



SPRINGFIELD
RETREAT

Devon Holiday Home Ownership, *the right way.*



OPEN DAYS
 THROUGHOUT THE YEAR
 see website for details

It's you, only happier!

Springfield Retreat is a luxury park in the heart of rural Devon.

Located in an area of outstanding natural beauty, it's a spacious & peaceful area with beautiful views and great facilities. With the first phase of development well underway, the luxury experience is set to elevate to a whole new level this year. The park itself already hosts fabulous facilities including a seasonal swimming pool, a games room & children's outdoor play area.

You can own one of these beautiful homes from as little as just £129,000!

Owning a holiday home at Springfield Retreat ensures you own your very own piece of Devonshire perfection.



- Buy to Let options
- Part exchange
- 12 Month holiday use
- Finance available
- Private gated entrance
- Design your own home
- First year ground rent free
- Stunning Devon location



The Surroundings

Springfield Retreat is located quite literally in the very heart of rural Devon. The stunning county known for its very great contrasts, with two beautiful coastlines, two National Parks and five official Areas of Outstanding Natural Beauty (with our park located inside one). There's so much to see and do, family attractions, great places to stay, historic buildings, award-winning places to eat and even thrilling outdoor activities.



The park is situated at the very edge of Dartmoor National Park. A mere 30 minutes away are the beaches of the English Riviera and the Jurassic Coast, Exmouth, Budleigh Salterton, Sidmouth, Seaton, Beer, Lyme Regis and many others. The North Atlantic coast with its sandy beaches is only an hour away. Tedburn St Mary and Cheriton Bishop are only two minutes away in opposite directions, offering village stores and old-fashioned pubs serving excellent food. Only 10 minutes away is the beautiful Cathedral city of Exeter, with its historic quay and excellent variety of shops, cafes and restaurants.





Beaches, cities & countryside

For beaches, we are pretty confident that Devon simply cannot be beaten. Sandy family-friendly beaches, tiny pebbled coves, wild and windswept bays with absolutely breath-taking views – we have them all, both north and south. And as for the countryside? We've got it in abundance, plus rolling hills, bountiful farmland – and craggy moorland.

Whilst Devon is surrounded by so much natural life it also boasts historic cities such as Exeter and Plymouth, with great shopping and a bright nightlife. Alongside the hustle & bustle are the quaint, smaller villages and towns such as Exmouth, Sidmouth and Topsham. The food scene really is second to none, with great restaurants, peaceful pubs traditional tearooms and everything in-between serving tasty, local produce. The friendly surrounding towns make Devon as adorable as it is enthralling and the perfect place for your holiday home.

Whatever makes a perfect holiday for you, Devon really does cater to ever desire. Such natural beauty attracts walkers, artists and those who just like to sit and gaze. From large adventure parks and farm attractions to traditional seaside fun there's something for all the family. Surf, kayak, walk, cycle, paddleboard, sail, fish, ride ... we could go on.

Dubbed as 'the loveliest place in the world' and unquestionably enchanting, it's one of the most desirable and popular places to own a holiday home. With so much to see and do in this beautiful county, Springfield Retreat provides you with a perfect base because you will want to be back, time and again.

Make your home work for you

BUY TO LET OPTIONS

With a fully managed subletting service, your lodge can make a healthy return on your investment.

From a financial perspective, there are several advantages of owning and letting your home at Springfield Retreat. Although we cannot guarantee your home will be booked throughout the year, there are certain periods (especially in summer) when we can reliably expect the accommodation to be in demand.

OUR BUY-TO-LET MODEL

We have teamed up with Luxury Coastal who will take care of everything from bookings to greetings. All that's left is for you to do is provide the lodge, sit back, relax and get ready for a steady income.

The very nature of the luxury lodges in the fabulous location of Devon enhances the already strong credentials that a lodge with a hot tub offers in the marketplace. Further enhancing this by allowing pets will only help increase the already high demand naturally expected for the lodges.

Owning a holiday let can be very advantageous. Not only does it provide enjoyable holidays for your family and friends, it also provides a potentially lucrative additional income with attractive tax advantages. Please do visit our website or call us for more information.

10% ROI

Luxury Coastal's expectation is that after fees a two-bedroom lodge with a hot tub will achieve a projected annual ROI of 10% on the purchase price.





OWNERSHIP FROM ONLY
£129,000

Your Home

With a variety of sizes and layouts available, the park has been designed to maximise our owners private space, both inside and outside the home. Our homes are practically designed with spacious, thoughtful layouts. The natural materials, fresh décor and comfortable furniture creates an atmosphere that sparks joy and warmth. Picture-perfect ambient lighting and a full range of amenities makes these lodges unforgettable. A large range of local attractions can be accessed in a short drive, but be warned, you'll be reluctant to leave the comforts of these stunning homes away from home.

- Option to design your own home
- Luxury lodges built to surpass standards
- Pathfinder Homes exclusive park
- Accessible layouts available

A modern & trendy design with stylish features positioned in a fabulous Devonshire setting. Springfield Retreat, in partnership with Pathfinder Homes creates a perfect home from home environment.





Guide to Ownership, Making the right decision

WHAT ARE THE RUNNING COSTS?

Running costs are an important aspect to consider. Springfield Retreat offers fabulous value for Ground Rent charging only £2,500 per year. You will also need to bear in mind running costs such as insurance, utilities and maintenance.

CAN I LIVE IN THE HOME?

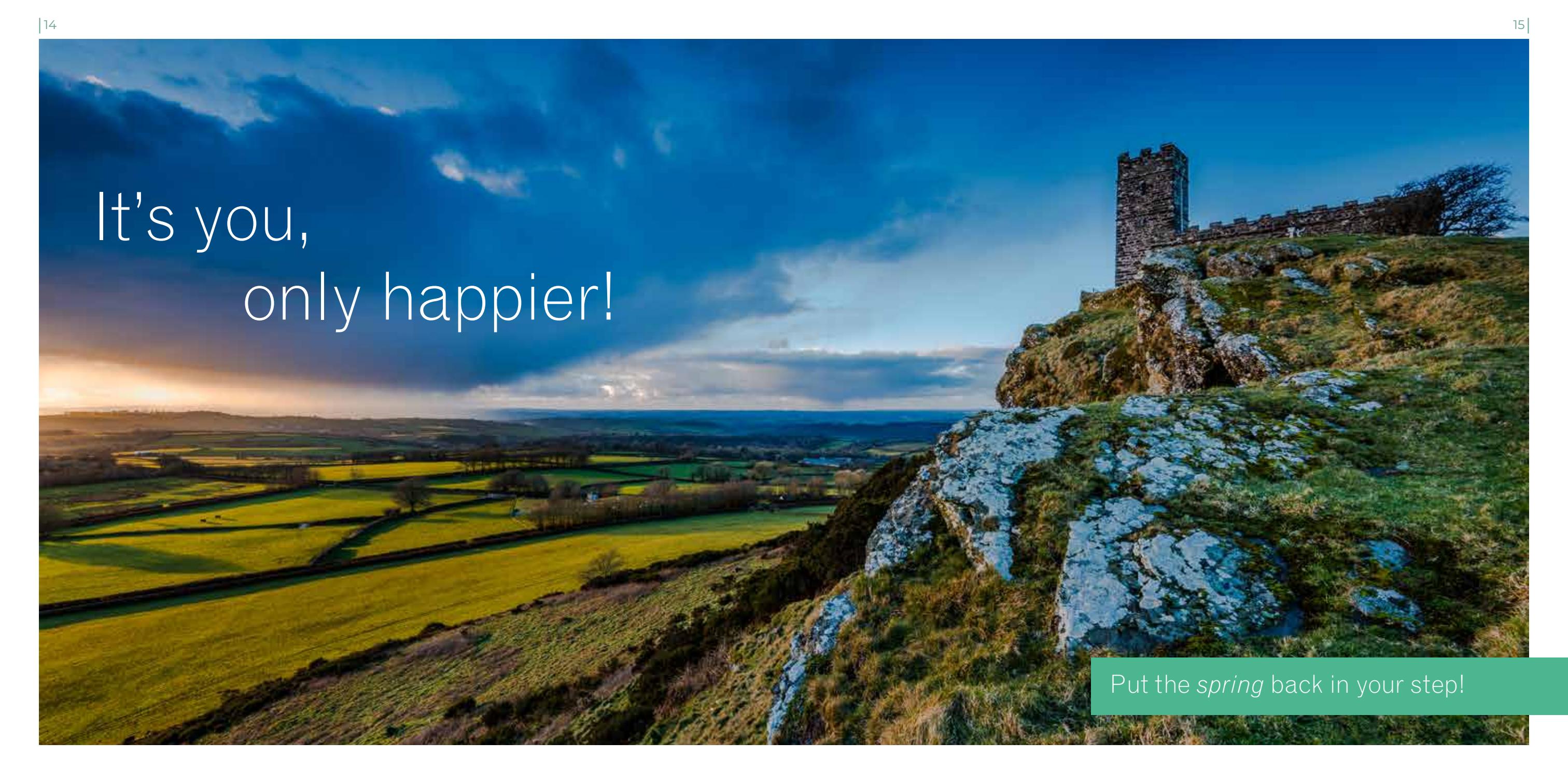
The park has a 12 month holiday licence which means you can use the home throughout the year, every year, however the home cannot be used as your primary residence.

CAN I MAKE THE HOME WORK FOR ME?

Of course, your home at Springfield Retreat can make a sound investment. You can take full advantage of our partnership with Luxury Coastal and benefit from a fully managed holiday letting scheme. Whether you're just looking to cover your running costs from a few rentals, provide a healthy and tax-free monthly income.

WHICH HOME IS RIGHT FOR ME?

Your home can come in all different shapes and sizes and you can choose how the whole layout to ensure you get the best views from your chosen plot. Options really are endless with Pathfinder Homes, you can add all the modern technology or enjoy a traditional environment – the choice really is yours.

A scenic landscape featuring a stone tower on a rocky hillside overlooking a valley of green fields under a dramatic blue sky. The tower is a prominent stone structure with a crenellated top, situated on a grassy and rocky ridge. The valley below is filled with vibrant green fields, separated by dark stone walls. The sky is a deep, vibrant blue with scattered white clouds, and the sun is visible on the horizon, casting a warm glow over the scene.

It's you,
only happier!

Put the *spring* back in your step!



SPRINGFIELD

RETREAT

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PALADIN
PARK HOMES

