

# SOUTH WEST VIEW

Devon | Cornwall | West Somerset



2013

# WELCOME



**William Morrison**  
Office head – Exeter

Welcome to Knight Frank's 2013 West Country View which will give you an overview of your local Knight Frank team and how we can help you with your property requirements in Devon, Cornwall and West Somerset. We are your local office backed up by a national and international brand and one single database. No other agency can achieve such local market coverage globally.

The West Country property market has improved steadily throughout 2012 and every indication is that we will see an active market in 2013.

2012 was a more "normal" year with regard to sales activity as we experienced a strong spring and early summer market with activity tailing off during the traditional holiday months of July and August whilst the country also enjoyed the Olympics. We have then had a very active autumn market and this continued right up to December.

Buyers continue to be choosy and sensible pricing remains absolutely key, especially when presenting the property to the open market.

Although country house prices are unlikely to rise significantly this coming year, the best houses continue to attract competition and even bidding scenarios leading to owners achieving more than the guide price for the very best properties. To attract enough potential

buyers to allow for such a result, sellers must set their asking prices at an appealing level, leaving room for bids to work their way up to.

We expect good activity in 2013 and the West Country market has kicked off early as buyers and sellers alike used the Christmas period to focus on their decision-making process with the family and begin their search or sale process in earnest in January/February. My advice to any home owner thinking of selling in the near future is to contact us as early as possible in the New Year so that all plans can be discussed in ample time for a spring or summer launch.

The West Country is blessed with some of the best locations in the country and this is reflected in the number of buyers we have looking for all types of property from city houses in the ever popular Exeter city centre to prime country property throughout the whole region and the best Waterfront properties on the north and south coast of both Devon and Cornwall.

We have found that over the years there are only a finite number of the best properties available and buyers will look across a wide area to find their dream house whether it be on the sea or inland.

With over 100 years experience across the teams, our knowledge of the Devon, Somerset and Cornwall property market whether it be a farm, estate, country house, town house or waterfront property, is second to none. Knight Frank prides itself as a firm that works together as one cohesive team to achieve first class results consistently. All our offices around the world share one database through which we manage our buyers proactively and individually.

I do hope you enjoy this West Country View and look forward to hearing from you when the time is right. We are only a phone call or email away to give you our impartial, confidential and professional advice at any time.

WE HAVE 973 POTENTIAL BUYERS ON OUR BOOKS LOOKING TO SPEND A COLLECTIVE TOTAL OF £1.58BN.

THE AVERAGE LOCAL BUYER SPENDS £1.0M WHILST THE AVERAGE LONDON AND SOUTH EAST BASED BUYER SPENDS £1.9M.

73% OF OUR SALES IN THE LAST 12 MONTHS WERE PRICED UNDER £1.5M.

WE CURRENTLY HAVE 9 BUYERS ON OUR BOOKS FOR EVERY PROPERTY WE HAVE FOR SALE.

## OUR COUNTRY DEPARTMENT

Knight Frank's Country Department works with our regional offices to sell prime country property throughout the whole of the UK. Based at our global headquarters on Baker Street in London, the team is 32 strong and is the largest Country Department of all the national agents.

Our approach, advice and guidance come from extensive experience, gained over many years and we pride ourselves on giving the highest standard of service. This is part of what makes Knight Frank different and ensures our clients want to use us again.

As the residential market becomes increasingly global, international exposure is paramount. With 244 offices across 43 countries, we have a truly global reach and receive interest from a wide range of buyers.

In 2011, Knight Frank sold property to 65 different nationalities of buyers. The fact that we build relationships with each of our clients and applicants means that, whether they come from Chiswick or China, we will always source the best possible match from our ever-growing pool of potential purchasers. In fact, last year 37.4% of country sales sold without any advertising.

Knight Frank doesn't just sell property – our experts advise on all aspects of the sector, from planning and development to restoration and estate management. Many who buy or sell their property through us come back for advice on anything from purchasing a property abroad, to how they might be affected by a proposed development, or how to secure the best mortgage.



**Rupert Sweeting**  
Head of Country Department

# MAKING SENSE OF MARKET SENTIMENT

Confidence, or the lack of it, has become a frequent topic of discussion in recent years, whether in relation to the economy as a whole or the property market in particular. Since it was launched in 2009, Knight Frank/Markit's House Price Sentiment Index (HPSI) has been charting levels of household confidence and using it to predict future house price trends. What's striking is how accurately that sentiment then translates into market data, so it can be a valuable tool for those considering a move or monitoring the performance of their property or region.

**HOW THE HPSI WORKS** Based on the opinions of 1,500 18-64 year olds across the UK, the HPSI gives a view on current household confidence rather than historic evidence from transactions or mortgage activity. Any figure below 50 indicates that perceived prices are falling, and over 50 that they are rising.

## The overall picture

When taking the UK as a whole, the HPSI has been on a resolutely downward trend; heralding falls in house prices every month for the past two and a half years. Taking the October 2012 findings as a benchmark, every region came in at under 50, with the average at 45. The outlook for house prices also fell sharply towards the end of 2012, but rallied to a modest overall rise predicted for the next 12 months. Only three of the 11 regions were expecting prices to rise in the coming year.

IT'S A MEASURE OF THE LACK OF CONFIDENCE THAT EVEN LONDON AND THE SOUTH EAST HAVE DOWNGRADED THEIR EXPECTED PRICE INCREASES TO THE LOWEST HPSI SINCE THE START OF THE YEAR.

## The story from region to region

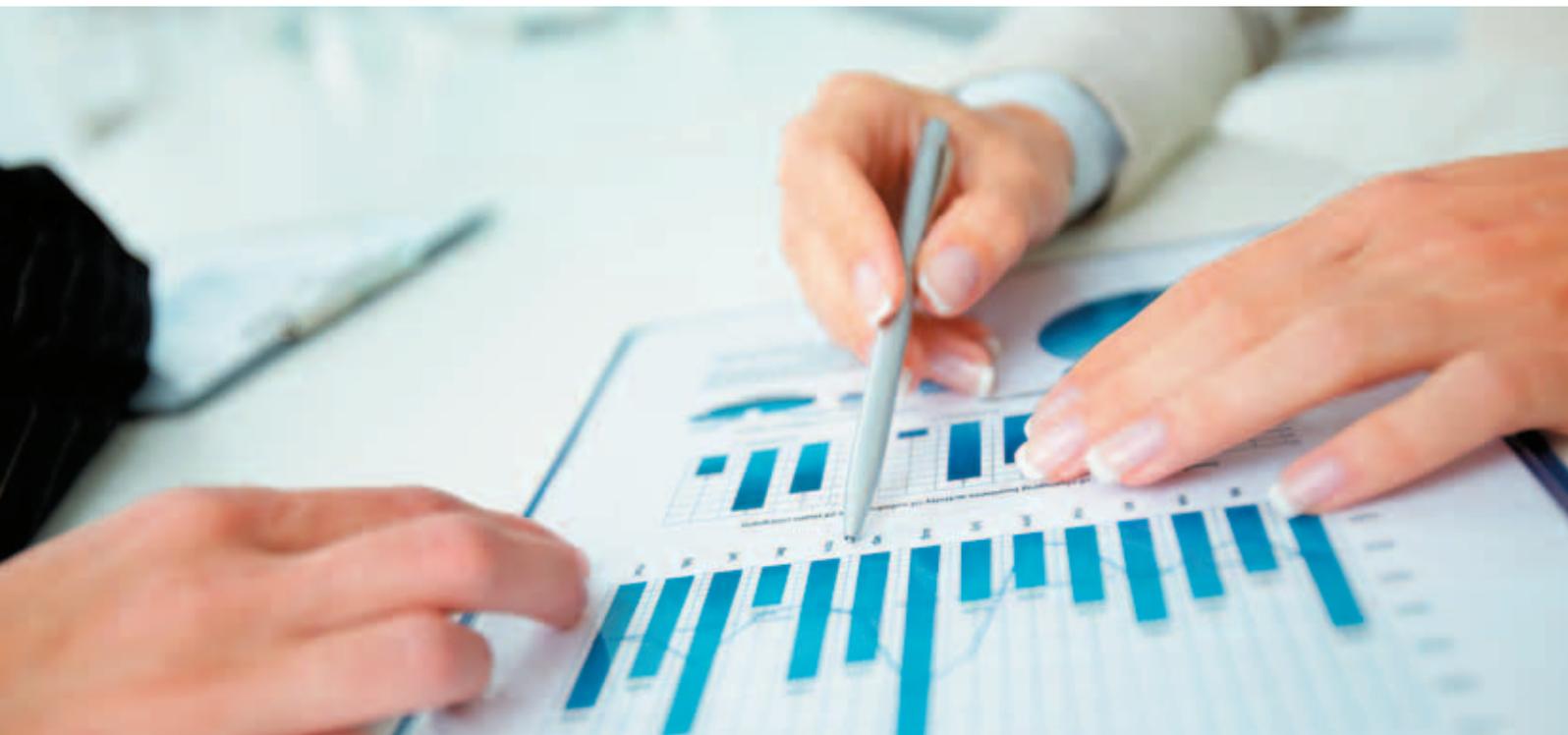
Perhaps the most surprising news from recent surveys has been London's first dip into negative territory. Household sentiment recorded a perceived fall in property prices, scoring 49.5.

The biggest falls were recorded in the North West (40.5) and East Midlands (40.5), compared to the South East and the West Midlands which were two of the few regions with a gentle trend upwards. The South East reached 49.1 in October, the highest it had been since May, and West Midlands scored 45.

Scotland's year was mainly about growing confidence and its HPSI figure in October stood at 49. Wales, by contrast, finished on 41.9 after registering marked dips and rises in confidence throughout 2012.

The region of Yorkshire and the Humber and also the North East saw sharp swings in confidence over the third quarter of 2012, but ended with figures towards the middle of the UK-wide spread at 43.4 and 44.8 respectively.

Overall, it is a state of flux, with confidence moving from negative to positive and back again in the space of a few months. This reflects the general state of uncertainty that is prevailing in the UK and also internationally, of course, but it is interesting to see how householders are feeling when they look ahead. It is only then that we start to see a more coherent trend emerging.



### The outlook

We also asked householders to give us their predictions for property prices over the coming year. The 'future HPSI' as it's called saw a net decrease in October.

Towards the end of 2012, earlier optimism had started ebbing away in the 11 regions across the UK. Only three recorded expectations for house price rises in the third quarter, compared to six regions in the first half of the year. Around 24% of households anticipated a rise in the value of their home over the next 12 months, while 23% expected a fall. This represented a month-on-month fall from 53.5 to 50.5, the sharpest drop in this index for a year.

In another shift, London (59.8) has been overtaken by the South East (60.8) in terms of predicted growth – this is the first time this has happened since 2010. Households in both regions are expecting a healthy rise in prices over the next year, but the future HPSI reading for London has dropped back into negative territory (49.5) after spending most of 2012 above 50.

The only other region expecting price rises was the West Midlands – its reading of 53.2 in October was the highest for a year.

At the other end of the scale, the least optimistic region was the North West. Following on from monthly falls throughout 2012, the October figure was 42.1.

In the East Midlands, meanwhile, it was more of a mixed year, with the figure swinging from a high of 55.7 in April to a low of 44.5 in October.

### The influencing factors

It seems that falling prices or, at best, slowing growth have been the order of the year across the country. As expected, the continuing run of bad economic news has impacted confidence in both current house prices and their prospects for 2013. Poor forecasts from the International Monetary Fund and worries about the fiscal austerity plans are two of the factors that have clearly shaped the way the HPSI has performed. And it's a measure of the lack of confidence that even London and the South East have downgraded their expected price increases to the lowest HPSI since the start of the year.



# EXETER



## LOCAL UPDATE

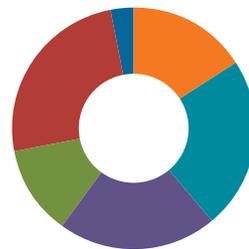
The past 12 months has clearly shown that there is a good market for all properties, with a significant increase in sales and activity when compared with the previous 12 months. It is very clear that both sellers and buyers want to move on. The West Country has an extraordinary range of properties available from prime country houses and estates to waterfront property, city properties in Exeter, and country cottages. Buyers are almost spoilt for choice and so correct pricing and presentation is absolutely key in ensuring your property stands out from the crowd.

Knight Frank in Exeter has an extensive knowledge of the whole of Devon, Cornwall and West Somerset and when combined with the support of a truly national and international network, we are market leaders in attracting the right buyer to your property. With nearly 80% of our buyers moving to the West Country from the rest of the UK, we can ensure that your property is marketed as widely as possible.



### What do our applicants want to spend?

under £500k	6%
£500k to £750k	27%
£750 to £1m	13%
£1m to £1.5m	14%
£1.5m to £3m	12%
over £3m	28%



### Sales by price band

under £500k	16%
£500k to £750k	23%
£750 to £1m	21%
£1m to £1.5m	12%
£1.5m to £3m	25%
over £3m	3%

## THE TEAM



### Office Head

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Pricing remains key. If your property is correctly priced then quite simply it will sell in 2013. Buyers are understandably choosy in this market but they do want to buy at all levels, as we are successfully proving time and time again for our clients.



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# BITTESCOMBE MANOR

**UPTON, WEST SOMERSET**



## **Superb manor house in a wonderful private parkland setting**

A substantial property presented to an exceptional standard on the edge of Exmoor.

9 reception rooms, 11 bedrooms, 6 bathrooms, cinema, art studio and games room, 2 bedroom lodge, outdoor heated swimming pool, outstanding gardens and parkland with lakes and ponds.

In all about 63 acres

**Price on application**

# ST LEONARDS ROAD

EXETER, DEVON



## **An exceptional architect designed home in the heart of St Leonards**

Stylish and contemporary property in the most desirable area of Exeter.

4 reception rooms, 5 bedrooms, 4 bathrooms, garden, 1 bedroom self-contained au pair flat, coach house with planning permission for studio flat.

**Guide price: £1,650,000**

# GREAT WEEKE HOUSE

**CHAGFORD, DEVON**



## **Exceptional quality**

Close to the sought-after village of Chagford on the edge of Dartmoor.

4 reception rooms including a new orangery/sitting room, 4 bedrooms, 3 bathrooms, garage, lawned gardens and paddock.

In all about 3 acres

**Guide price: £1,225,000**

# POUND HOUSE

**MAMHEAD, DEVON**



## **A former cider barn**

A lovely south-facing barn conversion set in a private location with pretty gardens and a paddock.

2 reception rooms, 3 bedrooms, 3 bathrooms, private parking.

In all about 1.5 acres

**Guide price: £595,000**

## CHURCH HOUSE

**SOUTH BRENT, DEVON**



**Pretty south facing house with excellent views**

Grade II Listed, 3 reception rooms, 4 bedrooms, 2 bathrooms, garden, outbuildings, approximately 2,774 sq ft.

Guide price: £600,000

## COOMBE GARTH

**WOODBURY SALTERTON, DEVON**



**Elegant and private house with outstanding views**

3 reception rooms, 6 bedrooms, 4 bathrooms, swimming pool, Victorian walled garden and private parking.

In all about 4.5 acres

Guide price: £1,250,000

## RAINBOW COTTAGE

**EDGE OF DARTMOOR, DEVON**



**Grade II Listed refurbished thatched cottage**

Chocolate box charm with 2 reception rooms, 3 bedrooms, 1 bathroom, garden and parking.

Guide price: £390,000

## TRELEASE MILL

**HELSTON, SOUTH CORNWALL**



**Stylish mill house set in magical valley**

Former double-grist mill and Dower House with 4 reception rooms, 6 bedrooms, 5 bathrooms, outbuildings for potential conversion and woodland.

In all about 3 acres

Guide price: £850,000

# HUTCHERLEIGH

**BLACKAWTON, DEVON**



## **Appealing barn conversion**

Well-presented property with a separate 2 bedroom barn, all set within well-kept, landscaped gardens.

3-4 reception rooms,  
4-6 bedrooms,  
2-3 bathrooms,  
outbuildings, swimming  
pool, approximately  
3,817 sq ft.

In all about 7 acres

**Guide price: £900,000**

# NETHERTON FARM

**EAST ALLINGTON, DEVON**



## **With an income stream**

Farmhouse with annexe, cottage, studio and barn conversion. Not listed.

3-6 reception rooms,  
4-8 bedrooms,  
3-7 bathrooms,  
outbuildings, swimming  
pool, approximately  
3,164 to 5,058 sq ft.

In all about 4.2 acres

**Guide price: £1,500,000**

# INDIWELL FARM

NEAR BARNSTAPLE, NORTH DEVON



## Impressive non-listed farmhouse

A fully refurbished and extended house in the heart of its own private valley and bordering a private estate.

4 reception rooms, 5 bedrooms, 4 bathrooms, new indoor swimming pool, separate annexe/barn and extensive timber barns, pasture land and some woodland.

In all about 91 acres

Guide price: £1,700,000

# HIGHER BICKINGCOTT

EXMOOR, DEVON



## On the edge of Exmoor

Beautifully presented Grade II Listed farmhouse in private rural location.

4 reception rooms, 5 bedrooms, 4 bathrooms, study/studio, separate studio barn and specialised wine store, traditional stable yard and barns and modern stables, tennis court, copses and paddocks.

In all about 16.78 acres

Guide price: £1,250,000

# WEST CHARLETON GRANGE

## KINGSBRIDGE, SOUTH DEVON



### **Cottage complex in private valley with large, private main residence**

Beautiful period house of about 4,500 sq ft with six 5\* rated Gold Award letting cottages with extensive leisure facilities.

3 reception rooms, 5 bedrooms, 4 bathrooms, 6 letting cottages, outbuildings, swimming pool, tennis court.

In all about 9 acres

**Guide price: £2,850,000**

# KNOWLE HOUSE & RIVERSIDE COTTAGE

**TRUSHAM, DEVON**



## **With income potential**

A spacious contemporary house and cottage situated in a beautiful riverside position within the sought-after Teign Valley.

3 reception rooms, 5 bedrooms, 4 bathrooms, 2 bedroom detached cottage, beautiful riverside gardens, caravan club site with separate access and facilities.

In all about 3 acres

**Guide price: £1,100,000**

# STONE

**EXFORD, EXMOOR**



## **A classic Exmoor estate**

Grade II Listed Georgian manor house with extensive pasture and moorland.

4 reception rooms, 6 bedrooms, 3 bathrooms, 2 bedroom coach house, 3 bedroom modern bungalow, traditional and modern farm buildings.

In all about 586 acres

**Lot 1 - house, buildings and 25 acres: £1,750,000**

**Lot 2 - bungalow, buildings and 561 acres: £2,000,000**

# NEWLAND HOUSE

**WITHYPOOL, EXMOOR**



## **In the heart of Exmoor**

A well-presented property with potential to create a separate flat in an elevated position overlooking Withypool Common.

5 reception rooms, 5 bedrooms, 4 bathrooms, indoor swimming pool, stables, barn, outdoor manège, paddocks and fishing on River Barle.

In all about 19 acres

**Guide price: £1,500,000**

# BUCKWORTHY FARM

**EXFORD, EXMOOR**



## **Beautifully renovated house**

A non-listed house extended and renovated to a very high standard and designed to take full advantage of the stunning rural views.

4 reception rooms, 5 bedrooms, 5 bathrooms, separate studio, planning permission for static home, stables and farm buildings, rolling pasture.

In all about 50 acres

**Guide price: £1,600,000**

## HEATH BARTON HOUSE

EXETER, DEVON



### Rural retreat in the city

Grade II Listed cross-passage house with 3 reception rooms, 6 bedrooms, 2 bathrooms, garage and outbuildings.

In all about 0.5 acre

Guide price: £545,000

## HOUNDSMOOR

UPLOWMAN, DEVON



### Grade II Listed house of exceptional quality

4 reception rooms, 4 bedrooms, 3 bathrooms, range of traditional barns, courtyard swimming pool, pond and orchard.

In all about 3 acres

Guide price: £1,375,000

## HOME FARM

STOKEINTEIGNHEAD, DEVON



### Detached village house with quality fittings

Period house with 4 reception rooms, 7 bedrooms, 2 bathrooms and paddock, approximately 3,148 sq ft.

In all about 1 acre

Guide price: £700,000

## THE OLD LIME KILN

COCKWOOD, DEVON



### Family home with views over the Exe Estuary

3 reception rooms, 4 bedrooms, 3 bathrooms, Grade II Listed lime kiln and separate paddock.

In all about 4.5 acres

Guide price: £625,000

# THE ORANGERY

**MAMHEAD, DEVON**



## **Enchanting house set in fantastic Lancelot 'Capability' Brown gardens**

Superb Grade II Listed house in an idyllic rural setting with distant sea views of the Exe Estuary.

3 reception rooms including dining room with crowned cupola, 4 bedrooms, 4 bathrooms, 2 bedroom boat house, summer house, studio, sheds and stores, stunning 18th century parkland, tennis court, lake and paddocks.

In all about 60 acres

**Guide price: £3,000,000**

# THE CHAPEL HOUSE

EXETER, DEVON



## Former convent chapel

A fascinating home in a prime city location.

2 reception rooms,  
5 bedrooms, 3 bathrooms,  
private terrace and  
communal gardens,  
private parking.

Guide price: £795,000

# THE OLD RECTORY

EXETER, DEVON



## An historic Victorian gem

A newly renovated detached St Leonards house.

2 reception rooms,  
5 bedrooms, 3 bathrooms,  
3-roomed cellar, large  
mature walled garden.

Guide price: £1,150,000

# THE GRANARY

**KENTON, DEVON**



## **Large former granary**

A delightful home situated in the Oxton valley bursting with original features.

5 reception rooms, 6 bedrooms, 5 bathrooms, self-contained cottage, beautiful gardens.

In all about 1 acre

**Guide price: £1,250,000**

# WOOD FARM

**BLACKAWTON, SOUTH DEVON**



## **A river runs through it**

Non-listed farmhouse, annexe and 2 barn conversions in need of refurbishment, set in a peaceful location.

4 bedroom house, 2 bedroom annexe, 5 bedroom barn conversion, 3 bedroom barn conversion, orchard and river, approximately 7,509 sq ft.

In all about 5 acres

**Guide price: £1,150,000**

# SOUTHCOMBE FARM

NEAR BAMPTON, DEVON



## Charming thatched longhouse close to the edge of Exmoor

An immaculately presented farmhouse situated in a wonderful rural position.

4 reception rooms, 5 bedrooms, 3 bathrooms, annexe and garden room, stables & outbuildings, orchard, paddocks and pastureland.

In all about 17 acres

Guide price: £995,000

## TOWN BARTON

### DODDISCOMBSLEIGH, DEVON



#### A beautiful and historic manor house

3-5 reception rooms, 5-7 bedrooms, garage and barn with potential for conversion, gardens, orchard and pastureland.

In all about 4 acres  
Guide price: £850,000

## LITTLE BARONSDOWN

### EXMOOR, SOMERSET



#### Peace and tranquillity with stunning views

3 reception rooms, 5 bedrooms, 2 bathrooms, secluded woodland gardens and range of outbuildings.

In all about 4 acres  
Guide price: £595,000

## RAMBLERS

### BOTUS FLEMING, EAST CORNWALL



#### Energy efficient house with south-facing gardens

6 reception rooms, 5 bedrooms, 4 bathrooms, garden, approximately 5,200 sq ft.

Guide price: £750,000

## NEWTON COTTAGE

### ZEAL MONACHORUM, DEVON



#### Extended cottage with far-reaching views

A 15th century character thatched cottage with 3 reception rooms, 4 bedrooms, 3 bathrooms, landscaped gardens, paddock, garage/workshop and games room.

In all about 1.2 acres  
Guide price: £565,000

# UPALONG

LUSTLEIGH, DARTMOOR



### Unrivalled Dartmoor views

An elegant Victorian house in an elevated position enjoying far-reaching views over Lustleigh and Dartmoor.

5 reception rooms, 5 bedrooms, 3 bathrooms, beautiful landscaped gardens, double garage and range of outbuildings.

In all about 1.5 acres

Guide price: £850,000

# HUTSWELL

NEAR TIVERTON, DEVON



### Private character cottage

A charming Grade II Listed thatched cottage and converted barn in a magical rural setting surrounded by beautiful Devon countryside.

3 reception rooms, 4/5 bedrooms, 2 bathrooms, garage & outbuildings, pasture & woodland.

In all about 13.5 acres

Guide price: £695,000

# SOUTH CROSS HOUSE

**AXMINSTER, DEVON**



## **Family home with outstanding views**

A well-proportioned house with wonderful gardens and fine views of the surrounding countryside and the East Devon coast.

4 reception rooms, 6 bedrooms, 5 bathrooms, deck area with swim spa and gym, outstanding gardens, lake and arboretum, traditional outbuildings and paddock.

In all about 5.81 acres

**Guide price: £1,500,000**

## COMBE HEAD HOUSE

**BAMPTON, DEVON**

Guide price: £3,250,000



SOLD

## THE OLD RECTORY

**RACKENFORD, DEVON**

Guide price: £2,500,000



SOLD

## LOWER EAST LYN FARM

**LYNTON, EXMOOR**

Guide price: £1,200,000



SOLD

## BARFORD PARK

**SPAXTON, SOMERSET**

Guide price: £1,650,000



SOLD

## FILLEIGH HOUSE

**CHUDLEIGH, DEVON**

Guide price: £1,450,000



SOLD

## OXTON MERE

**EXETER, DEVON**

Guide price: £2,350,000



SOLD

## LOWER CHADDLEHANGER HOUSE

**TAVISTOCK, DEVON**

Guide price: £850,000



## LOWER BONEHILL

**WIDECOMBE-IN-THE-MOOR, DEVON**

Guide price: £875,000



## WILLOW COTTAGE

**BROADCLYST, DEVON**

Guide price: £625,000



## BURY BARTON

**CREDITON, DEVON**

Guide price: £975,000



## HOLMBUSH

**PORLOCK HILL, SOMERSET**

Guide price: £625,000



## FRIARS' WALK

**EXETER, DEVON**

Guide price: £395,000



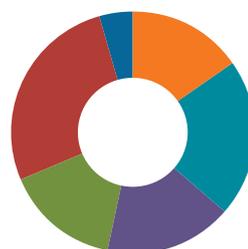
# WATERFRONT



## LOCAL UPDATE

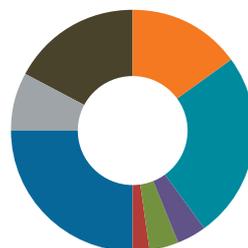
The South West waterfront market has certainly maintained its status as a significant part of our business over the past 12 months and we see no signs of this changing. Dominated by second home buyers, statistically 80% of purchases, our global brand has helped us achieve some encouraging sales in this market and we expect the same this year. That being said, waterfront property has not been unaffected by the economic downturn although it can be argued price deflation has been more resilient in this sector, especially in the prime areas.

Exactly 50% of this office's waterfront sales have been in Cornwall and the other half in Devon. Our success has been across all price ranges starting from about £500,000. Looking forward, we predict the market will pick up in 2013. If we receive some better economic figures in the first quarter this will create more confidence and should increase the number of buyers in the market.



### What is coming to market?

under £500k	15.3%
£500k to £750k	21.1%
£750 to £1m	17%
£1m to £1.5m	15.3%
£1.5m to £3m	27%
over £3m	4.3%



### Source of buyer income

City/Finance	15%
Entrepreneur	25%
Farming	4%
Industry	4%
Inherited	2%
Professional	25%
Property	8%
Other	17%

## THE TEAM



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Our number of sales were 62% higher in 2012 than 2011 and sales of property with water views have largely attracted buyers from the South East. We feel positive about our Waterfront Department increasing sales further in 2013.



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We have some excellent stock for sale or due to come to the market next year. Our strong national and international presence as specialist waterfront sales agents sets us apart from our competition. We expect prices to remain broadly the same over the coming year; the final quarter of 2012 showed an increase in confidence from buyers which we expect to continue over the course of 2013.

# POLRUDDEN

## PENTEWAN, SOUTH CORNWALL



### **Waterfront home with private beach surrounded by own land**

A striking property with two converted barns set in a beautiful location with breathtaking panoramic coastal views. 2-5 reception rooms, 3-7 bedrooms, 2-5 bathrooms, ½ mile of coastline, outbuildings, 4 acres of foreshore including sheltered sandy cove, approximately 4,214 to 6,576 sq ft.

In all about 45 acres

**Guide price: £2,400,000**

## COTTLES QUAY

SALCOMBE, DEVON



### Prime location

Estuary-side property with slipway, running and swinging moorings, large yard and planning permission for one bedroom apartment and shop.

1 reception room,  
1 bedroom, 1 bathroom,  
patio, direct water access.

Guide price: £750,000

## OAKFIELD

BUDE, CORNWALL



### Oak-framed house

High quality green oak house with a specification second to none and far-reaching views to the sea.

2-3 reception rooms,  
3-4 bedrooms,  
2 bathrooms, garage,  
energy efficient,  
approximately 2,484 sq ft.

In all about 5 acres

Guide price: £825,000

# DART MARINA

**DARTMOUTH, DEVON**



## **Perfect lock up and leave**

A prime, waterfront 2-storey house within Dart Marina residential complex with direct waterfront access and no neighbours above.

1 reception room, 3 bedrooms, 3 bathrooms, terrace, balcony, parking, approximately 2,001 sq ft.

**Guide price: £1,500,000**

# HERWOOD

**SALCOMBE, SOUTH DEVON**



## **Salcombe Estuary views**

Unparalleled panoramic views in the heart of arguably one of the most sought-after waterfront locations in the UK.

3-5 reception rooms, 4-6 bedrooms, 4 bathrooms, approximately 5,060 sq ft.

In all about 0.3 acre

**Guide price: £3,500,000**

## GULLS GALORE

STOKE FLEMING, DEVON



### Panoramic coastal views

Immaculately presented period property with sensational views and a path leading down to a secluded cove.

3 reception rooms,  
5-7 bedrooms,  
4 bathrooms,  
conservatory, swimming  
pool, mature gardens and  
grounds, approximately  
3,909 sq ft.

In all about 3 acres

Guide price: £1,900,000

## THE LOOKOUT

DARTMOUTH, DEVON



### Quiet location with views

This spacious, refurbished detached house is the perfect lock up and leave or full-time residence within an easy walk of the town centre.

2 reception rooms,  
3 bedrooms, 2 bathrooms,  
potential to extend.

Guide price: £750,000

# SUNRISING

## RESTRONGUET WEIR, SOUTH CORNWALL



### **Detached house with deep water access and mooring rights**

Sensational views over the creek and Fal Estuary and 200' of water frontage.

2 reception rooms, 4 bedrooms, 5 bathrooms, boat house, slipway, private quay, approximately 3,795 sq ft.

**Price on application**

# MAXTOKE HOUSE

**FOWEY, CORNWALL**



## **In the heart of Fowey**

The major part of an impressive waterfront property occupying the ground and lower ground floor with sole use of the garden, direct waterfront access and running mooring.

2 reception rooms,  
3 bedrooms, 2 bathrooms,  
private parking, garage,  
approximately 2,017 sq ft.

In all about 0.2 acre

**Guide price: £1,300,000**

# VENTION HOUSE

**PUTSBOROUGH, NORTH DEVON**



## **Sand and surf**

On Putsborough Sands and perfect for surfing, a beautiful period property with further accommodation and private parking.

3 reception rooms,  
6 bedrooms, 5 bathrooms,  
coach house, tennis court,  
gardens and beach,  
approximately 3,449 sq ft.

In all about 9 acres

**Guide price: £3,250,000**

# THE BEACH HOUSE

**PORTHPEAN, SOUTH CORNWALL**



## **Immaculate beach house**

Overlooking a sandy beach, this substantially modernised and upgraded property has been used as an exclusive holiday let.

2 reception rooms,  
7 bedrooms, 5 bathrooms,  
terraced gardens with  
private access to the  
beach, garage,  
approximately 4,271 sq ft.

In all about 0.5 acre

**Guide price: £1,950,000**

# LOWER MARSH FARM

**LANDULPH, CORNWALL**



## **Rural with estuary views**

Period farmhouse with  
4 bedroom annexe and  
570m of water frontage.

4-5 reception rooms,  
5-9 bedrooms,  
4-5 bathrooms,  
outbuildings, tennis court,  
slipway, approximately  
3,172-4,292 sq ft.

In all about 41.78 acres

**Guide price: £1,600,000**

# THE BEECHES

**RESTRONGUET POINT, SOUTH CORNWALL**



## **Stunning waterfront home**

One of the best waterfront addresses in Cornwall with panoramic views and direct deep water slipway.

3 reception rooms, 5 bedrooms, 5 bathrooms, indoor swimming pool, cinema room, slipway and garaging, approximately 6,243 sq ft.

In all about 1.3 acres

**Guide price: £3,000,000**

# OLD MILL FARM

**RIVER DART, DEVON**



## **Peaceful seclusion**

Overlooking the Dart Estuary, this 18th century converted mill combines old-world charm with contemporary elegance.

4 reception rooms, 7 bedrooms, 6 bathrooms, mooring, orchard and paddocks, outbuildings.

In all about 18.13 acres

**Guide price: £3,500,000**

# WOODPECKERS

ST MAWES, CORNWALL



## Contemporary waterfront

Superbly designed and extremely luxurious waterfront house with direct access to the foreshore, on the edge of St Mawes.

4 reception rooms, 5 bedrooms, 4 bathrooms, TV/cinema room, ponds, gardens and grounds, outdoor terracing and balconies, double garage.

Guide price: £2,750,000

# TURNSTONES

PORTMELLON, SOUTH CORNWALL



## Striking sea views

Modern, landmark building with balconies and terraces providing dramatic views over the sandy cove of Portmellon and out to sea.

3 reception rooms, 5 bedrooms, 5 bathrooms, approximately 4,523 sq ft.

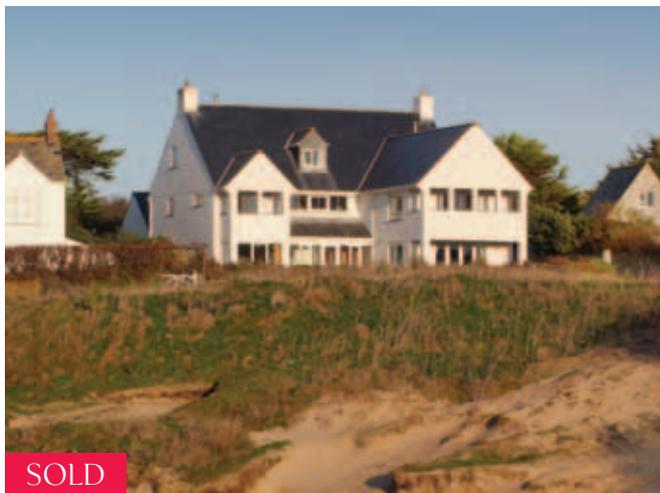
Guide price: £1,900,000

**REVELARC****NEWTON FERRERS, DEVON**

Guide price: £1,300,000

**TRELADOC****PADSTOW, CORNWALL**

Guide price: £1,650,000

**MESMEAR FARM****POLZEATH, CORNWALL**

Guide price: £2,000,000

**RIVERSIDE HOUSE****NEWTON FERRERS, DEVON**

Guide price: £2,500,000

**THE BOAT HOUSE****RESTRONGUET POINT, CORNWALL** Guide price: £2,750,000**MARINERS****SALCOMBE, DEVON**

Guide price: £3,200,000



## SEA BREEZE THURLESTONE, DEVON

Guide price: £1,250,000



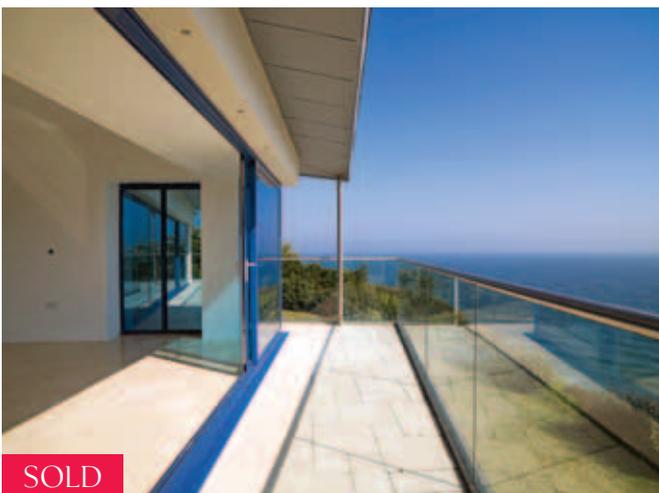
## SOUTHLANDS STOKE GABRIEL, DEVON

Guide price: £1,500,000



## BLUE POINT GORRAN HAVEN, CORNWALL

Guide price: £1,300,000



## THE ORCHARD POLPERRO, CORNWALL

Guide price: £995,000



## RIVERDALE TOPSHAM, DEVON

Guide price: £895,000



## THE ROSERY SHALDON, DEVON

Guide price: £495,000



# WHY KNIGHT FRANK?

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We put clients at the heart of what we do and our service levels are driven by our clients' needs. As a result we have created an environment that nurtures the best people in the business and genuinely allows us to give the best advice – the sort of advice you'd give your family. What can be a life-changing process for many people – buying, selling, renting, or letting a property – is handled with care, discretion, service, and professionalism at all times.

Below is an overview of our specialist teams and how they can help. If you can't find what you are looking for here, please visit: [KnightFrank.com/Residential](https://www.knightfrank.com/Residential)

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- Finding a property to buy
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- Property search and acquisition
- Services for international buyers
- Investing in property portfolios
- Valuations

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UK property outside of London please contact  
**Nick van Zeller** on +44 (0)1488 682 726

UK farms and estates please contact  
**Clive Hopkins** on +44 (0)20 7861 1064

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 **Simon Gammon** on +44 (0)20 7268 2581 or visit [KnightFrankFinance.co.uk](https://www.knightfrankfinance.co.uk)

## New homes and development

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- New Homes
- Residential Development

For more information about our residential development team please contact **Stephan Miles-Brown** on +44 (0)20 7861 5403

## Renting, letting and managing residential property

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- Rental property for corporates
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- Valuations
- Services for landlords
- Letting your property
- Relocation services
- Property management
- Lettings management

For more information on renting, letting and property management with Knight Frank please contact **Tim Hyatt** on +44 (0)20 7861 5044 or visit [KnightFrank.co.uk/Lettings](https://www.knightfrank.co.uk/Lettings)

## Consulting and property research

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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.

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- Rural consultancy
- Country house consultancy
- Renewables and sustainability
- Rural consultancy
- Property research

To find out more about Knight Frank's consultancy services contact **David Peters** on +44 (0)20 7861 1067

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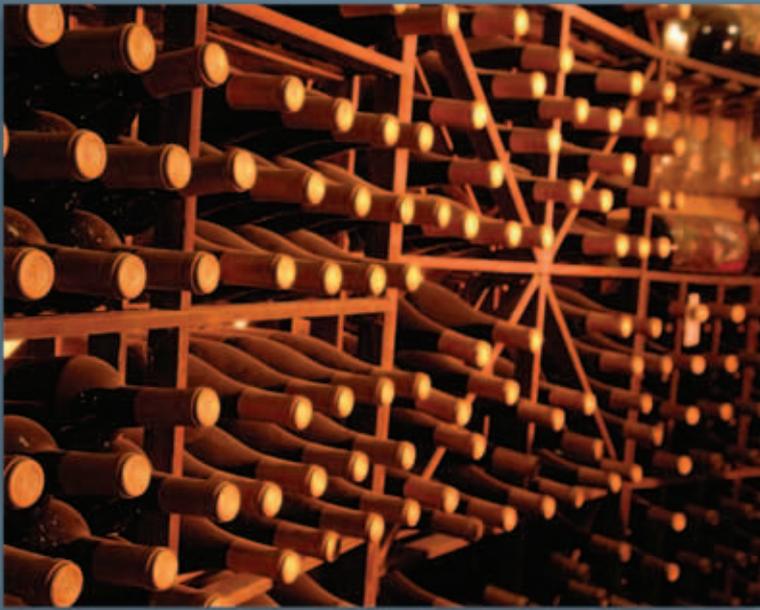
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