

Costa del Cornwall

In the right place, a holiday home in the UK may be a good buy, writes Mercy Breheny

Those thinking of investing in the second home market usually consider properties in Scotland, for weekend and eventual retirement use, or abroad, for holidays and a bolt home from the Scottish winter. The south of England is usually far lower down their list of priorities.

However, domestic holiday homes have proved a good investment in the last few years. A pretty cottage set in the rolling hills and picturesque coastline of Cornwall is an attractive option, not least because the location is the stuff of nostalgia, those perfect memories of the traditional British seaside holiday.

CLC Country Homes are releasing properties later this month, set in the grounds of a 19th Century Trenyhton Manor. There will be 19 two bedroom cottages in total, complete with designer kitchens, Bosch stainless-steel appliances, luxurious bathrooms and en suites and private patios and terraces.

Company chairman Roy Peires says: "Whether people are buying as an investment, a holiday home with excellent rental potential, or for their own use they have very high expectations, which is why we aim to ensure that every home we build meets – and hopefully exceeds – these requirements"

But it is the unique option of a leaseback scheme for up to ten years, with a guaranteed rental income of 6.5 percent per annum up to 2016 which may tip the balance in favour of Cornwall over other developments. These are the sort of figures that saw CLC's first British development in Gleneagles, the Duchally Estate, sell out nine months ahead of schedule last year, with 70 percent of the properties going to canny Irish investors.

Located in Tywardreath, Trenyhton Manor is just five minutes from the town of Fowey, where the novelist Daphne Du Maurier seduced by the

areas charms bought her second home. This traditional harbour town is a sleepy idyll with narrow winding streets, great shops and lots of little places to stop for a bite to eat. The area is rich with historical attractions, beautiful beaches, golf courses and is only a short drive from the world famous Eden Project, where you get a taste of a tropical rainforest without leaving the UK.

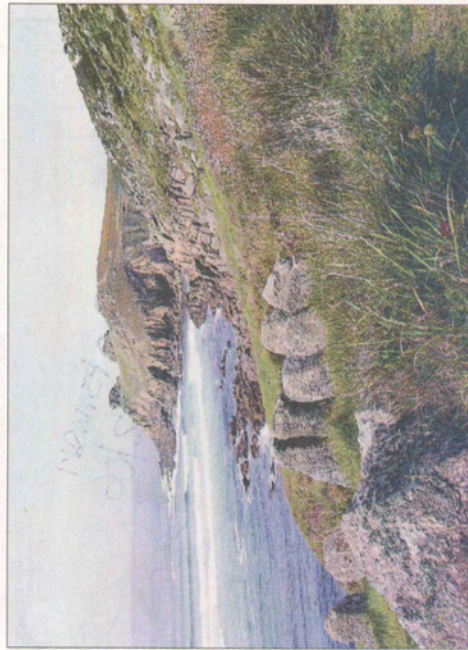
On site, residents will also enjoy access to facilities at Trenythor Manor which include a pool, steam room, sauna and gym, 24 hour concierge service and a restaurant and bar. As a year round second home, owners should never run out of things to do.

For those who choose the leaseback guarantee purchase of the furniture pack, at £20,000, is obligatory, to ensure the quality of finish expected for holiday-makers. The full turn-key package covers everything from bed linen to Sony LCD bedside televisions. Owners on the leaseback scheme will be able to use the property for two weeks of the year, at a cost of £500, or for the same price can choose to holiday in one of Club La Costa's other properties around the globe.

Private preview days will be held at Trenythor Manor on 23 and 24 February (2006). Prices for the cottages start at £275,000 for a two bedroom property.

Phase one of the development is due to be complete by 1 April and second phase has just been announced with cottages featuring wraparound decking and hot tubs.

For more details tel: 01764 661075 or visit www.clccountryhomes.com



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An apartment at Trenython Manor, above; Cornwall's rugged coastline, left

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