THE BOATYARD
QUAYSIDE KINGSBRIDGE

4 EXCLUSIVE WATERSIDE HOMES
Welcome to The Boatyard

A unique waterside development of contemporary high specification town houses with an unrivalled location close to town amenities, enjoying uninterrupted estuary views and unspoilt landscape beyond. 2 separate living areas, each with its own balcony, 4 bedrooms with 3 bathrooms. Each home has its own private lift and door entry system video intercom. Also included are 2 parking spaces for each property and a length of quayside wall providing the opportunity of a quayside mooring *.
Stunning views and gorgeous interiors

The Boatyard is a luxury development directly on the quayside, adjacent to the Salcombe - Kingsbridge Estuary, being built to a high specification, with a spacious open plan design. These homes will be energy efficient and come with a 10 year New Homes Warranty.

The development of 4 Town Houses will see them constructed with floor plan options including 4 bedrooms, 3 or 4 bathrooms and open plan kitchen dining room. Living rooms have direct access onto balcony terraces with breathtaking views of the Estuary, towards the market town of Kingsbridge and out across the surrounding rural countryside directly across the water.

Each property will have two parking spaces. The Boatyard development will make full use of this prestigious location, beside the Kingsbridge Estuary, and will deliver a sympathetic and considerate development of high quality design and impressive construction, on the last vacant waterside location in Kingsbridge along Embankment Road.

The Boatyard is conveniently situated in Kingsbridge, along the Quayside on Embankment Road, which is a short, level, picturesque walk along the estuary into the town centre. The popular waterside Crabshell Inn is further along the quayside. Kingsbridge Recreation ground, which has a tennis court, café and play area is also nearby. Access to the water is directly outside your door, with each home owning a stretch of quayside with the opportunity to moor directly in front of your home. There is also the opportunity to rent a large pontoon mooring space on the estuary, directly opposite these new homes.

Please note: Internal images are from a similar previous development
Discover the local area

The market town of Kingsbridge is situated at the head of a tidal estuary, which flows downstream to Salcombe, into the English Channel and is surrounded by lush, green rolling countryside. Throughout the 19th Century, Kingsbridge had an active coastal shipping trade, with thriving shipbuilding and tanning industries and indeed The Boatyard is adjacent to a former shipbuilding yard.

Kingsbridge is a vibrant town, with a varied selection of shops, cafes, restaurants and pubs open all year, together with a three screen cinema. The major cultural events in town are the Food and Music Festival, held in June and Fair Week in July, whilst on the first and third Saturday of each month a Farmers Market is held in the Town Square. Many other amenities, including the Health Centre/Hospital and a Sports Centre/ Swimming Pool are within the town.

There are three excellent golf courses within a 10 mile radius of Kingsbridge and much of the surrounding coastline is National Trust administered, providing many miles of clifftop walks between sandy coves and popular family beaches. Regular bus services run from the Town Square to Dartmouth, Salcombe, Plymouth and Totnes, the latter two have main line railway stations.
Specifications

Off plan purchase secures one of these unique dwellings and allows home buyers to choose their preference of layout, significant internal finishes and kitchen designs. All homes will be Freehold & carry a 10 year New Homes Warranty.

The Boatyard will be built to a high standard, which includes structure, heat loss, ventilation, sound insulation and fire safety (which includes a state of the art fire protection system, with fire sprinklers and fire alarm).

Kitchens

A highly finished, quality kitchen from our chosen bespoke local kitchen manufacturer Yealm Kitchens, which includes comprehensive range cupboards and contemporary drawer packs - all soft close with integrated appliances. Worktops are to be Corian, Quartz or similar high end surface. Stainless Steel appliances from premium brands such as Bosch or AEG including stainless fan assisted ovens, integrated fridges & dishwasher and extractor. Under mounted sinks and stylish taps. Under cupboard, pelmet lighting.

Clients to specify their choice of layout and finish from the ranges provided by our chosen kitchen supplier. The specification will allow high quality fixtures and fittings to be included.
Bathrooms & Sanitary Ware
High Quality Wall hung sanitary ware by Laufen
Master suite Wet room, with tile flooring and underfloor heating
Laufen Pro Basin with VADO Edit Mono Basin Mixer Chrome
Laufen Pro Wall Hung WC, with soft close seat and concealed cistern
Vado concealed valve, rain head Showers
Bath Tub and shower screen
**Internal Joinery & Finishes**
Staircase. Oak strings, newel posts and handrails with glazed balustrade infill, carpeted stair treads.
(Indicative example is pictured below, treads will be fully carpeted).

**Internal Doors**
High specification oak or similar- JB Kind, from their total range.

**Fitted Wardrobes**
Where shown on plans, fitted with contemporary sliding doors. Oak effect shelf and chrome hanging rails internally.

**Flooring**
Karndean premium flooring to living spaces and carpets to bedrooms and stairs.

**External Finishes**
Cedral type cladding, Silicone Render & Traditional Stonework as per drawings.

**Windows & Doors**
Aluminium architectural windows, coloured grey finish. External entrance doors, will be contemporary composite construction with long bar handle & multipoint locking. Bifold / french doors in grey aluminium finish to balconies as shown on plans.

**Decking**
Timberteck composite decking with concealed fixing system to balconies.

**Walls and Ceilings**
Painted with 3 coats of white emulsion, 1 mist coat, 2 full coats.

**Electrical Specification**
Individual video door entry system intercom, operational from any of the floors in the home. Brushed chrome electrical points in living rooms and master bedroom.
Balcony Treatments
Glazed balustrading, frameless glass with simple stainless hand rail for uninterrupted views
Glazed obscured separating panels for privacy

Plumbing & Heating
Traditional Mains Gas Central Heating System,
Contemporary feature radiators to main living spaces
Chrome Towel rails to all bathrooms
Electric Underfloor Heating to master ensuite wetroom
Nest Intelligent Learning Thermostat, remotely controllable

Ceramic Tiling
Porcelanosa Tile from Residence range, full height tiling to all walls of all bathrooms.
Tile flooring to master ensuite wetroom
Tiling to client choice from this range of tiles

Energy Efficiency Features
Predicted Energy efficiency rating B
Nest Learning Thermostat, remotely controlled from phones and other devices for maximum efficiency
Solar PV panels generating free electricity
High performance double glazed windows
Highly insulated walls, floors and roof to ensure excellent thermal performance
A-rated appliances (oven, fridge freezer and dishwasher)
Dual zone gas central heating with energy efficient condensing boiler
Low energy lighting with LED technology
Thermostatically controlled radiator valves
All properties air leakage tested

Special Features
Passenger Lift Installation to all 3 floors

Quay Wall Moorings *
Located alongside the quay wall, immediately outside each home, space for vessels of up to 4.5m each in length. Ladders will be fitted to quayside wall. Mooring subject to granting of licence from Harbour authority. Additionally, Pontoon moorings available for larger vessels, directly opposite the development.

Fire Sprinkler System
Full emergency fire-fighting system
Fire/Smoke Detection Alarm System
To LD1 regulations

External Landscaping;
Ramped, covered entrance pathway to houses with retaining enclosure wall. Steps down to amenity area.
House 2 & House 3 GIA - 137 Sq.m  1474 Sq.ft - Ground Floor

Bedroom 1
3.4 x 2.9 m
(11.1 x 9.5 ft)

Bedroom 2
2.6 x 3.4 m
(8.5 x 11.1 ft)

Lift
Hall
Option A

Bedroom 3
2.6 x 2.9 m
(8.2 x 9.5 ft)

Lift
Utility
Cupd

Kitchen/Dining Room
4.8 x 6.8 m
(15.7 x 22.3 ft)

Balcony

Option B

Bedroom 3
2.6 x 2.9 m
(8.5 x 9.5 ft)

Utility
2.1 x 2.9 m
(6.8 x 9.5 ft)

Kitchen/Dining Room
4.8 x 6.8 m
(15.7 x 22.3 ft)

Balcony

Option C

Bedroom 3
2.6 x 2.3 m
(8.5 x 7.5 ft)

Utility
2.1 x 2.9 m
(6.8 x 9.5 ft)

Study
2.1 x 2.9 m
(6.8 x 9.5 ft)

Ac
Lift

Kitchen/Dining Room
4.8 x 7.4 m
(15.7 x 24.2 ft)

Balcony

House 2 & House 3 GIA -137 Sq.m  1474 Sq.ft - First Floor Options
House 2 & House 3 GIA -137 Sq.m 1474 Sq.ft - Second Floor Options
House 4 - GIA 124 Sq.m  1334 Sq.ft - Ground Floor

Bedroom 1
3.8 x 2.5 m
(12.4 x 8.2 ft)

Bedroom 2
2.6 x 3.0 m
(8.5 x 9.8 ft)

Hall
House 4 - GIA 124 Sq.m  1334 Sq.ft - First Floor Options

Option A

Bedroom 3
2.6 x 3.0 m
(8.5 x 9.8 ft)

Kitchen/Dining Room
4.8 x 5.9 m
(15.7 x 19.3 ft)

Balcony

Option B

Bedroom 3
2.6 x 2.9 m
(8.5 x 9.5 ft)

Kitchen/Dining Room
4.8 x 6.6 m
(15.7 x 21.6 ft)

Utility
2.1 x 2.9 m
(6.8 x 9.5 ft)

Lift

Option C

Study
2.1 x 2.9 m
(6.8 x 9.5 ft)

Utility
2.6 x 2.3 m
(8.5 x 7.5 ft)

AC

Lift

Balcony
House 4 - GIA 124 Sq.m 1334 Sq.ft - Second Floor Options
From Kingsbridge Quay, take the A379 along the Promenade onto Embankment Road with the Estuary to your right, passing The Crabshell Inn on the right. The Boatyard is on the right hand side, directly on the quay.

Post Code for Sat Nav: TQ7 1JZ