m	14'9" x 6'4"	
Dining	4.7m x 3.9m	15'6" x 13'1"	Master Bedroom	4.5m x 3.7m	14'9" x 12'1"	Bedroom 2	4.0m x 3.6m	13'2" x 12'0"	
Living	4.7m x 3.9m	15'6" x 13'1"	En Suite	2.7m x 2.6m	8'8" x 8'6"	Bathroom	2.4m x 2.0m	8'0 x 6'6"	



GROUND FLOOR

'Beautifully designed and luxuriously appointed, with access to a private terrace'

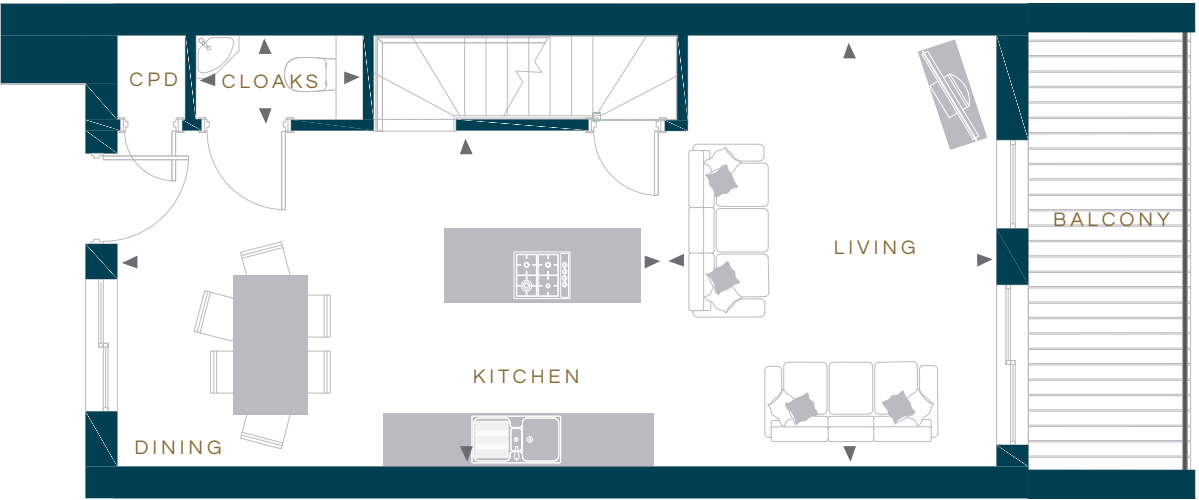


*Fitted wardrobes are an optional extra please ask for details


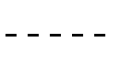
DIMENSIONS		TOTAL 1098.9 sq ft							
Kitchen/Dining	6.8m x 3.2m	22'3" x 10'6"	Master Bedroom	4.6m x 3.9m	15'2" x 13'0"	Bedroom 2	3.6m x 2.3m	11'9" x 7'6"	
Living	4.8m x 4.7m	15'8" x 15'4"	En Suite	2.5m x 1.9m	8'3" x 6'4"	Bathroom	3.2m x 2.1m	10'6" x 7'	
Utility	2.3m x 1.5m	7'6" x 4'9"	Dressing Room	2.5m x 1.8m	8'3" x 6'1"				



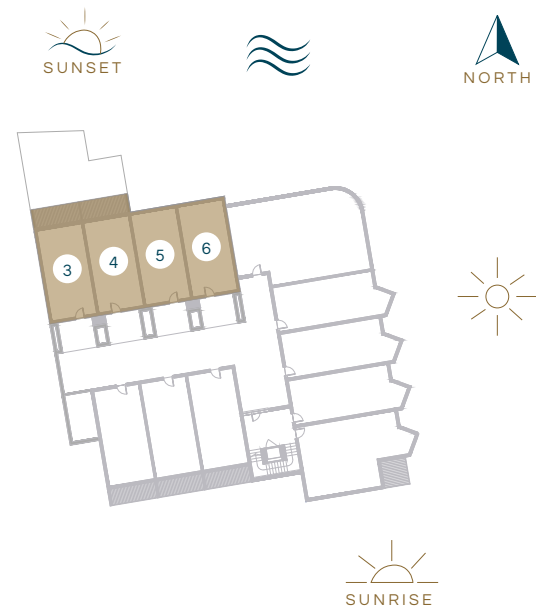
UPPER FLOOR



LOWER FLOOR

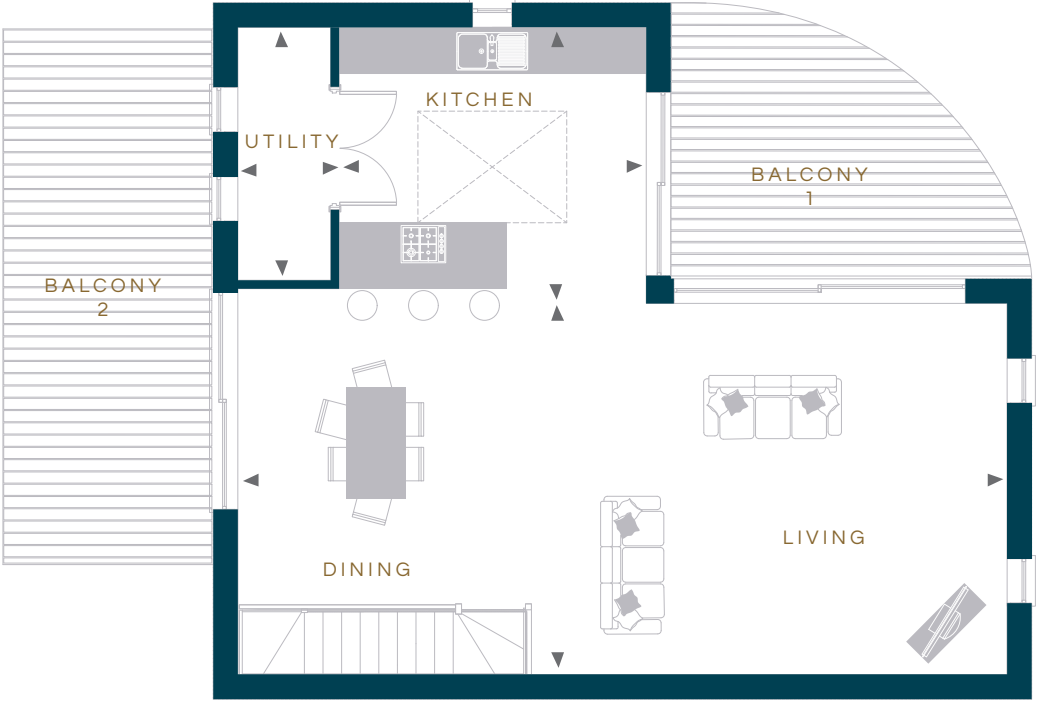
 - Skylight  - Reduced head height at 2m

'Enjoy the sea views from the balcony, giving you the best of indoor and outdoor living'

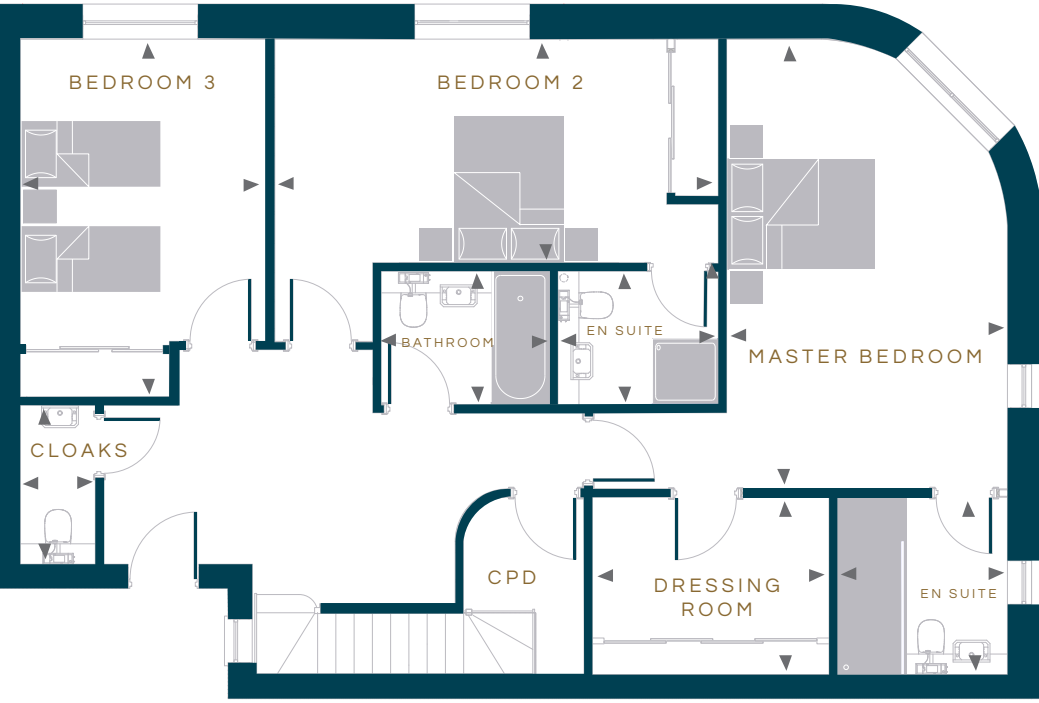


*Fitted wardrobes are an optional extra please ask for details
** Balconys are only on numbers 3 and 4

DIMENSIONS		TOTAL 961.2 sqft						
Kitchen/Dining	6.1m x 3.6m	20'0" x 11'8"	Master Bedroom	4.6m x 3.1m	15'1" x 10'4"	Bathroom	2.2m x 1.9m	7'2" x 6'2"
Living	4.6m x 3.3m	15'1" x 10'8"	En Suite	2.2m x 1.5m	7'2" x 4'9"	Balcony 2	1.9m x 0.9m	6'1" x 3'0"
Cloaks	1.7m x 0.9m	5'8" x 2'9"	Bedroom 2	4.6m x 2.6m	15'1" x 8'5"			
Balcony	4.7m x 1.7m	15'4" x 5'7"						

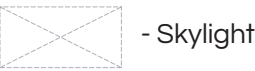


UPPER FLOOR

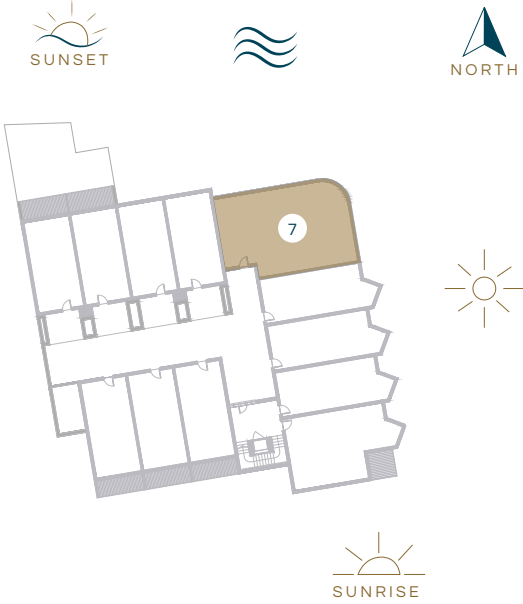


LOWER FLOOR

*Fitted wardrobes are an optional extra please ask for details



'Truly indulge in this incredible location, with sea views from every room'

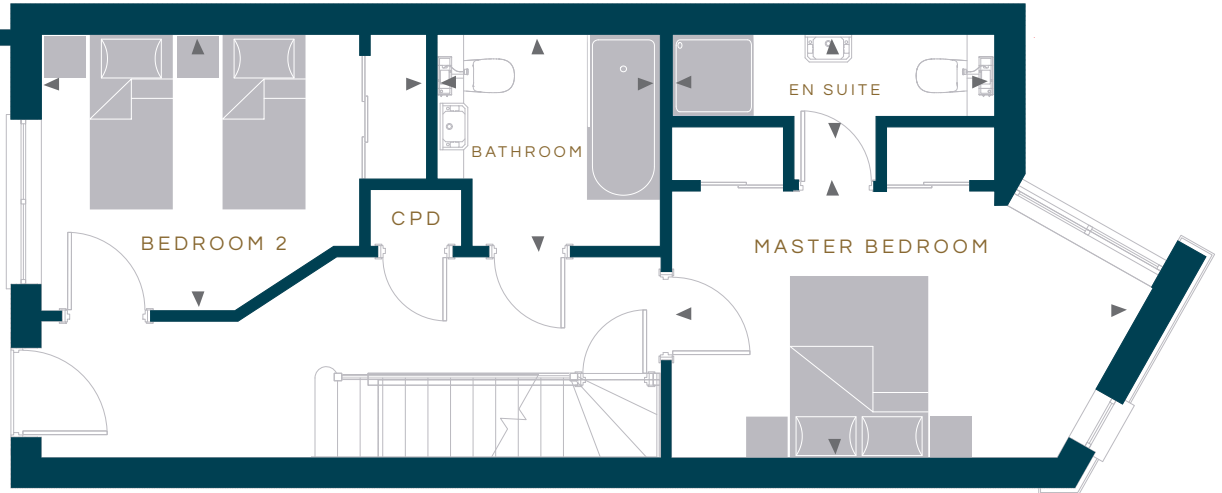


DIMENSIONS			TOTAL 2013.9 sq ft					
Living/Dining	10.3m x 5.1m	33'8" x 16'9"	Master Bedroom	6.1m x 3.8m	20'2" x 12'6"	En Suite	2.1m x 1.8m	7'2" x 5'9"
Kitchen	4.1m x 3.5m	13'5" x 11'5"	En Suite	2.4m x 2.3m	7'9" x 7'6"	Bedroom 3	4.9m x 3.5m	16'1" x 11'5"
Utility	3.4m x 1.2m	11'1" x 4'0"	Dressing Room	3.2m x 2.4m	10'6" x 7'9"	Bathroom	2.3m x 1.8m	7'5" x 5'9"
Balcony 1 (front)	4.4m x 3.3m	14'7" x 11'0"	Bedroom 2	6.0m x 3.0m	19'9" x 10'0"	Cloaks	2.1m x 1.1m	7'1" x 3'8"
Balcony 2 (rear)	7.2m x 2.8m	23'6" x 9'2"						

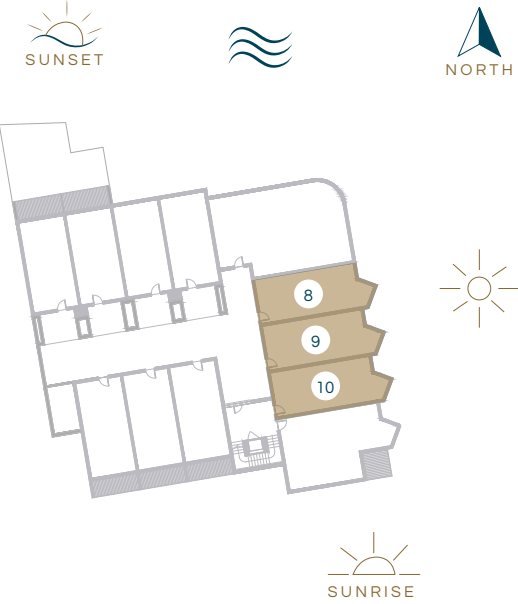


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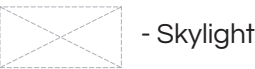
'Enjoy open plan living with balconies positioned to make the most of the sweeping coastline'



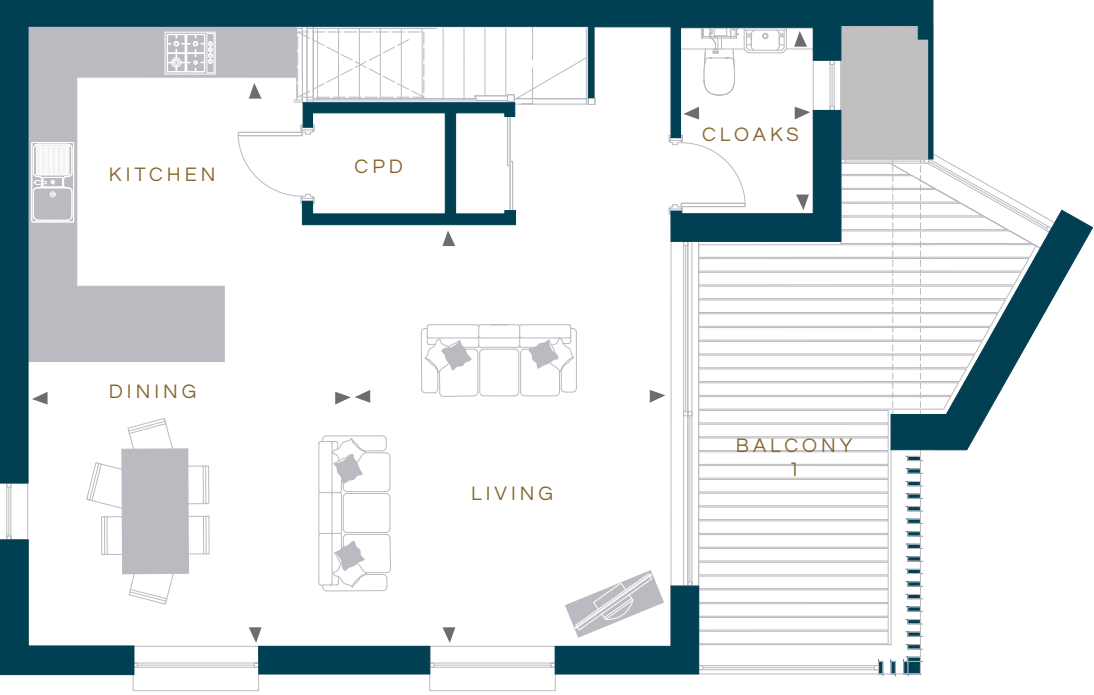
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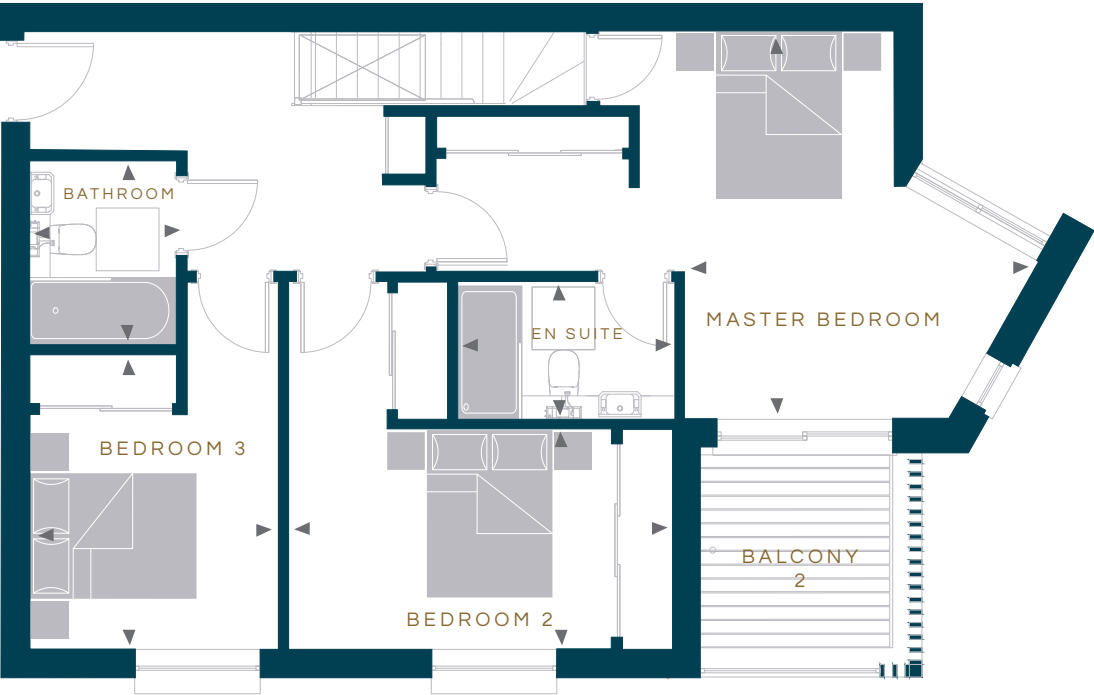
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DIMENSIONS	TOTAL 1020.4 sq ft						
Kitchen/Dining	4.5m x 3.8m	14'8" x 12'7"	Master Bedroom	5.2m x 2.8m	17'0" x 9'3"	Bedroom 2	4.1m x 2.9m
Living	5.5m x 4.5m	18'1" x 14'8"	En Suite	3.4m x 0.9m	11'4" x 2'9"	Bathroom	2.4m x 2.2m
Balcony	4.6m x 2.3m	15'1" x 7'8"					7'9" x 7'3"



UPPER FLOOR

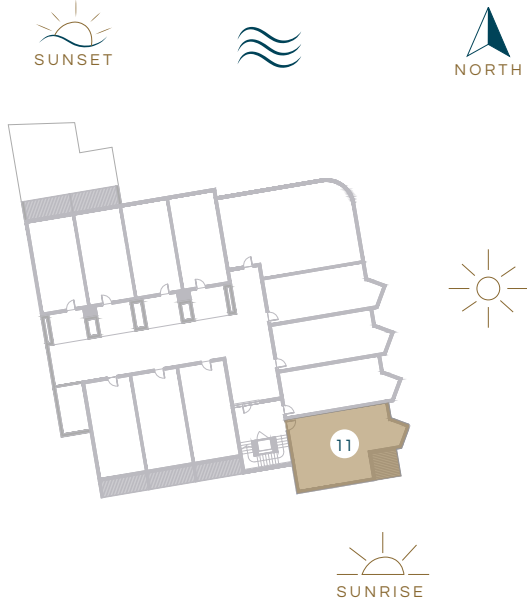


LOWER FLOOR

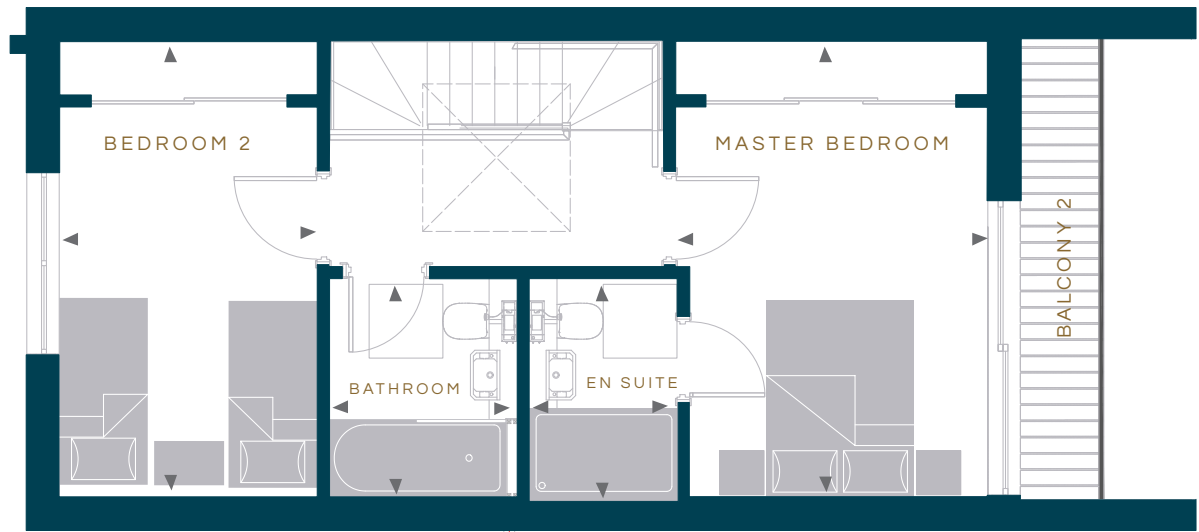
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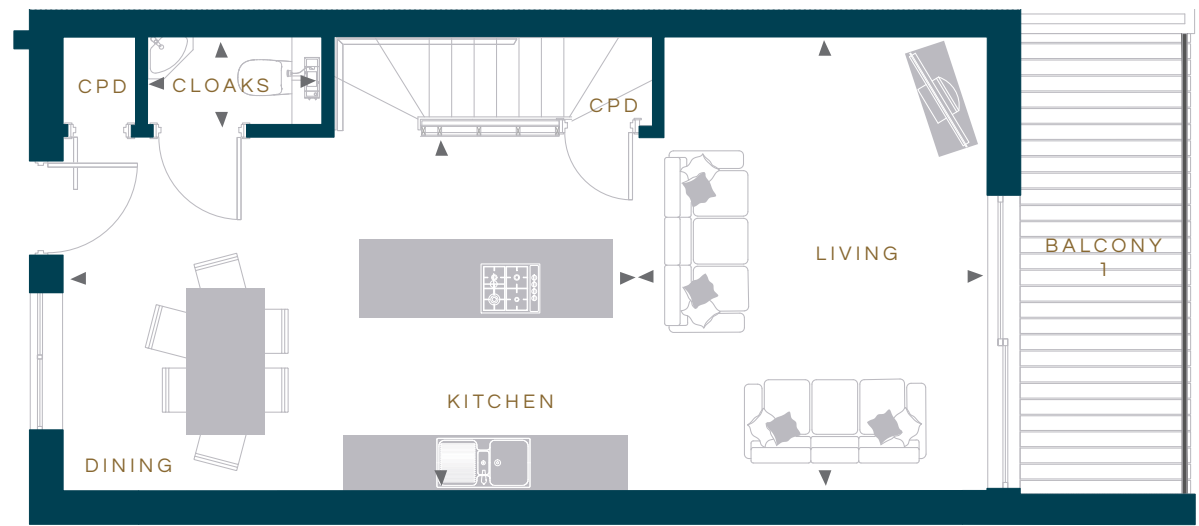
*'Incredible sea views
can be enjoyed from
both the living space
and master bedroom'*



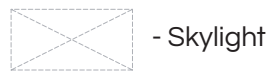
DIMENSIONS		TOTAL 1458.5 sq ft							
Kitchen/Dining	7.3m x 3.2m	24'2" x 10'7"	Master Bedroom	4.7m x 4.5m	15'5" x 14'8"	Bathroom	2.1m x 1.7m	7'1" x 5'7"	
Living	5.0m x 4.3m	16'5" x 14'3"	En Suite	2.5m x 1.6m	8'4" x 5'4"	Balcony 1	2.7m x 2.6m	8'8" x 8'7"	
Cloaks	2.4m x 1.6m	7'9" x 5'2"	Bedroom 2	4.5m x 2.6m	15'0" x 8'6"				
Balcony 2	7.6m x 4.0m	25' x 13'3"	Bedroom 3	3.5m x 2.9m	11'5" x 9'7"				



UPPER FLOOR

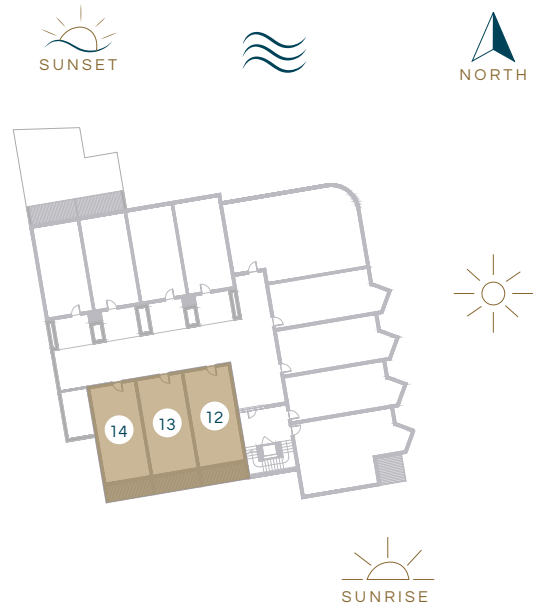


LOWER FLOOR



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'Make the most of open plan living in this spacious duplex home!'



DIMENSIONS		TOTAL 1007.5 sq ft							
Kitchen/Dining	6.1m x 3.7m	20'0" x 12'3"	Balcony 1	4.7m x 1.7m	15'4" x 5'7"	Bedroom 2	4.6m x 2.6m	15'1" x 8'5"	
Living	4.6m x 3.3m	15'1" x 10'8"	Master Bedroom	4.6m x 3.6m	15'1" x 11'8"	Bathroom	2.2m x 1.9m	7'2" x 6'2"	
Cloaks	1.7m x 0.9m	5'8" x 2'9"	En Suite	2.2m x 1.5m	7'2" x 4'9"	Balcony 2	4.6m x 0.9m	15'4" x 3'0"	

Kitchens:

- Bespoke, individually designed kitchens by exclusive, local kitchen manufacturer ‘System Six’, featuring a solid stone or composite stone worktop range and under-mount sink unit with Blanco mixer taps.
- Choice of style and colour within an exclusive range for Karrek @ Harlyn Bay.
- Bosch integrated appliances throughout, including fridge/freezer, induction/ceramic hob with extractor, oven, microwave oven, dishwasher and wine cooler (if suitable to kitchen space and design).

Bathroom and En Suites

- Contemporary style sanitary ware with stone shower trays or walk-in, fully tiled shower enclosures.
- Wash hand basin and W/C with soft close seat by ROCA and composite stone or hard wood vanity tops. Contemporary brass ware with chrome mixer taps and thermostatically controlled shower by VADO.
- Designer multi-rail heated towel rail to bathroom and en suite.
- LED lit wall mounted mirror.

Flooring and Finishing Touches

- Engineered wood or wood effect tiled flooring to hallway, living and kitchen area.
- Carpet to bedrooms with oak thresholds throughout.
- Fired Earth matt emulsion painted walls and ceilings.
- Contemporary satin/chrome ironmongery.
- Italian stone or porcelain tiling to bathroom and en suite.

Electrical fittings

- Under-cupboard LED lighting in the kitchen.
- Recessed LED down lights to hallway, kitchen, living area and bedrooms.
- Shaver socket to bathroom and en suite.
- Integral USB charging ports to living area and master bedroom.

Disclaimer: All images are for illustrative purposes. We endeavour to provide reliable and accurate sales particulars but individual properties may differ. Plans are not to scale and should not be relied upon, the dimensions provided are to be used as a guide only and should not be used to order carpets or furniture. Room dimensions show the maximum dimensions which includes areas of fixtures fittings and fitted furniture. Although all care is taken to ensure this information is correct, contents do not constitute a contract, or part of a contract unless specifically incorporated in writing into the contract.



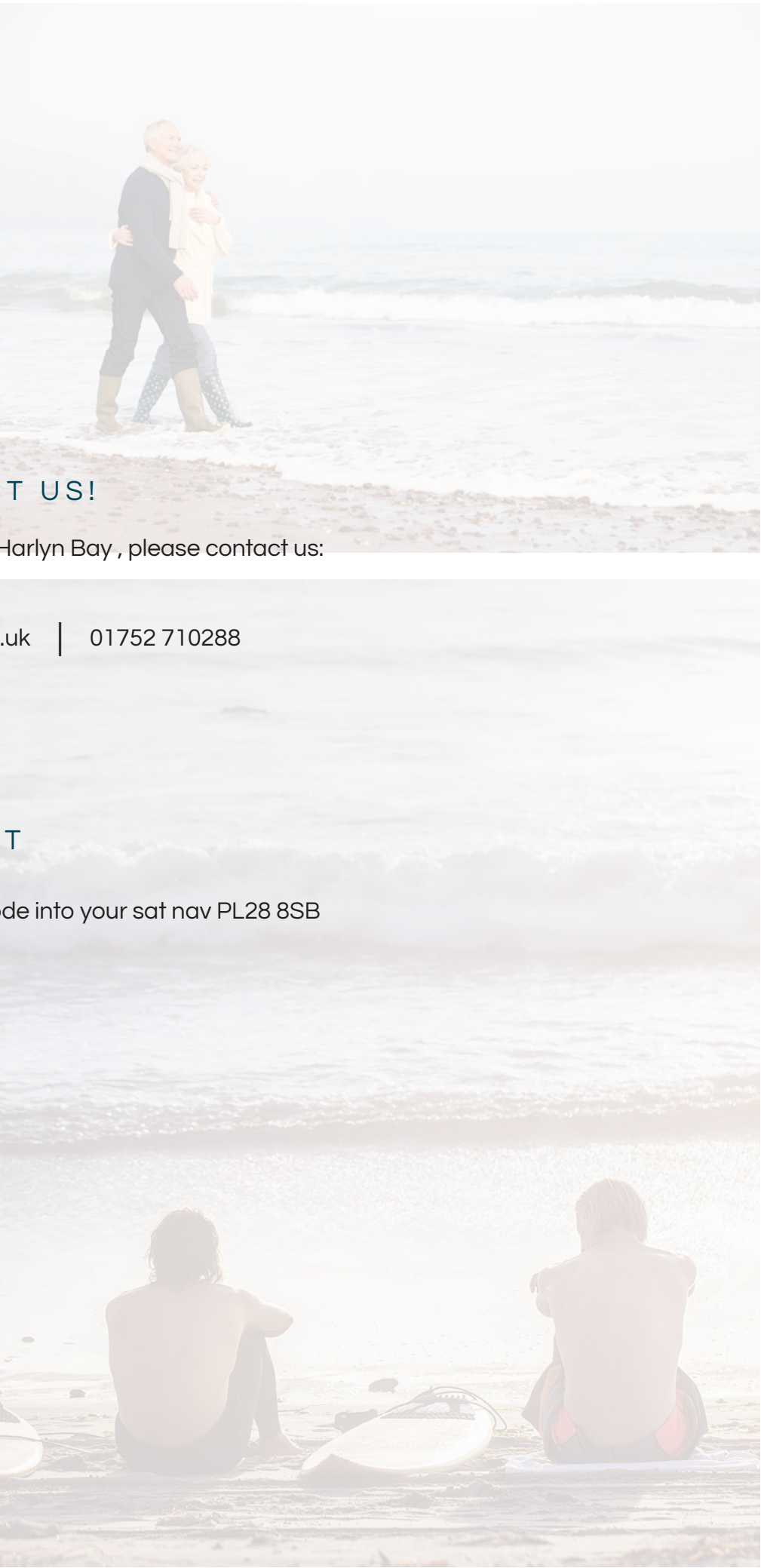
CONTACT US!

For more information on Karrek @ Harlyn Bay , please contact us:

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VISIT

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