

WATERFRONT VIEW

Showcasing a selection of the finest coastal and riverside properties from the UK and around the world

MARINE CONSULTANCY

Whether you need to maximise the income from your marine property or require a detailed valuation or appraisal of your assets, the specialist marine team at Knight Frank can help.

Our Marine Consultancy team has been operating for over 20 years across all marine property sectors and has provided guidance on a wide range of issues, from planning, sales and acquisitions through to development, valuation and compensation. This experience enables it to deliver advice tailored to your property.

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WELCOME



Christopher Bailey
 Head of National Waterfront

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We are proud to welcome you to the eighth edition of Knight Frank's Waterfront View magazine. At Knight Frank we have three principal aims: to provide our clients with market-leading research, to deliver excellent advice and to provide access to the global market via industry leading technology. In the following pages we would like to share with you a handpicked selection of some of the most idyllic and sought after waterfront properties, both for sale and sold, in the UK and from around the world.

The magazine is arranged in three sections - coastal, riverside and lakes and international. Our Research Department has access to the very latest market data and we are proud to share this with you in an interesting feature (pages 4-5) which, this year for the first time, includes a fishing index. So, in addition to updating our market-leading and unique 'Waterfront Index', we have sought to help quantify the freehold values of fishing rights within the UK. This fishing index forms part of a wider sporting index that Knight Frank has introduced to track the changes in capital value in trout stream and salmon fishing, grouse moors and Scottish deerstalking estates over the past ten years. Our Prime Waterfront Index continues to remind us of the significant premiums that waterfront properties achieve in comparison to their inland counterparts whether the property overlooks the coast, is up an Estuary, on a river or overlooks a lake.

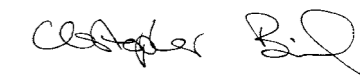
We are busier than ever marketing and selling waterfront properties around the UK and more globally. Although the storms in February and the winter floods affected the UK waterfront market to some extent we have seen some exciting sales along the whole of the UK's south coast this year. The riverside market,

both in London and further up the Thames, has seen a dramatic upturn in activity over the past twelve months, particularly in new build properties. We are now seeing trends of increased activity spreading out of London and the Home Counties into the South West and further north.

Knight Frank is one of only a few global property firms to have its own specialised and dedicated Waterfront Department and we understand what waterfront buyers are looking for. We specialise in finding our buyers their perfect lifestyle.

What sets Knight Frank apart from many of its competitors is its global network which now exceeds over 335 offices in 52 countries. This growing network has helped us source buyers for our clients from no fewer than 63 countries and provides our Waterfront Department and all our clients with unparalleled access to international capital flows. Our global, shared property database allows us to assist waterfront buyers both across the UK and globally. Moreover, our market-leading technology also provides us with a significant advantage over our competitors which benefits our clients around the world. This technology includes our free, world-class app for iPhones and iPads which has been downloaded by more than 110,000 people and our website is available in more than 18 languages.

As a partnership with a track record of over 117 years, high quality advice, integrity and depth of service are at the core of all we do for our clients. We hope you enjoy this eighth edition of Waterfront View. If you would like to speak to us about marketing your waterfront home or are interested in any of the properties advertised in this magazine please do not hesitate to get in touch.



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A PREMIUM YOU CAN BANK ON

KNIGHT FRANK'S RESEARCH TEAM SHARES THEIR UNIQUE INSIGHT INTO THE UK'S WATERFRONT PROPERTY MARKET INCLUDING A SNEAK PREVIEW OF ITS NEW SPORTING PROPERTY INDEX.

It's no secret that a room with a view can command a premium, and if that view happens to be of the sea or other expanse of water, the uplift can be even greater.

But just how much more are people prepared to pay to live by the sea, a river, or even a lake for that matter? According to Knight Frank's unique Prime Waterfront Index, the answer is 60% on average across the UK when waterfront properties are compared with a similar home further inland.

The premium available varies by location. A waterfront position in South West England, for example, offers the most added-value, with prices 75% higher. Prime riverside homes in London (+55%) and waterfront properties in the South East (+44%) and East Anglia (+41%) command the next largest uplifts (Figure 1).

Of course, it's not just the view that adds value to a waterfront property. Lifestyle is also a crucial factor and having a favourite pastime or leisure activity, whether it be fishing or sailing, on their doorstep is something many people are prepared to pay handsomely for.

HOLY GRAIL

Direct access to water is the Holy Grail with private slipways considered the most valuable feature. These push up the waterfront premium by an average of 115%. Properties with a private mooring or pontoon see their waterfront premium rise by 104% and 100% respectively, while jetties and private beach access add 89% and 85% (Figure 2).

In terms of location types, homes situated on Estuaries - the ideal location for messing around in boats - command the largest of about 85%. Prime harbour-side properties enjoy an uplift of 83% due to their rarity and coastal properties are worth 56% more.

Heading away from the sea, lakeside homes are a respectable 37% pricier than their waterless equivalent, but being situated next to a river adds, on average, 57% to the value of a prime residential property.

Although some lucky homeowners will have a stretch of river at the bottom of their gardens from where they can cast their flies, most fishing rights are actually sold separately and are a property asset in their own right.

FIGURE 2: WATERFRONT PREMIUM BY LOCATION AND AMENITY

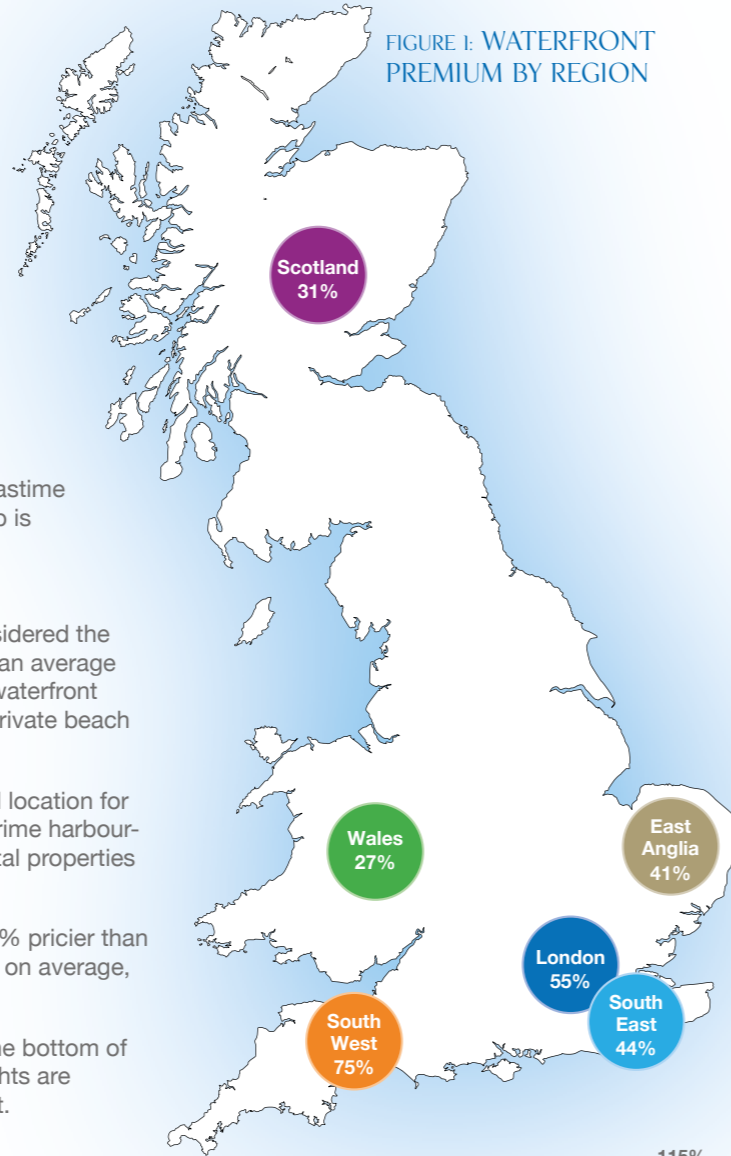
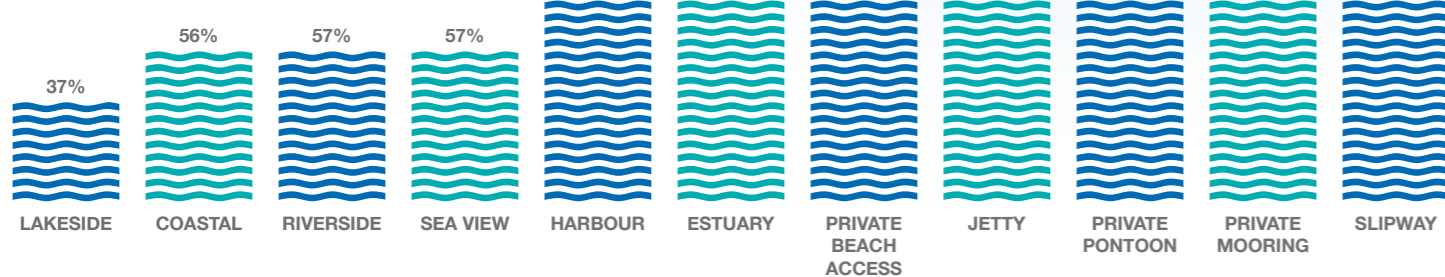


FIGURE 1: WATERFRONT PREMIUM BY REGION

FIGURE 3: CHANGE IN VALUE OF SALMON AND TROUT RIVERS BY RIVER TYPE

RIVER CATEGORY	PRIMARY			SECONDARY			TERTIARY			AVERAGE
	2004	2014	%change	2004	2014	%change	2004	2014	%change	
Salmon (price per fish caught)	£8,000	£10,000	25%	£5,000	£7,000	40%	£3,500	£5,000	43%	36%
Trout (price per metre)	£600	£800	33%	£350	£400	14%	£50	£50	0%	16%

FISHING INDEX

To help quantify the freehold value of these fishing rights, along with other sporting properties, Knight Frank is about to launch the results of a new index.

The Knight Frank Sporting Index tracks the change in capital value of trout stream fishing, salmon rivers, grouse moors and Scottish deer stalking estates over the past 10 years.

Each of these assets have their own traditional method of valuation. Trout rivers are valued by the yard or metre, while salmon river valuations are based on the average number of fish caught annually over a five or 10-year period.

The sheer variety of rivers in the UK, and the fact that fishing conditions can vary significantly over relatively short distances, makes it hard to be too specific about values. Our index provides indicative values for three categories of river (Figure 3).

Primary rivers are those considered trophy purchases, such as the best stretches of the Test or Itchen for trout, and the Spey, Tweed, Tay or Dee for salmon, and are often bought by wealthy aficionados.

Those in the secondary category, which for trout could include the Kennet and Lambourn, and the Findhorn and Oykel for salmon, still offer fantastic sport for the enthusiast, but don't command as high a price premium.

Tertiary rivers may not be the most fashionable or provide large catch numbers, but are sought after by individuals or syndicates looking for a cost-effective way to enjoy their passion. Examples include the Piddle and Frome chalk streams and the Doon or Thurso salmon rivers in Scotland.

Although values for most categories of both salmon and trout rivers have risen over the past 10 years, on average by 26% (Figure 3), the growth has not been as great for other property classes such as farmland (+212%) or prime London residential (133%). Alternative investments of passion, such as art (193%) and classic cars (+456%) have also done much better.

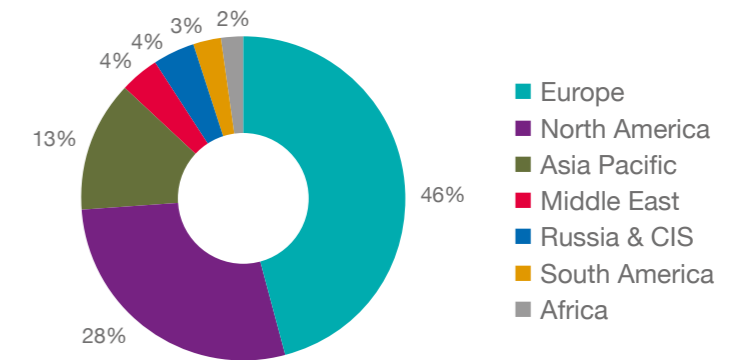
There is a number of reasons for this. The rarity of these types of property meant they already commanded strong prices in 2004. International demand, while strong, is not yet truly global - Asian investors, for example, are not very active in the sector. Prices also weakened in the aftermath of the credit crisis as discretionary spending was cut back.

GLOBAL INTEREST

Knight Frank's research team also tracks who is looking for waterfront properties, and in the UK the market is becoming more international. Our web-search data shows that there was a 6% increase in the number of individuals from outside the UK looking at properties last year, with the trend led by potential buyers in the US, Germany and Australia (Figure 4).

Interestingly, our analysis also shows that waterfront property buyers are getting younger. Over the last year, more than 60% of our buyers were in their 40s or younger. Last year, the same percentage was aged 50 or over.

FIGURE 4: SOURCE OF INTERNATIONAL DEMAND



Source of overseas searches for waterfront property on KnightFrank.co.uk in 2013

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COASTAL

Whilst many buyers are happy for their holiday homes to be in far-flung locations, London and Home Counties' based buyers are increasingly focusing on the UK's coastal fringes so they can escape within a couple of hours. This is a market which has seen an increased pick-up in more recent months. There is also a growing trend to buy a house that has an annexe/cottage (or the potential to build one) so that a rental income can be generated. Although the UK can't guarantee the sun, it can deliver the 'perfect' waterfront lifestyle. The waterfront market has certainly continued to improve throughout 2014 so far and the first signs of this appeared in the latter half of 2013. The West Country had a busy end to 2013 across both Devon and Cornwall but many parts of the South Coast had a much quieter 2013.

This year the waterfront market has benefited from the significant increased activity within London and the Home Counties with some impressive sales across the whole spectrum of the coastal market from Kent to Dorset. More recently this spread of activity has reached Devon and is now moving further west into Cornwall. There also remain some exciting hot spots in East Anglia such as Burnham Overy Staithe, Southwold and Brancaster that continue to enjoy a buoyant market.

Scotland has also seen a continuing rise in activity along the coast. Traditionally the West Coast, particularly Argyll, is where the strongest demand has been due to the spectacular scenery and the renowned sailing. However we have also seen an upsurge in interest along the Fife and East Lothian coasts - areas within an hour or so of central Edinburgh.

Whilst the focus for buyers still remains 'lifestyle', another important factor to consider is a potential rental return coupled with future capital growth. We have also seen a shift in families with young children wanting to move away from holidays abroad and the mad rush of the airport to instead opting for 'staycations'. These families love UK based holiday homes because it provides them with a familiar place to go back to year after year. They can invite friends and family without the restrictions imposed by overseas travel, hotels, or even holiday rentals. They can have barbeques and a boat either moored in the nearby waters or parked in their own boat store. If the holiday home is close enough, it is also likely to be used for weekends too and not just extended holidays.


There is a strong appetite for new build properties overlooking the water. New build waterfront properties or development opportunities are now tending to sell quicker as buyers want to invest in modern and more "green" technologies, thus reducing running costs.

This spring we saw two record-breaking transactions at the very top of the waterfront market on the South Coast's Beaulieu River. Clobb Copse, at the mouth of the Beaulieu River, is a gloriously refurbished house with two cottages, 36 acres and its own jetty and pontoon. Tukul is also on the Beaulieu River and very different to anything else found in the area; designed and built in the 1960s, it is set in beautiful gardens and has a lake, a jetty and pontoon. The Beaulieu River is within easy reach of London and lies on the edge of the New Forest. The Estuary opens out into the Solent so provides some of the country's best cruising sailing within the Solent and further afield. As a result, it is home to some of the best waterfront trophy properties in the country. The demand for waterfront properties in the New Forest remains buoyant with demand always outstripping supply.

These record sales at the very top end of the waterfront market on the South Coast in Hampshire do reflect a similar market trend to their inland counterparts in Hampshire, Wiltshire and Dorset. We have seen a number of sales at and around the guide price across the whole market spectrum which has not been experienced

for the last two to three years. Devon has also seen a link in recent weeks between improved waterfront and inland property sales. All along the South Coast and South West of England we are beginning to see London buyers prepared to make that move out of central and Greater London towards the coastline. Buyers are looking for a property that may begin as their second home but with a clear intention of it becoming their main residence in due course.

Another trend that seems to be appearing is the average age of our waterfront buyers shifting from early fifties to early forties. The stamp duty land tax threshold at £1 million is now having less of an impact in 2014. Encouragingly, the waterfront market above £2 million has now picked up and buyers have the confidence to purchase the very best waterfront properties when they see prices start to consolidate and rise again. Overall, waterfront property prices on the South Coast and the South West have not increased significantly beyond the 2007 highs but the premiums that waterfront buyers will pay for the perfect lifestyle are as strong as ever. Accurate pricing still remains a critical element to property selling success and, encouragingly, achieving guide price sales becoming much more commonplace, where sellers are realistic. Historically the waterfront market is at its busiest after the summer holidays and the conditions currently look set for an exciting autumn and winter selling period across the whole of the UK coastal market.



“ This year the waterfront market along the south coast has benefited from the significant increased activity within London and the Home Counties. ”



SALCOMBE, DEVON

THE SPINNEY

A charming Arts & Crafts house in one of the country's finest positions. The property benefits from the best views on the Salcombe Estuary.

Accommodation includes:

- ◆ 3 reception rooms and study
- ◆ 5 bedrooms
- ◆ Garaging, workshop and storerooms
- ◆ Summer house
- ◆ Planning permission to extend

Guide price £2,500,000

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POLZEATH, CORNWALL

SUNSTONE

Cleverly designed contemporary house overlooking Polzeath Beach with stunning views of the Atlantic Ocean. Designed to capture every aspect of its surrounds and built to the most exacting of standards.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ Numerous terraces and balconies
- ◆ Spa and Jacuzzi
- ◆ Changing room, surf store and garage

Guide price £2,950,000

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COASTAL

JERSEY, CHANNEL ISLANDS

DAISY HILL HOUSE

A truly spectacular house commanding uninterrupted sea views over the Royal Bay of Grouville. The property meets the highest of contemporary international standards and was constructed on a without regard to expenditure basis.

Accommodation includes:

- ◆ 6 bedrooms
- ◆ 4 reception rooms
- ◆ 5 bathrooms
- ◆ Indoor swimming pool
- ◆ Outdoor swimming pool
- ◆ Tennis court
- ◆ In all about 27 acres

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**SALCOMBE,
DEVON**

HAMSTONE COURT

A large apartment with some of the best panoramic views in Salcombe.

Accommodation includes:

- ◆ 4 bedrooms
- ◆ 3 bathrooms
- ◆ 2 large south facing terraces with unique views up and down the Estuary
- ◆ Covered parking and garage
- ◆ Secure gated entrance
- ◆ Communal gardens

Offers in excess of £1,250,000

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**KINGSWEAR,
DEVON**

WHITEGATES

South facing, panoramic and commanding views out to sea and across the Dart Estuary. A rare development or refurbishment opportunity.

Accommodation includes:

- ◆ 4 bedrooms
- ◆ 2 bathrooms
- ◆ 1 bedroom cottage
- ◆ Indoor swimming pool
- ◆ South facing terrace
- ◆ Extensive lawns

Guide price £1,970,000

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**TEIGNMOUTH,
DEVON**

DELAMORE

A very attractive Grade II listed Regency villa and a two bedroom cottage, in a secluded position, set within its own gardens, with views over the River Teign and beyond.

Accommodation includes:

- ◆ 5 reception rooms
- ◆ 6 bedrooms
- ◆ Second floor 2 bedroom self-contained guest annexe
- ◆ 2 bedroom coach house
- ◆ Snooker room with gymnasium above
- ◆ Landscaped gardens and grounds

Guide price £1,850,000

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GOLANT, CORNWALL

THE OLD SCHOOL HOUSE

A charming family home occupying a commanding position in the heart of the popular village of Golant with panoramic, south facing views across the Estuary.

- Accommodation includes:
- ◆ 4 bedrooms
 - ◆ 3 bathrooms
 - ◆ Extensive south east facing terrace
 - ◆ Double garage
 - ◆ Private drive and boat park

Guide price £795,000

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DEVON

WAY PARK COTTAGE

Heavenly views of Slapton Sands and the open sea with about two acres of pretty gardens.

- Accommodation includes:
- ◆ 3 bedrooms in the main house (2 en suite)
 - ◆ Attached 1 bedroom annexe
 - ◆ Coastal water views
 - ◆ 2 garages
 - ◆ Relatively level gardens

Guide price £1,395,000

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POLRUAN, FOWEY, CORNWALL

TINKERS GREEN

A well presented detached house with a garage and parking, overlooking the harbour. There are pretty gardens surrounding the property including a greenhouse.

- Accommodation includes:
- ◆ 5 bedrooms
 - ◆ 2 bathrooms
 - ◆ Studio
 - ◆ Very pretty gardens
 - ◆ Garage

Guide price £695,000

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SALCOMBE, DEVON

LONGMYND

Spectacular sea and rural south facing views in Salcombe in a secluded position with direct access to North Sands beach.

Accommodation includes:

- ◆ 5 bedrooms
- ◆ 3 bathrooms
- ◆ Mature, landscaped gardens
- ◆ Terracing with south facing, panoramic views
- ◆ Private drive and parking for about 10 cars

Guide price £1,500,000

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STRETE, DEVON

MATTHEWS POINT MANOR

A unique property in an incredible coastal position with planning permission.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 4 bedrooms
- ◆ Secondary accommodation
- ◆ Swimming pool
- ◆ Private beach access

Guide price £3,500,000

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SALCOMBE, DEVON

POYNTZ CROFT

An exceedingly rare and exciting development opportunity for a stunning 5,000 sq ft waterside property with breathtaking views, direct access to the Salcombe Estuary and an indoor swimming pool.

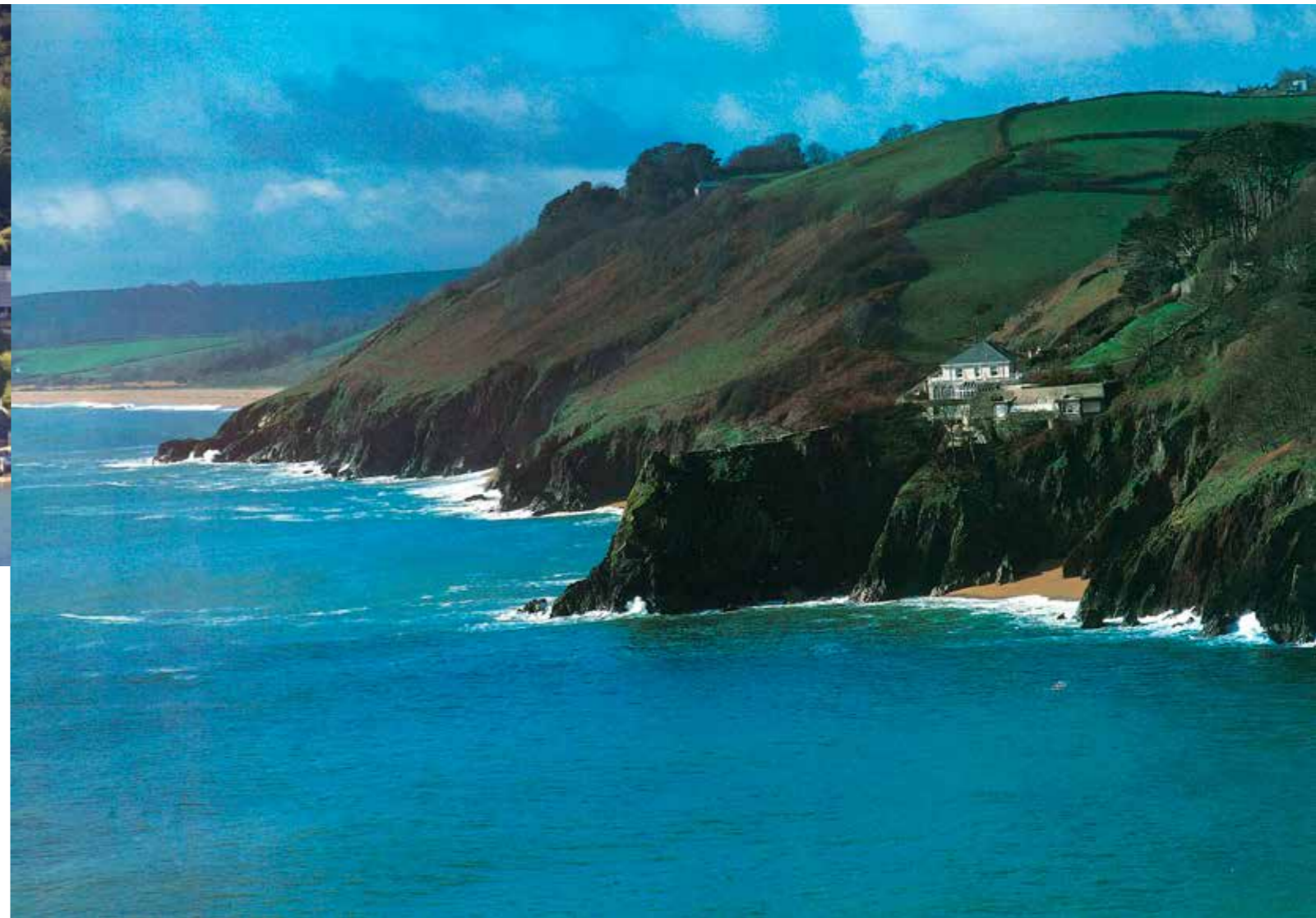
Accommodation includes:

- ◆ 5 bedrooms
- ◆ 4 bathrooms
- ◆ Double garage and boat store
- ◆ Extensive terraces
- ◆ Parking
- ◆ Direct water access

Guide price £1,950,000

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RYDE, ISLE OF WIGHT

DOLPHIN BOATHOUSE

One of the finest waterfront houses on the Isle of Wight with unrivalled access to 400m of water frontage.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 8 bedrooms
- ◆ Outbuildings
- ◆ 2 slipways
- ◆ Private pontoon

Guide price £1,700,000

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SALCOMBE, DEVON

MEW STONE EAST

Breathtaking new build that sets new standards in Salcombe with far reaching, uninterrupted easterly/westerly views looking across the bay to East Portlemouth and National Trust land.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 4/5 bedrooms
- ◆ Landscaped garden terraces
- ◆ Ample parking
- ◆ Deep water mooring available by separate negotiation

Guide price £2,750,000

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SEAVIEW, ISLE OF WIGHT

CAMBISGATE

A wonderful opportunity directly on the beach to create an exciting family house in a stunning location.

Accommodation includes:

- ◆ Currently arranged as 2 flats
- ◆ 5 bedrooms
- ◆ 2 reception rooms, 2 kitchens
- ◆ 5 bathrooms
- ◆ Garage, balcony and verandah
- ◆ Approximately 3,364 sq ft

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**GREENWAY,
DEVON**

HUNTERSWOOD COTTAGE

Peaceful seclusion overlooking the Dart Estuary with exciting development potential.

Accommodation includes:

- ◆ 4 bedrooms
- ◆ 2 bathrooms
- ◆ Swimming pool
- ◆ 4 stables
- ◆ Landscaped gardens
- ◆ In all about 4.6 acres

Offers in excess of £975,000

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**CHICHESTER ESTUARY,
WEST SUSSEX**

DELL QUAY HOUSE

One of the best houses on the Chichester coastline with panoramic views across the Estuary and the South Downs. Foreshore, pontoon and moorings available by separate negotiation.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ Self-contained cottage
- ◆ Swimming pool
- ◆ Manicured gardens

Guide price £2,750,000

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**ORD, TEANGUE,
ISLE OF SKYE,
HIGHLAND**

ORD HOUSE

The house stands in about 18 acres of mature grounds in a spectacular location, with views over Loch Eishort to the evocative Black Cullin.

Accommodation includes:

- ◆ 5 bedrooms
- ◆ 4 reception rooms
- ◆ 4 bathrooms
- ◆ Mature garden and grounds
- ◆ Slipway and mooring
- ◆ In all about 18 acres

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COVERACK, CORNWALL

SEAGULLS, CHANNEL VIEW

A beautifully presented and spacious three bedroom apartment in an enviable waterfront location overlooking Perprean Bay.

Accommodation includes:

- ◆ 3 bedrooms
- ◆ 2 bathrooms
- ◆ Large south facing terrace
- ◆ Easy access to the coastal paths
- ◆ Short walk to the local pub
- ◆ Sandy beaches close by

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COASTAL

SALCOMBE, DEVON

CLAY PARK

Significant development opportunity on the Salcombe Estuary with planning permission to recreate arguably the best positioned waterfront house in the West Country.

Planning permission approved for:

- ◆ 3 reception rooms
- ◆ 5 bedrooms with en suite bathrooms and private terraces
- ◆ Self-contained studio flat
- ◆ Boat slip
- ◆ Direct access to the sandy beach

Guide price £2,500,000

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POLZEATH, CORNWALL

BRAS EBRON

A recently built, high specification, contemporary detached house with beach and coastal views and a short walk to the sand.

Accommodation includes:

- ◆ 4/5 bedrooms
- ◆ 3 bathrooms
- ◆ Detached garage with accommodation above
- ◆ Landscaped gardens
- ◆ Short walk to the surfing beach, Polzeath
- ◆ Contemporary design

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Offers in excess of £1,250,000



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BANTHAM, DEVON

STEEPFIELD

This property enjoys views over the Avon Estuary, Burgh Island, out to sea and over the surrounding countryside.

Accommodation includes:

- ◆ 3 bedrooms
- ◆ 2 bathrooms
- ◆ 2 parking spaces
- ◆ Terrace

Guide price £625,000

Richard Speedy

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NR BEER, DEVON

UPCOTT

Immaculately presented Arts & Crafts style house and lodge with far reaching views over Lyme Bay.

Accommodation includes:

- ◆ 5/6 bedrooms
- ◆ Separate 4 bedroom lodge
- ◆ Terraces and gardens
- ◆ Superb sea views
- ◆ Excellent income potential

Guide price £1,375,000

William Morrison

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ILFRACOMBE, NORTH DEVON

TIDES

A modern detached house built to a very high specification throughout.

Accommodation includes:

- ◆ Open plan top floor with twin balconies
- ◆ Master bedroom suite, 4 further bedrooms
- ◆ 3 bathrooms
- ◆ Lower ground floor sitting room
- ◆ Double garage
- ◆ Garden, terrace and parking

Guide price £1,250,000

William Morrison

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TOPSHAM, DEVON

THE DUTCH HOUSE

The Dutch House is one of Topsham's finest riverside homes with direct water access and wonderful views over the Exe Estuary. The property benefits from riverside gardens with causeway.

Accommodation includes:

- ◆ 6 bedrooms
- ◆ 3 reception rooms
- ◆ 3 bathrooms
- ◆ Garage and off road parking
- ◆ Dinghy launching causeway
- ◆ Approximately 3,243 sq ft

Guide price £1,500,000

Chris Clifford

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BINSTEAD, ISLE OF WIGHT

BEACHWOOD

Stunning New England style beach house in a discreet and private location with breathtaking views across the Solent to the mainland. Built to an extremely high standard with a 10 year NHBC guarantee.

Accommodation includes:

- ◆ 5 bedrooms
- ◆ 4 reception rooms
- ◆ Swimming pool and pool house
- ◆ Garaging and guest annexe
- ◆ Beachfront decking
- ◆ Private beach

Guide price £2,900,000

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Andrew Rome

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EXETER, DEVON

TREW'S WEIR HOUSE

Trew's Weir House is a substantial waterfront home with fine views over the River Exe within one of Exeter's most sought after areas and within walking distance of the Quay and city centre.

Accommodation includes:

- ◆ 6 bedrooms
- ◆ 4 reception rooms
- ◆ 3 bathrooms
- ◆ Large garden with private drive
- ◆ Double garage and outbuildings
- ◆ Approximately 3,798 sq ft

Guide price £900,000

Chris Clifford

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COASTAL

ISLE OF MAN

BALLAMONA

Set within an enviable 112 acre coastal estate on the south east of the Isle of Man, The Ballamona Estate is a once in a lifetime opportunity to create a truly bespoke estate by renowned super prime developers Richmond Square.

Accommodation includes:

- ◆ 6 bedroom suites
- ◆ 8 reception rooms
- ◆ Farmhouse with 5 bedroom suites
- ◆ Tuck mill with 4 bedroom suites
- ◆ Staff accommodation
- ◆ Estate offices
- ◆ Gatehouse with bedroom suite
- ◆ 9 hole private golf course
- ◆ Swimming pool
- ◆ Tennis court
- ◆ Extensive equestrian facilities

Guide price £30,000,000

James Crawford

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KINGSWEAR, DEVON

KINGSWEAR COURT LODGE

This south facing waterfront property commands glorious and breathtaking views over the Dart Estuary and out to sea with direct water access.

Accommodation includes:

- ◆ 4 bedrooms
- ◆ 3 bathrooms
- ◆ Private jetty with boat hoist/davit
- ◆ Approximately 325ft of water frontage
- ◆ Set in mature garden, woodland and foreshore
- ◆ Gated parking for about 7 cars

Offers in excess of £1,795,000

Christopher Bailey

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HELDFORD PASSAGE HILL, CORNWALL

TREE TOPS

On one of the most sought after roads in South Cornwall. The perfect, low maintenance, "lock-up-and-leave" family home.

Accommodation includes:

- ◆ 3 bedrooms
- ◆ 3 bathrooms
- ◆ Double garage
- ◆ Extensive parking
- ◆ Terrace
- ◆ Direct access onto a golf course

Guide price £850,000

Christopher Bailey

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BIGBURY ON SEA, DEVON

AVONLEA

A single storey detached house in a sought after South Hams location with an annexe for an income stream.

Accommodation includes:

- ◆ 3 bedrooms in main house
- ◆ 2 bathrooms
- ◆ 1 bedroom annexe
- ◆ Gardens and side patio
- ◆ Parking
- ◆ Office/garage

Guide price £795,000

Richard Speedy

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MIXTOW, FOWEY, CORNWALL

KIT'S HOUSE

Overlooking the River Fowey with direct water access and an income stream.

Accommodation includes:

- ◆ 6 to 10 bedroom family home currently divided into 4 for rental before being converted back into one home
- ◆ Jetty and 2 running moorings
- ◆ Floating pontoon
- ◆ Private parking

Guide price £1,475,000

Christopher Bailey

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ST MAWES, CORNWALL

NANCORRAS

Rural waterfront living only two miles from St Mawes.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 4 bedrooms
- ◆ Studio and office
- ◆ 10,000 sq ft barn
- ◆ Private quay
- ◆ In all about 15 acres

Guide price £2,750,000

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MAWGAN PORTH, CORNWALL

CARNE CREST

A charming versatile waterfront family home set high above the bay with panoramic views and within an easy walk of the beach and the outstanding surfing it offers.

Accommodation includes:

- ◆ 6 bedroom suites
- ◆ Currently arranged as a 3 bedroom house and 3 bedroom holiday rental
- ◆ Off road parking for up to 6 cars or boats
- ◆ Patio area with views overlooking the beach

Guide price £1,350,000

Christopher Bailey

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BUDLEIGH SALTERTON, DEVON

COASTGUARD HOUSE

Wonderfully positioned house with direct access to the beach.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 4 bedrooms
- ◆ 3 bathrooms
- ◆ Extensive terraces and balconies
- ◆ Superb views
- ◆ Garage and parking

Guide price £1,500,000

William Morrison

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KINGSWEAR, DEVON

TOFT QUAY

A beautiful, south facing waterfront property with direct water access, views out to sea and up the Dart Estuary.

Accommodation includes:

- ◆ 5 bedrooms
- ◆ 3 bathrooms
- ◆ Private jetty with steps to foreshore
- ◆ Running mooring
- ◆ Boat store

Guide price £1,975,000

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BIGBURY ON SEA, DEVON

BURGH ISLAND CAUSEWAY

A well appointed apartment in a prime South Hams waterfront location.

Accommodation includes:

- ◆ 2 bedrooms
- ◆ 2 bathrooms
- ◆ Large south facing balcony
- ◆ Leisure facilities including gym and indoor swimming pool
- ◆ Secure allocated parking
- ◆ Communal boat store

Guide price £550,000

Richard Speedy

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COASTAL

TREBARWITH STRAND, CORNWALL

TREBARWITH

Luxurious family home complete with a collection of five star holiday properties set within a spectacular clifftop location with stunning and uninterrupted west facing sea views.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ 4 bedroom farmhouse
- ◆ 2 further cottages and studio
- ◆ In all about 50 acres

Guide price £3,750,000

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LANDULPH, CORNWALL

LOWER MARSH FARM

Idyllic, edge of village, rural living for a family with its own slipway and 570m of water frontage.

Accommodation includes:

- ◆ 5 bedroom house
- ◆ 4 bedroom annexe
- ◆ 3 outbuildings and separate wine cellar
- ◆ Landscaped gardens, paddocks, woodland and an orchard
- ◆ Floodlit tennis court
- ◆ Slipway and 570m of water frontage

Guide price £1,250,000

Christopher Bailey

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CROYDE, DEVON

ATLANTIS

Dramatic coastal location with commanding views over Croyde Beach, Hartland Point and out to Lundy Island.

Accommodation includes:

- ◆ 4 reception rooms
- ◆ 8 bedrooms
- ◆ Direct water access
- ◆ Potential for a fantastic contemporary home

Guide price £2,000,000

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NEWTON FERRERS, DEVON

WOODSIDE COTTAGE

Immaculate house overlooking the Yealm. Ideal as a family home or a 'lock-up-and-leave' holiday retreat with good letting potential.

Accommodation includes:

- ◆ 4 bedrooms
- ◆ 4 bathrooms
- ◆ Separate studio
- ◆ Garage/boat store

Guide price £895,000

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Computer generated image for indicative purposes

STOKE FLEMING, DEVON

SILVER CLOUD

Planning permission to build a stunning, contemporary waterfront home with panoramic sea views.

Accommodation includes:

- ◆ Development opportunity to build a 6,025 sq ft home
- ◆ 5 bedroom suites
- ◆ Indoor swimming pool
- ◆ Cinema
- ◆ Roof terrace
- ◆ Currently a 4 bedroom bungalow

Guide price £1,250,000

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KEYHAVEN, HAMPSHIRE

SEDGE END

Rare opportunity to buy arguably one of the best family homes along the South Coast in an idyllic village moments from Lymington.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ Secondary accommodation and summer house
- ◆ Outbuilding and boat store
- ◆ Swimming pool

Guide price £4,750,000

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EAST PRESTON, WEST SUSSEX

SPANISH PLACE

An extensive beachfront home set within the private West Kingston Estate with panoramic views and an impressive and flexible floor layout.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 6 bedrooms
- ◆ Self-contained annexe
- ◆ Swimming pool
- ◆ Private access to beach

Guide price £1,995,000

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HELTFORD VILLAGE, CORNWALL

HELTFORD POINT HOUSE

Fabulous waterfront home on exclusive peninsula. With views over the Helford River, this beautifully built ideal second home has direct water frontage and access via a stone quay.

Accommodation includes:

- ◆ 4 bedrooms
- ◆ 3 bathrooms
- ◆ Direct water frontage
- ◆ Landscaped gardens
- ◆ Double garage

Richard Speedy

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TREBETHERICK, CORNWALL

GREENAWAY HEIGHTS

Elevated and private position on the much prized Greenaway Estate looking out to sea between Daymer Bay and Polzeath.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ South facing dining terrace
- ◆ Sheltered garden
- ◆ 300m walk from Greenaway Beach

Guide price £2,750,000

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THURLESTONE SANDS, DEVON

OCEANS EDGE

Built about six years ago, this exclusive modern apartment overlooks the large beaches in the immediate locality.

Accommodation includes:

- ◆ 2 bedrooms
- ◆ 2 bathrooms
- ◆ Balcony
- ◆ Allocated and visitor parking
- ◆ Communal heated outdoor swimming pool
- ◆ Private external store

Offers in excess of £400,000

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FOWEY, CORNWALL

UPTON HOUSE

An immaculate townhouse in the centre of Fowey with a self-contained retail shop on the ground floor providing a useful income stream.

Accommodation includes:

- ◆ 2 reception rooms
- ◆ 4 bedroom suites
- ◆ Self-contained retail shop
- ◆ Courtyard garden
- ◆ Living accommodation over 3 floors

Guide price £695,000

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NEWTON FERRERS, DEVON

WESTFIELD

Without doubt the best in Newton Ferrers with an impressive, elevated and private south facing position giving almost panoramic views over the River Yealm.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ Secondary accommodation
- ◆ Meticulously landscaped gardens and terraces
- ◆ Private access to the water

Guide price £2,800,000

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ST ISSEY, CORNWALL

TREGONCE FARM

Charming Grade II listed farmhouse on the edge of a quiet hamlet with Estuary views between Rock and Padstow.

Accommodation includes:

- ◆ 5 bedrooms
- ◆ 3 bathrooms
- ◆ Garage with loft above
- ◆ Private drive
- ◆ Lawns
- ◆ Loggia

Guide price £950,000

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TALLAND BAY, CORNWALL

WESTCLIFF OLD COURT

An Edwardian house in excellent order with spectacular views over the coastline and a short walk to the beach.

Accommodation includes:

- ◆ 5 bedrooms
- ◆ 4 bathrooms
- ◆ 1 bedroom annexe with own entrance
- ◆ Garage
- ◆ Boat store
- ◆ Landscaped gardens

Guide price £1,950,000

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CHESIL BEACH, DORSET

LONG HOUSE

Unrivalled position on Chesil Beach with stunning views over the World Heritage Jurassic Coast and surrounding National Trust farmland. Private access to the beach. Bridport and Dorchester only a short drive away.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 6 bedrooms
- ◆ 2 bedroom cottage
- ◆ Ornamental kitchen garden
- ◆ Tennis court, stables and manège
- ◆ In all about 26 acres

Offers in excess of £3,000,000

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SALTASH, CORNWALL

TREMATON CASTLE

Outstanding Grade II Regency listed house set within the Bailey of a Grade I listed Norman castle with views across to the Tamar Estuary.

Accommodation includes:

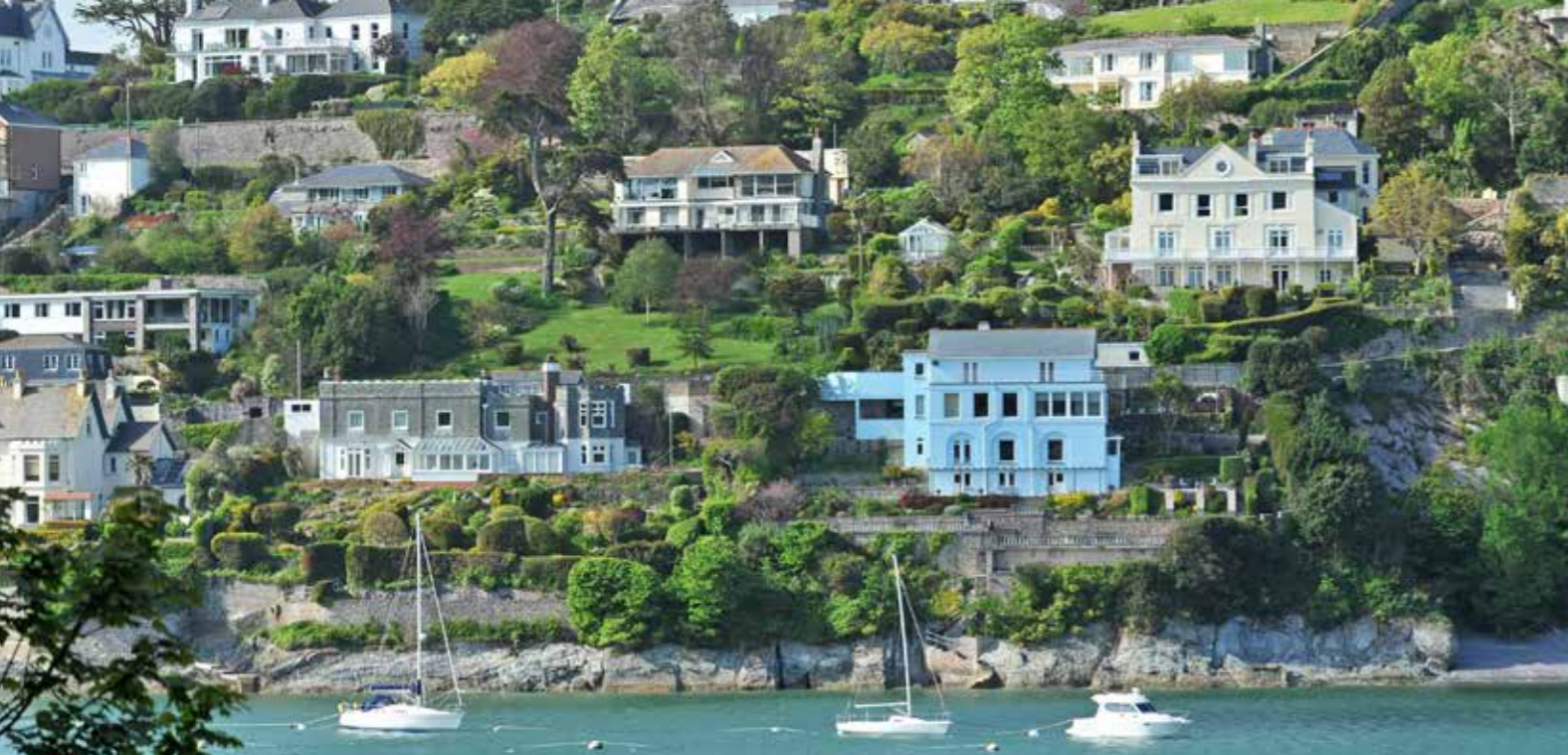
- ◆ 8 to 10 bedrooms
- ◆ 4/5 bathrooms
- ◆ Georgian coach house
- ◆ Stables and workshops
- ◆ Outdoor swimming pool
- ◆ Beautifully landscaped gardens and grounds

Guide price £850,000 for a 20 year lease

Richard Speedy

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KINGSWEAR, DEVON

MAYFLOWER WATERS

Situated in the heart of Kingswear with south facing and panoramic views out to sea and across the Dart Estuary.

Accommodation includes:

- ◆ 3 bedrooms
- ◆ 2 bathrooms
- ◆ Double garage
- ◆ Outbuildings
- ◆ Garden and grounds
- ◆ South facing terrace

Offers in excess of £2,000,000

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TREVOSE, PADSTOW, CORNWALL

COAST GUARD COTTAGE WEST

A large cottage in a prime location overlooking the surrounding coastline with a level garden and separate two bedroom annexe.

Accommodation includes:

- ◆ 3 bedrooms
- ◆ Annexe with 2 further bedrooms
- ◆ Level lawned gardens
- ◆ Rear courtyard garden
- ◆ Double garage
- ◆ Ample parking

Offers in excess of £1,500,000

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MIXTOW, CORNWALL

ROSELAW

Overlooking the River Fowey with access to the water via a shared quay, the owner has a license for a running mooring and pontoon.

Accommodation includes:

- ◆ 4 bedrooms
- ◆ 3 bathrooms
- ◆ 2 bedroom apartment on the lower ground floor
- ◆ Garage
- ◆ Parking
- ◆ Pretty gardens

Guide price £595,000

Richard Speedy

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HELFDOR PASSAGE, CORNWALL

POLVADHI

A wonderful family home with a much sought after waterside address and perfect for both golfers and boating enthusiasts alike.

Accommodation includes:

- ◆ 4 bedrooms
- ◆ 2 bathrooms
- ◆ Garage
- ◆ Mature garden
- ◆ Direct access onto an 18 hole golf course

Guide price £775,000

Christopher Bailey

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THURLESTONE, DEVON

PATHWAYS

An immaculate new build with panoramic coastal and Estuary views five minutes walk from the beach and close to a golf course and tennis club.

Accommodation includes:

- ◆ 5 bedroom suites
- ◆ 3 reception rooms
- ◆ Wine cellar and cinema
- ◆ Double garage

Guide price £1,850,000

Christopher Bailey

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GOLANT, CORNWALL

DRIFTWOOD HOUSE

Recently built New England style house with boathouse in prime waterfront location.

Accommodation includes:

- ◆ 5 bedrooms
- ◆ 3 bathrooms
- ◆ 2 reception rooms
- ◆ Boathouse, carport and workshop
- ◆ Public slipways within 150 yards

Guide price £1,295,000

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DARTMOUTH, DEVON

SEAL HOUSE

An immaculate period townhouse with views over Dartmouth out to sea.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ 3 bathrooms
- ◆ Landscaped gardens
- ◆ Double garage and parking

Guide price £1,750,000

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FOWEY, CORNWALL

VICTORIA STEPS

A very special family home in the heart of Fowey with secure, covered parking for at least four cars, and direct water access with a running mooring.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 5 bedrooms (3 en suite)
- ◆ 3 balconies
- ◆ Garaging for at least 4 cars
- ◆ Direct water access and running mooring

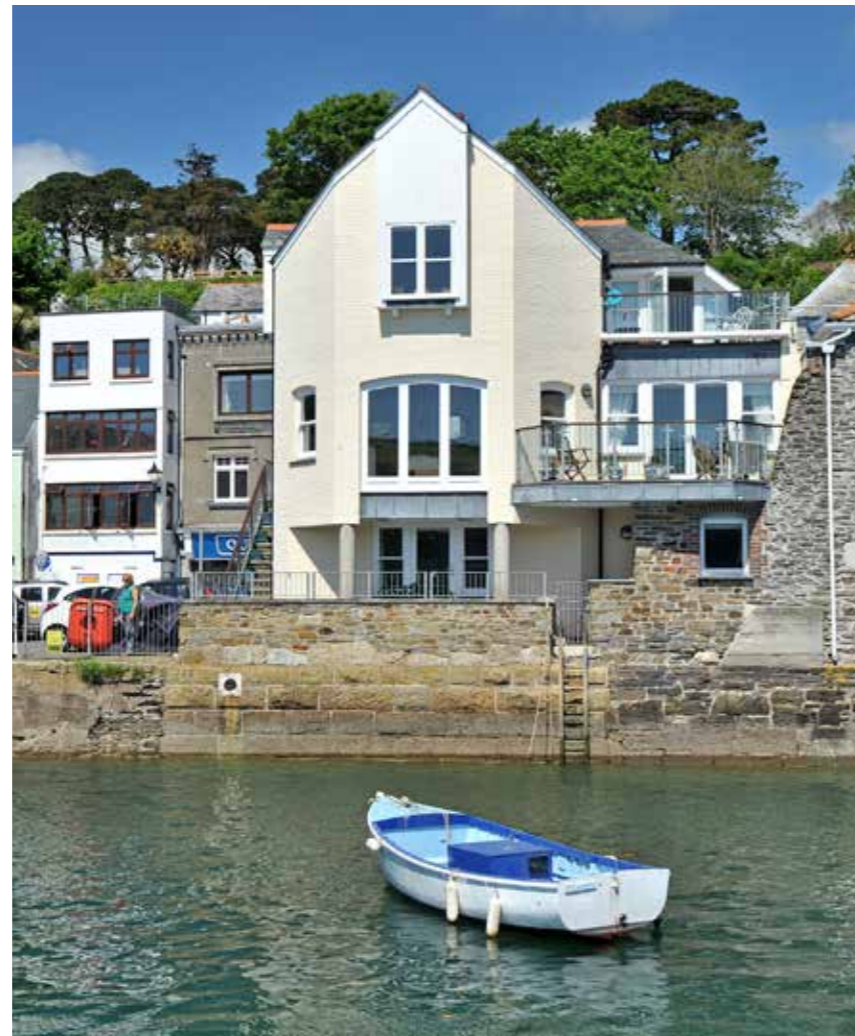
Guide price £2,000,000

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FOR MORE LIFESTYLE, JUST ADD WATER

Simon Brooker and his family clearly have a thing about water, and it's a passion that's steered their property buying decisions over the years. Today, they divide their time between homes on the Thames, the South Coast and North Cornwall.

Getting the heart racing

"We have a sailing boat moored down at Lymington and love taking that out on the Solent. You can see the Isle of Wight from the top floor of our townhouse there, so that's what probably inspired me to enter the Round the Island Race in the last few years. It circumnavigates the island, so you're out in the bigger seas. Plus the sheer number of other competitors and the fact that you're mixed in with the larger, faster boats make it quite an experience.

My wife and daughter are into sea rowing which is a whole other level of crazy. It's like a scull, but bigger, and they go out in all kinds of waves. It's popular in North Cornwall, so they're often out when we're down in Portcothan.

Family time

Our Cornish holiday home is a detached house that's a short walk to the beach and pub, and it gets really well used by us and our extended family. The cliff tops are great for running and walking, and the wildlife you see there is wonderful. It's a real get-away-from-it-all kind of place, so we're down there as often as we can be, and for longer stays during the summer.

During the week, we're generally at our home in Medmenham near Henley – it's a traditional chalk cottage

close to the river. It's great to have the water there whether you're out for a cycle or a stroll – from peaceful early mornings to weekends when the boaters and rowers are out in force.

Entertaining afloat

We never miss the Royal Henley Regatta in the first week of July. We usually charter a boat for the five days. We enjoy it as a family, and my wife and I – we're both in finance – often invite clients along on one or two of the days. You don't have to be into rowing; for many people it's about dressing up and eating and drinking while messing about in boats on the river.

We've also used our sailboat for a bit of corporate entertaining, but with that it's always a good idea to make sure the people you're inviting have sea legs. Once you sail out of the mouth of the Solent, you realise how protected the river is compared to the Channel.

We're already spoilt for choice, but if there was one area where I would like to spend a bit more time, it's the Norfolk and Suffolk coast. We had a wonderful weekend there recently; it's so unspoilt and beautiful in that part of the world."

“I think most people like the idea of living by the water,” says Simon. “For us, it’s not just about being around it, either – we like to be out on it too.”

The perfect day

"My perfect day by the water? It would probably start with a run along the river to wake me up. Then I'd jump on my bike and cycle to the marina to pick up the sailboat. We'd sail over to the Isle of Wight, anchor at one of the beautiful creeks and have lunch. Then we'd sail back to work up another appetite in time for dinner at Lymington Marina. I feel very lucky that my perfect day has been a reality more than once."



RIVERSIDE AND LAKES

There is a myriad of possibilities and something to suit almost every requirement by the river. Georgian houses, Victorian villas and smart new apartments and townhouses with moorings on the green banks of the River Thames in Kew, Henley-on-Thames, Hammersmith, Oxford and Marlow, to sprawling riverside developments, small cities themselves, with on-site shops and cafés in central London, to converted warehouses in Wapping, oozing character and charm, to shining skyscrapers in the glittering towers of Canary Wharf.

London is punctuated with magnificent bridges, many of which are iconic landmarks, such as Tower Bridge or the quaint and much adored Albert Bridge, to name only two. Waterfront property in the capital often carries with it a premium to those set back from the river and is often the catalyst, or pioneer of regeneration of an area. There is little undeveloped land available on the Thames, as stunning new lifestyle developments rise out of ground once dedicated to trade and commerce. This type of property is a magnet for investors and end users alike, attracting interest across the globe, as well as those grown at home in the UK.

Across the whole waterfront market there is a strong appetite for new build properties overlooking the water. The riverside market along the whole stretch of the River Thames is no exception and has also picked up significantly this year, particularly around the Henley-on-Thames and Marlow areas where more modern new build properties are selling well. In London, on both the south and north banks of the river, key developments have seen excellent price growth and almost all enjoy a consistent healthy and buoyant market. Facilities available in each new Riverside development surpass those of its predecessor.

Where a swimming pool was once a luxury associated with only a select few buildings, it is now very much expected, along with spa facilities, gym, concierge and parking. The latest luxuries are much more associated with places like Hong Kong or Hollywood and include virtual golf, valet parking, residents' roof-top cocktail bars, cold room caves and smart technology to list a few. This is all in contrast to riverside property outside of central London, which harks back to a more romantic time of river boats races and lawn parties in the summer overlooking the Thames.

“Riverside property on the banks of the Thames in London is a varied portfolio, showcasing some of the finest property available on the river, in the capital.”

RIVERSIDE AND LAKES

ONE BLACKFRIARS

LONDON SE1

Moments from the River Thames, One Blackfriars is set to be a beacon of architectural brilliance. Rising 50 storeys high and designed by award winning Ian Simpson Architects, One Blackfriars will add a shimmering new dimension to London's skyline.

Accommodation includes:

- ◆ A mix of 274 studios, 1, 2, 3 and 4 bedroom apartments available over 50 floors of the impressive 170m tower
- ◆ Exceptional interior design
- ◆ Outstanding first class facilities including dedicated concierge service by Harrods Estates Asset Management, valet parking*, health club with spa, swimming pool and gym, private screening room, residents' wine cellar and 32nd floor executive lounge
- ◆ Fabulous panoramic views over the London skyline
- ◆ Landscaped public piazza with commercial and retail properties and a boutique hotel

*Only available for 2 and 3 bedroom apartments on request

Guide prices from £1,080,000**

(** Price correct at time of going to press)

Alex Carr

New Homes Residential Development

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Computer generated image for illustrative purposes only



Interior photography with indicative view





NR LECHLADE, GLOUCESTERSHIRE

THE DEN

Exceptional contemporary hideaway, overlooking a clearwater lake and surrounded in natural woodland, offering privacy, security and seclusion. The fabulous open plan accommodation provides contemporary living of over 6,500 sq ft.

Accommodation includes:

- ◆ 4 reception rooms
- ◆ 7 bedrooms
- ◆ 5 bathrooms
- ◆ 200 sq m of south facing decking
- ◆ Leisure facilities
- ◆ Porter/concierge

Guide price £3,000,000

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Computer generated image for illustrative purposes only

RIVERSIDE AND LAKES

RIVERWALK

WESTMINSTER, LONDON SW1

Redefining riverside living in the heart of London. A selection of one, two, three and four bedroom apartments and penthouses on the north bank of the Thames, moments from many of London's world famous landmarks.

Accommodation includes:

- ◆ Striking architecture by Stirling prize-winning practice Stanton Williams
- ◆ Spectacular views over the Thames and some of London's best known attractions
- ◆ Concierge, private fitness suite, 24 hour security and secure underground parking
- ◆ Highly specified interiors with high ceilings
- ◆ Completion end of 2015

Richard Klein

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Computer generated image for illustrative purposes only



HENLEY-ON-THAMES, OXFORDSHIRE

WATERSIDE

Waterside sits in an enviable position on this highly regarded riverside road, directly overlooking a particularly lovely stretch of the River Thames.

Accommodation includes:

- ◆ Master bedroom suite
- ◆ 3 further bedrooms
- ◆ Family bathroom
- ◆ Kitchen/breakfast room
- ◆ Open plan drawing room with dining area
- ◆ Detached double garage with storeroom over
- ◆ EPC rating D
- ◆ In all about 0.3 acre

Guide price £1,695,000

Matthew Mannall

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CLONAKILTY, COUNTY CORK, IRELAND

LISSELAN ESTATE

Enchanting “French Chateau” style country estate set on the banks of the Argideen River with 1,170m of double bank fishing with ten named pools and 455m of single bank fishing.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 8 bedrooms
- ◆ Numerous cottages and lodges
- ◆ Dairy farm in need of restoration with a range of outbuildings
- ◆ 9 hole golf course set in 80 acres
- ◆ In all about 315 acres

Guide price €9,000,000

Ronayne O’Mahony

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WARGRAVE, BERKSHIRE

THE MOORINGS

The Moorings is an award winning property, by the architect John Pardey. Designed specifically for its tranquil riverside position, the property is raised up on steel stilts to take full advantage of views over the river and grounds.

Accommodation includes:

- ◆ Open plan kitchen/dining and sitting room
- ◆ Top floor master bedroom suite with shower room
- ◆ 3 double bedrooms with en suite facilities
- ◆ ‘State-of-the-art’ integrated technology
- ◆ Mooring
- ◆ EPC rating D

Guide price £2,500,000

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BERKHAMSTED, HERTFORDSHIRE

HERON PLACE APARTMENTS

A large dual aspect apartment overlooking the Grand Union Canal, re-modelled and significantly enhanced, with three double bedrooms, three bathrooms, two reception rooms, kitchen/breakfast room, utility room and two balconies.

Accommodation includes:

- ◆ 3 bedrooms
- ◆ 3 bathrooms
- ◆ 2 reception rooms
- ◆ Kitchen/breakfast room
- ◆ 2 balconies
- ◆ Canal side location

Guide price £625,000

James Beck

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THE PANORAMIC

PIMLICO, LONDON

An immaculately presented three bedroom apartment located on the 16th floor of this iconic riverside building, boasting some of the most desirable views of the London skyline from all rooms.

Accommodation includes:

- ◆ Reception room
- ◆ Dining room
- ◆ 3 bedrooms (2 with en suites)
- ◆ 24 hour security and concierge
- ◆ Residents' gym and parking
- ◆ Approximately 288 sq m (3,101 sq ft)

Guide price £6,500,000

Matthew Smith

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THAMES QUAY

CHELSEA, LONDON

This simply beautiful and very stylish, contemporary penthouse apartment has been interior designed to a very high specification and has excellent river views and generous outside space with views of the Thames and harbour.

Accommodation includes:

- ◆ Riverside penthouse
- ◆ 1/2 reception rooms
- ◆ 5 bedrooms
- ◆ 2 terraces
- ◆ Ideal entertainers residence
- ◆ Approximately 347 sq m (3,735 sq ft)

Guide price £9,250,000

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RIVERSIDE AND LAKES

CHELSEA CREEK

LONDON

Chelsea Creek is London's newest and most fashionable dockside development, combining sophisticated city living with blissful tranquillity. A selection of stunning apartments and penthouses in a magnificently appointed development, moments from the stylish King's Road and the vibrancy of central London.

Accommodation includes:

- ◆ A selection of 1, 2 and 3 bedroom apartments and penthouses
- ◆ Waterside living within easy reach of central London
- ◆ Exclusive access to The Spa which includes a swimming pool, gymnasium, sauna, jacuzzi and steam room
- ◆ 24 hour concierge
- ◆ Excellent transport links from nearby Imperial Wharf Station
- ◆ Situated within easy reach of Chelsea Harbour, The King's Road and central London

**Apartments and penthouses from
£889,950 - £16,950,000****
(* Price correct at time of going to press)

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RIVERSIDE AND LAKES

ST GEORGE WHARF

VAUXHALL, LONDON

An impressive penthouse in St George Wharf with excellent views of the Thames and London skyline in all directions. With a high specification to all aspects of its contemporary interior and offering generous accommodation.

Accommodation includes:

- ◆ Penthouse
- ◆ 4 bedrooms
- ◆ Double reception room
- ◆ 3 levels
- ◆ 24 hour security and concierge
- ◆ Approximately 496 sq m (5,333 sq ft)

Guide price £9,250,000

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RIVERSIDE AND LAKES

THE TOWER

NINE ELMS, LONDON

A beautifully presented three bedroom apartment in this landmark building on Nine Elms Lane. Stunning views of the Thames and City skyline are enjoyed from the 11th floor.

Accommodation includes:

- ◆ 3 bedrooms
- ◆ 24 hour security and concierge
- ◆ Residents' gym and spa
- ◆ Swimming pool
- ◆ Valet parking
- ◆ Approximately 131 sq m (1,410 sq ft)

Guide price £2,595,000

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BATTERSEA REACH

BATTERSEA, LONDON

A stunning apartment occupying a prime position in Ascenis Tower and offering far reaching west facing views of the Thames. Benefits include onsite concierge and underground parking.

Accommodation includes:

- ◆ Reception room
- ◆ 3 bedrooms
- ◆ 3 bathrooms
- ◆ 2 balconies
- ◆ 24 hour security and concierge
- ◆ Approximately 144 sq m (1,550 sq ft)

Guide price £2,800,000

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RIVERSIDE AND LAKES

ONE TOWER BRIDGE

LONDON SE1

One Tower Bridge offers the epitome of five star living with stunning views of the River Thames, Tower Bridge and the Tower of London, and world class amenities carefully managed by Harrods Estates.

Accommodation includes:

- ◆ Unique riverside position
- ◆ 5 star luxury
- ◆ 24 hour Harrods concierge
- ◆ Views of World Heritage sites
- ◆ Residents' only private health club
- ◆ Exceptional penthouse roof terraces

Apartments from £1,130,000 to £16,000,000

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RIVERSIDE AND LAKES

BRIDGE OF GAUR, RANNOCH, PITLOCHRY, PERTH AND KINROSS

FINNART LODGE

Finnart Lodge sits splendidly on the south shore of Loch Rannoch, in the heart of highland Perthshire. It is surrounded by the remote and romantic splendour of the southern Rannoch mountains.

Accommodation includes:

- ◆ 8 bedrooms
- ◆ 4 reception rooms
- ◆ 4 bathrooms
- ◆ Outbuildings
- ◆ Fishing
- ◆ In all about 9 acres

Offers in excess of £1,350,000

Ran Morgan

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LOCHAWE, DALMALLY, ARGYLL AND BUTE

TOWER OF GLENSTRAE

Charming Scottish baronial country house with outstanding views of Loch Awe and Kilchurn Castle.

Accommodation includes:

- ◆ 8 bedrooms
- ◆ 5 bathrooms
- ◆ Tower
- ◆ Double garage
- ◆ Conservatory
- ◆ In all about 2.4 acres

Offers in excess of £625,000

Michael Jones

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BRAY, BERKSHIRE

WEST COURT

West Court is a magnificent Arts & Crafts property situated on the banks of the River Thames by the picturesque village of Bray. The beautiful period home has 300ft of river frontage and has recently been finished to the highest standard.

Accommodation includes:

- ◆ 6 reception rooms
- ◆ 7 bedroom suites with bathrooms
- ◆ 2 further bedrooms
- ◆ Boathouse with living space
- ◆ Cottage with 2 bedrooms
- ◆ Outdoor pool
- ◆ 4 car garage

Guide price £10,000,000

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INTERNATIONAL

“ Waterfront property continues to be some of the most coveted in the international second home market whether it be coastal property, marina boltholes or beach escapes within established prime locations. ”

Clients are increasingly looking to combine long term investments with the lifestyle benefits of a healthy work/life balance and warmer climates on sun-drenched coasts.

The **Italian Lakes** remain attractive as buyers continue to appreciate the location and security. Stunning Lake Como is considered to be the most spectacular of the Italian Lakes and the most popular lake for foreign buyers. On pages **76-78**, we have two new developments in the area offering the rare opportunity to purchase a home in a prime lakeside location with all modern facilities and services, access to the beach and a private jetty. For example, located in Laglio on the prime western shore of Lake Como is the beautiful Como Lake Resort made up of thirteen exceptional waterfront apartments, and only 70km from Milan Malpensa Airport. In Lezzeno, on the eastern shore, is Bellagio Lake Resort, made up of exquisite residences with views of one of the most picturesque areas of the lake.

The **Lake Geneva** region continues to be highly regarded and no more so than the Olympic city of Lausanne. Despite more challenging market conditions in the

region of late, we are starting to see greater activity levels as wider nationalities continue to be drawn to Switzerland not only by the lifestyle that the lake and mountains provide, but also the personal safety, security of investment and world renowned education and medical facilities. The incredible residence on page **79** is well located within easy access to the city centre and the numerous international schools whilst enjoying the tranquillity of the lake and the Alps beyond.

Equally, activity in the French luxury residential market has improved with the prime locations continuing to attract the majority of interest. As such, we have seen a string of successful waterfront sales in the first six months of 2014 across the **Cote d'Azur**. As seen on page **83**, Cap d'Antibes offers good value for money as well as the best access to a multitude of outdoor pursuits and local amenities. The Cap conserves much of its original charm and charisma attracting a broad cross section of buyers seeking a window over the Med.

Further to the West of Europe, **The Algarve** is still the mainstay of coastal Portugal - two hours from most

European hubs and sunshine that is almost guaranteed. The Western Algarve has seen prices come down by as much as 40% and as a result is proving to be very popular amongst buyers seeking value.

With Spain also turning around, led by the market in the Balearic Islands, **Ibiza** continues to appeal to a very international market and is extremely popular as a second home destination.

Travelling across the Atlantic, Manhattan's go-to summer escape, **The Hamptons**, mirrors the popularity of the **New York** market with waterfront properties attracting the most competition amongst buyers at a premium of around 30%. Featured on page **86** is a gem located in North Haven offering some of the best sunsets in the area. Further south, the sun is rising across the Caribbean where we have seen a strong increase in new applicants and viewings across the region. Prices have come down since 2008 with buyers seeing value again, not to mention the US dollar investment potential and the lifestyle factors that come with it.

Ending with **South Africa**, page **89** shows glamorous Bantry Bay which forms part of the Atlantic Seaboard, also known as Cape Town's Riviera. Property in Bantry Bay has remained a fantastic investment and is much sought after for its prime location and the luxurious cosmopolitan lifestyle. This is one of the very few wind-free areas in the Cape with magnificent sea and mountain views and beautiful, blue flag status beaches.

Whether it be the classic European favourites of France and Italy, a Hamptons city-escape, a tropical Caribbean island or the warmer climates of top African destinations, there is wealth of sunshine, landscapes and luxury living to be found in these strikingly different locations across the world.

We hope you enjoy the following pages showcasing a selection of our prime international waterfront portfolio - please contact us to find out more.

Petit Bateau 180, Port St Charles

Please visit our website for further information on this property <http://search.knightfrank.com/rsi131243>

COMO LAKE RESORT

LAKE COMO, ITALY

Thirteen stunning waterfront apartments all enjoying private gardens or terraces overlooking Lake Como. A boathouse, with direct access via a central lift to the residences, will accommodate ten boats in an automated 'dry store'.

Accommodation includes:

- ◆ Located in Laglio on the prime western shore of Lake Como, approximately 5km from Villa d'Este
- ◆ 2 to 4 bedroom apartments, ranging in size from 133 sq m to 297 sq m
- ◆ Private beach and infinity swimming pool
- ◆ Underground car parking
- ◆ Show apartment available for viewing

From €1,400,000

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INTERNATIONAL

NR LAUSANNE

SWITZERLAND

Prestigious waterfront property offered in excellent condition throughout, providing approximately 1,000 sq m of living space on a secure plot of more than 2,600 sq m plus the advantage of a mooring pontoon.

Accommodation includes:

- ◆ 9 bedrooms
- ◆ Terrace and balcony
- ◆ Secondary accommodation
- ◆ Staff apartment
- ◆ Underground parking for 9 cars

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BELLAGIO LAKE RESORT

LAKE COMO, ITALY

Apartments and townhouses set along 180m of private lakefront with infinity pool, beach and jetty with private berths. Looking across to one of the most picturesque areas of Lake Como, residences enjoy lake and mountain views.

Accommodation includes:

- ◆ 1, 2 and 3 bedroom apartments 48-148 sq m
- ◆ 2 to 3 bedroom townhouses 97-230 sq m
- ◆ Residences are fully completed
- ◆ 5 furnished show apartments available for viewing
- ◆ Boutique hotel (delivery 2015) will provide restaurant and fitness area
- ◆ Approximately 8km from Bellagio

Apartments from €270,000
Townhouses from €565,000

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LAKE GENEVA

FRANCE

Outstanding waterfront estate offering a balance of privacy and lakeside living on the banks of the lake, yet within easy distance of the bustling international city of Geneva.

Accommodation includes:

- ◆ 3 reception rooms
- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ Caretaker's house
- ◆ Swimming pool
- ◆ Potential (subject to appropriate planning) to build an additional villa

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INTERNATIONAL

CAP D'ANTIBES, COTE D'AZUR

FRANCE

Exceptional waterfront villa set in a fantastic location offering beautifully presented accommodation with outstanding panoramic sea views.

Accommodation includes:

- ◆ 2 reception rooms
- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ Cinema room
- ◆ Infinity swimming pool
- ◆ Underground garage

Mark Harvey

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PORT DE ST TROPEZ, COTE D'AZUR

FRANCE

A beautifully presented duplex apartment directly overlooking the Port de St Tropez. With immediate access to numerous shops and restaurants, this apartment offers the opportunity to own an exceptional pied-à-terre.

Accommodation includes:

- ◆ 2 reception rooms
- ◆ 4 bedrooms
- ◆ 4 bath or shower rooms
- ◆ Waterfront location
- ◆ Approximately 193 sq m

Guide price €4,950,000

Fred Schiff

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CASABLANCA

IBIZA, SPAIN

Contemporary excellence and elegant minimalistic living at its finest, this very special villa graces a dramatic clifftop and waterfront location, perfectly positioned for one of the best sunsets in Ibiza.

Accommodation includes:

- ◆ 4 bedroom suites
- ◆ Reception room
- ◆ Terraces
- ◆ Swimming pool
- ◆ Separate staff accommodation
- ◆ In all about 1.5 acres

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BENAGIL,
ALGARVE

PORTUGAL

Oceanfront villa located in a privileged position overlooking the beach of Benagil in the Algarve. A detached property situated in a plot of approximately 673 sq m with mature landscaped gardens and private swimming pool.

Accommodation includes:

- ◆ 4 double bedrooms (3 en suite)
- ◆ Shower room
- ◆ 2 reception rooms
- ◆ Integral garage
- ◆ Within walking distance to the beach

Guide price €1,100,000

Christian de Meillac

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WEST BAY, GRAND CAYMAN

CAYMAN ISLANDS

Stunning European style oceanfront residence with breathtaking views of the Caribbean Sea. This timeless contemporary custom designed home features an impressive ocean liner style deck with an infinity edge pool overlooking the Seven Mile Beach, Grand Cayman to West Bay.

Accommodation includes:

- ◆ 4 bedrooms
- ◆ 4 bathrooms
- ◆ Ocean liner style deck
- ◆ Infinity edge pool
- ◆ Double garage
- ◆ Guest flat
- ◆ Ample gardens

Guide price US\$2,495,000

Christian de Meillac

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SAG HARBOR, NEW YORK

UNITED STATES

This grand, waterfront estate set in a private North Haven community, is truly spectacular offering an impressive 9,788 sq ft and some of the most beautiful sunsets on the East End.

Accommodation includes:

- ◆ 6 bedrooms
- ◆ 7.5 bathrooms
- ◆ Heated Gunite pool with spa
- ◆ Indoor basketball court
- ◆ Gym
- ◆ Spectacular games room
- ◆ Tennis court

Guide price US\$10,150,000

Paddy Dring

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INTERNATIONAL

CAPE TOWN

SOUTH AFRICA

This beautiful home boasts the finest finishes and fittings and has magnificent sea and mountain views. It offers an extraordinarily lavish lifestyle with direct lift access and is fully automated and remote controlled with 24 hr security and staff accommodation.

Accommodation includes:

- ◆ 2 reception rooms
- ◆ 3 bedrooms
- ◆ 3 bathrooms
- ◆ Feature sky-bar
- ◆ Swimming pool and gym
- ◆ Garage and parking

Guide price R43,000,000

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Anne Porter

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MOMBASA

KENYA

English Point Marina is located in Mombasa on a 1.6 hectare beachfront site, across the creek from the historic Fort Jesus and spectacular skyline of Mombasa Old Town. The development is the only one of its kind on the eastern shoreline of Africa from the Egyptian Coast to South Africa and is a contemporary development offering 96, three bedroom apartments and eight penthouses.

Facilities includes:

- ◆ Hotel, restaurants, spa and gym
- ◆ Water sports centre
- ◆ Boardwalk with retail outlets
- ◆ Fully serviced marina with on-berth supply of fresh water, electricity, internet, satellite TV, fuel, pump out facilities and slipway
- ◆ Ferry service to Mombasa Old Town
- ◆ Excellent security, fully secure perimeter with CCTV

Guide prices from US\$450,000

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SOLD PROPERTIES



ISLE OF WIGHT
GUIDE PRICE £2,600,000



CHICHESTER, WEST SUSSEX
GUIDE PRICE £2,950,000



PORTHPEAN, CORNWALL
GUIDE PRICE £1,950,000



DARTMOUTH, DEVON
GUIDE PRICE £1,300,000



BEAULIEU, HAMPSHIRE
GUIDE PRICE £12,000,000



RIVER DART, DEVON
GUIDE PRICE £2,950,000



DARTMOUTH, DEVON
GUIDE PRICE £875,000



SALCOMBE, DEVON
GUIDE PRICE £1,700,000



ROCK, CORNWALL
GUIDE PRICE £2,250,000



FRENCHMAN'S CREEK, DEVON
GUIDE PRICE £2,750,000



NEWTON FERRERS, CORNWALL
GUIDE PRICE £1,200,000



POLRUAN, CORNWALL
GUIDE PRICE £725,000

SOLD PROPERTIES

SOLD PROPERTIES



BEAULIEU, HAMPSHIRE
GUIDE PRICE £15,250,000



WATERSIDE POINT, LONDON SW11
GUIDE PRICE £5,750,000



BERWICK-UPON-TWEED, NORTHUMBERLAND
OFFERS IN EXCESS OF £575,000



BOURNE END, BUCKINGHAMSHIRE
GUIDE PRICE £2,695,000



PENINSULA HEIGHTS, LONDON SE1
GUIDE PRICE £4,000,000



MONTEVETRO BUILDING, LONDON SW11
GUIDE PRICE £1,900,000



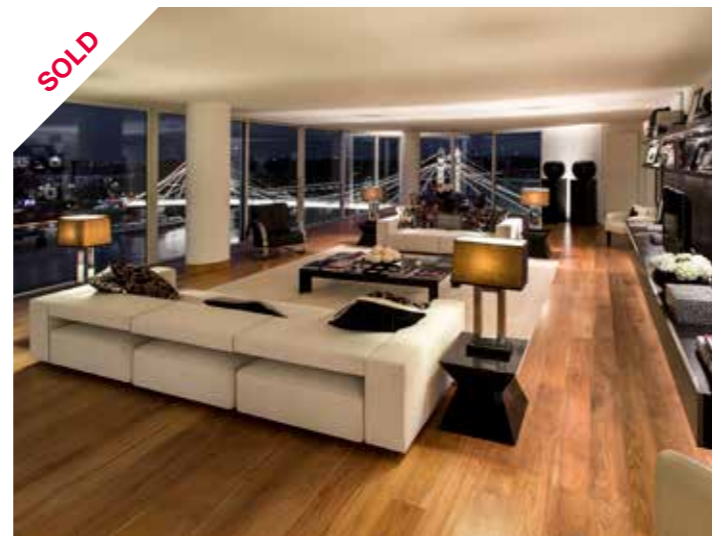
COTE D'AZUR
GUIDE PRICE €11,900,000



VAUD, SWITZERLAND



IMPERIAL WHARF, LONDON SW6
GUIDE PRICE £1,200,000



RIVERSIDE ONE, LONDON SW11
GUIDE PRICE £9,500,000



MARBELLA GOLDEN MILE
GUIDE PRICE €12,950,000



BARBADOS
GUIDE PRICE US\$4,250,000

SOLD PROPERTIES

RESIDENTIAL PROPERTY SERVICES

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- Valuations

Property in central London please contact:

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UK property outside of London please contact:

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Property outside of the UK please contact:

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Knight Frank's property search service contact:

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For more information about financing and mortgage options with Knight Frank Finance, please contact:

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For more information on renting, letting and property management with Knight Frank please contact:

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Consulting and professional services

Our world-class research team ensures that we lead the field in understanding the key drivers of the residential property market. This means that we price and market property to deliver a sale or rental in the most effective way.

- Valuations
- Rural consultancy
- Knight Frank Marine
- Country house consultancy
- Renewables and sustainability
- Property research

For more information about our consultancy services please contact:

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Other areas of expertise

- New Homes
- Residential Development

For more information about our residential development team please contact:

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Commercial Property Services

Through our global alliance with US based Newmark Grubb Knight Frank, the Commercial division of Knight Frank encompasses over 335 offices worldwide. Working with developers, landlords, investors and commercial occupiers we provide investment, agency, property management and professional services across the core sectors of offices, retail and industrial. We also specialise in more niche markets including healthcare, hotels and student property.

For more information on our commercial property services please contact:

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† Commercial offices



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