



#### NEARBY ATTRACTIONS

**Eden Project:** Within easy reach of Carlyon Bay is the world-renowned Eden Project, home to the largest indoor rainforest in the world, extensive botanical gardens and an education centre. Dubbed the eighth wonder of the world, the Eden Project barely needs an introduction and you'll want to keep going back to this special destination time and again to explore the ever-changing environment or phenomenal music events with the main domes as a backdrop.

There's a huge tropical garden and fun for everyone from thrill seekers to budding botanists. Learn about a wide range of flora and fauna, ride the zip-wire, visit the fantastic food court and experience the sights and smells of the world's largest green houses. Just three miles from Sea Road, this is a brilliant attraction that'll be sure to have an impact on all the family.

**Lost Gardens of Heligan:** The Lost Gardens of Heligan (Cornish: Lowarth Helygen, meaning 'willow tree garden'), near Mevagissey in Cornwall, are one of the most popular botanical gardens in the UK. The gardens are typical of the 19th century gardenesque style with areas of different character and in different design styles.

The gardens were created by members of the Cornish Tremayne family from the mid-18th century to the beginning of the 20th century, and still form part of the family's Heligan estate. The gardens were neglected after the First World War and restored only in the 1990s, a restoration that was the subject of several popular television programmes and books.

The gardens include aged and colossal rhododendrons and camelias, a series of lakes fed by a ram pump over 100 years old, highly productive flower and vegetable gardens, an Italian garden, and a wild area filled with subtropical tree ferns called 'The Jungle'. The gardens also have Europe's only remaining pineapple pit, warmed by rotting manure, and two figures made from rocks and plants known as the Mud Maid and the Giant's Head.

location. Cliff House and Penolva are located on the desirable Sea Road, and as such benefits from the lifestyle that comes with it. Private roads flank the development, yet you're far from isolated and still in easy reach of all local amenities.

Both recognised for their architecture by the International Property Awards, with Cliff House winning the 'Best Architecture' award in the category Multiple Residence South West in 2014-2015, and Penolva winning the same award the following year. Each apartment comes with an architect's new-build warranty.

#### WHAT'S NEARBY

The historic village of Charlestown is just over a mile away by road or a mile on foot via the South West Coast Path.

The unspoiled Georgian harbour is frequently used as a backdrop for television and films, including the BBC's *Poldark*.

Truro, which is approximately 15 miles away, is the retail, educational and administrative centre of Cornwall.

The future Carlyon Beach development will bring more culture to the area, including theatre and live music events on the beach. See [carlyon-beach.com](http://carlyon-beach.com) for more details.

Access to the developments couldn't be easier with the nearby St Austell or Par train stations on the mainline to London Paddington. Newquay Airport is around 16 miles away by car and there's an extensive and recently upgraded A30 road network making getting around quick and simple.

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#### ABOUT COUNTRY & WATERSIDE

The Country & Waterside Prestige Department deals solely with buyers who are seeking to purchase country and waterside homes from the very large to the bijou on a daily basis. They're well established over many years as a result of national advertising and national editorial comment and it's fair to say that no one is better qualified to provide advice at this end of the market in this county. More than 80% of buyers emanate from outside the county and overseas, either looking for the ideal second home for frequent use or, increasingly, a more permanent move to Cornwall, in search of a superior quality of life.

Country & Waterside's flagship office is based in Truro, with a smaller office in Mawnan Smith and another office set to open at the end of the month in St Mawes. Plus, Country & Waterside is one of the few South West agents to have a genuine London association as it works closely with John D Wood & Co.

COUNTRY & WATERSIDE  
PRESTIGE

For an opportunity to discuss or view Cliff House or Penolva please call Country & Waterside today on 01872 830089 or visit [countryandwaterside.co.uk](http://countryandwaterside.co.uk)

