



Stonerush

LAKES

EXCEPTIONAL | ASPIRATIONAL | LUXURIOUS



Stonerush LAKES

Nestling in unspoilt Cornish countryside, Stonerush Lakes offers a choice of luxurious one, two or three bedroom detached holiday lodges. Perfect for those seeking to buy a holiday home which will be used exclusively by themselves, their family and friends, or blend own use with the opportunity to generate an income through a hassle-free fully managed letting scheme.



CORNISH CONNECTIONS

Stonerush Lakes offers the perfect retreat and an ideal base to explore the beautiful Cornish coast and countryside.

POLPERRO

FOWEY

Stonerush
LAKES

CHARLESTOWN

ST AUSTELL

RIVER FOWEY

LANREATH

RELAX AND UNWIND

Set in spacious surroundings within our 28-acre valley hideaway, Stonerush Lakes nestles beautifully in the glorious Cornish countryside. Built with all the comforts of home, each lodge has been designed to blend into the magnificent natural landscape.



Owning a luxury lodge isn't just a fantastic way to relax and unwind, it's an investment in holidays to come, a guarantee that as soon as you enter your lodge you'll feel immediately at peace in the comfort of your own holiday home.

Lodges come with the option of a luxury hot tub recessed in the deck and positioned to ensure privacy. They offer the ultimate way to relax and enjoy the peace and quiet of the tranquil surroundings.



A NATURAL SETTING

Stonerush Lakes has a number of distinct settings, each offering luxurious and stylish holiday homes in the glorious Cornish countryside.



Valley View is the final phase at Stonerush Lakes encompassing just 9 detached lodges, each of which will command wonderful views across Stonerush Valley towards the farmland in the distance. Nestling in a thoughtfully planned and well-landscaped setting, each lodge will be built to a new, exciting design whilst benefiting from extensive decking along two elevations. In every sense, this final phase at Stonerush Lakes will be very special.

Selected other plots are available on both Lake View and Miller's Island offering tranquil lakeside views, dramatic hillside locations and discrete hideaways.





Recessed
downlights

Attractive
decor

Thermally
efficient

Fully fitted
kitchen

High specification
appliances

Fully furnished

Timber
worktops

High quality
floors

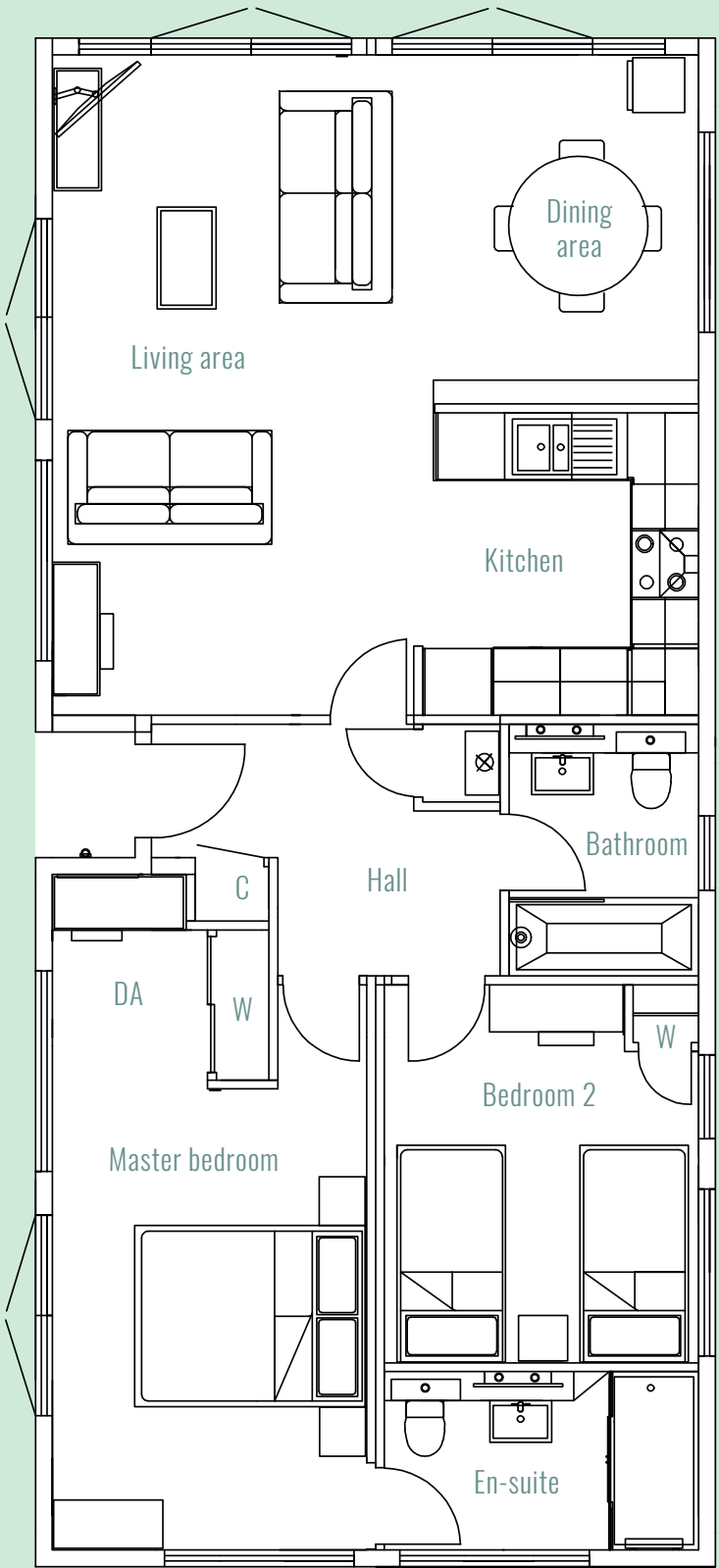
A TYPICAL LODGE

A spacious 2 bedroom luxury lodge



Living area	19'5" x 9'8"	5.93m x 2.98m
Kitchen / dining	19'5" x 9'3"	5.93m x 2.82m
Master bedroom	19'11" x 9'3"	6.06m x 2.82m
En-suite	5'3" x 9'3"	1.60m x 2.82m
Bedroom 2	11'1" x 9'3"	3.39m x 2.82m
Main bathroom	7'5" x 5'7"	2.26m x 1.70m
Hall	7'5" x 6'6"	2.26m x 2.00m

Floorplan shows approximate measurements only. Exact layout and sizes may vary.
All measurements may vary within a tolerance of 5%.



Owners have the opportunity to bespoke the design across one, two or three bedroom layouts.

C - Cupboard W - Wardrobes DA - Dressing area



HOME FROM HOME

All of our holiday lodges are designed to the highest standards featuring natural cedar cladding, high quality specification throughout and spacious surroundings.

Just some of the benefits of buying a Charteroak lodge

- Each home comes fully furnished and equipped
- Luxuriously fitted kitchen and bathrooms
- Low maintenance exterior finishes
- High levels of heat and sound insulation
- A design that reflects the lodge's location and outlook

External specification

- Attractive cedar clad elevations
- Upvc A-rated windows and doors
- 40-year warranty on the roof
- Waterproof power sockets
- Hot and cold taps
- Extensive non-slip decking
- Glass balustrade
- Adjacent parking



LUXURY INTERIORS

Kitchen and living area

- Hi-gloss base units and wall cabinets
- Solid oak worktops
- Feature tiled splashback
- Branded appliances including washer dryer, dishwasher, fridge freezer and oven
- Open plan design
- Engineered oak flooring
- Panelled walls in the reception rooms and hall

Bathrooms / en-suite

- Family bathroom with washbasin, W.C. and bath with shower
- En-suite shower room with washbasin, W.C. and walk-in shower

Bedrooms

- Fitted wardrobes with oak doors
- Carpets

Interior finishes

- LED downlighters
- Attractive curtains, roman blinds and slatted blinds
- Locally sourced pictures
- Leather sofas
- Oak doors
- Comprehensive electrical pack - smart TVs, lamps, microwave, radio, etc.

Heating

- LPG gas-fired boiler serving the radiators and hot water

Services

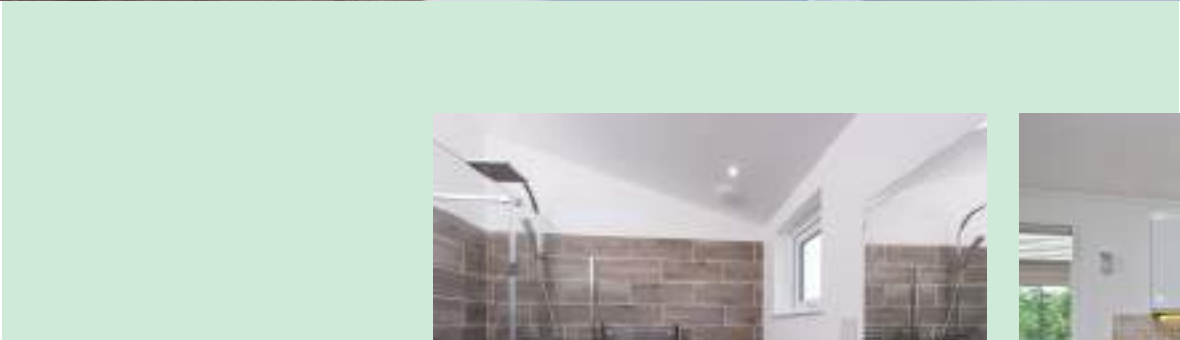
- LPG metered gas
- Metered mains electricity
- Metered mains and private water
- Private estate drainage
- WiFi

Options

- One, two or three-bedroom designs
- 42, 45 or 47 foot long layouts
- Hot tub recessed in external deck
- Underfloor heating
- Interior colour scheme, fabrics and furniture

Terms

- 125-year licence
- No stamp duty
- No legal fees
- No council tax
- Rates contribution of £445 p.a. (2017/18)
- Annual plot fee
- Holiday occupancy only
- Site open all year round
- Full management and maintenance support



THE OLD MILL

At the heart of Stonerush Lakes is the Old Mill offering a delightful place for a delicious meal or a relaxing drink and a chance to savour the peace and quiet of the unique setting that Stonerush Lakes provides.



THE MAGIC OF CORNWALL

With sandy coves and bays, rolling green hills and enchanting fishing villages, South Cornwall is a feast for the eyes.



Stonerush Lakes is perfectly situated for you to explore magnificent South Cornwall and it is easy to see why so many fall in love with this stunning county, famed for its dramatic coastline, captivating fishing harbours and rich history.

The riverside town of Fowey, accessed via the Bodinnick Ferry, is just seven miles away from Stonerush Lakes, as are the fishing ports of Polperro and Looe, where those who are prepared to rise early can see the morning's catch being auctioned on the quay.

Looe harbour



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PERFECTLY LOCATED

Directions: From Liskeard, head west on the A38 Dobwalls bypass to the roundabout at the end of the dual carriageway. Take the second exit marked A390 to Lostwithiel and St Austell. Pass through the village of East Taphouse and turn left onto the B3359, heading south towards Looe. Proceed along this road for approx four miles, then turn right, signposted: Stonerush Lakes. Pass by Bocaddon Farm, around the bends in the road following the signs down to the site entrance.



THE LUXURY HOLIDAY HOMES SPECIALIST

Charteroak is a wholly owned subsidiary of the RO Group, a family run group of companies which has been in business for over 85 years. Charteroak have been creating stunning holiday home developments for over a decade and we are very proud of the exclusive, low-density style of living we create.

Stonerush Lakes is often described as a hidden gem and we can't wait to share it with you in all its Cornish glory.

Please contact us today to arrange your site visit or to find out more about how to acquire your very own luxury holiday home.

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