



**THE COURTYARD
AT DUPORTH**

Live life by the sea

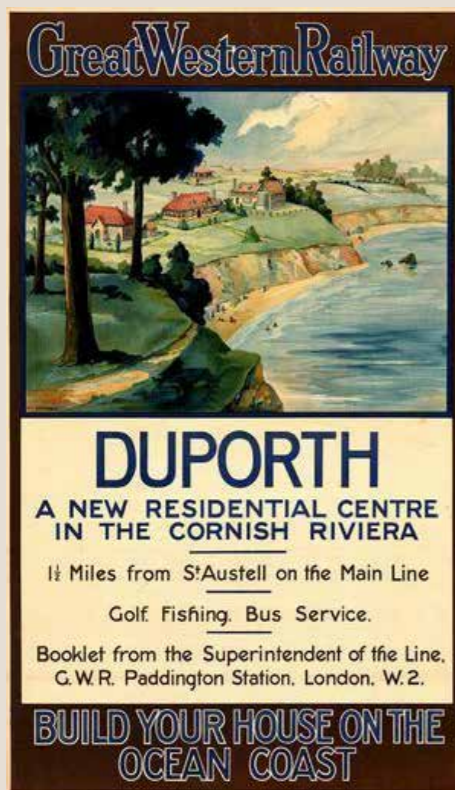


THE COURTYARD



Situated above Duporth's secluded private access beach overlooking St Austell Bay near the picturesque village and port of Charlestown, The Courtyard at Duporth is a unique collection of thirty-eight, 2 and 3 bedroom apartments, bungalows and houses. Centred around a landscaped courtyard and a Grade II listed clock tower, The Courtyard at Duporth is part of our Lifetime Living collection.

Each home within this collection has been thoughtfully laid out and designed to a high specification with future adaptation taken into consideration. As well as featuring a southerly aspect, some homes also feature sea views. Residents can enjoy a scenic walk to the beach along a footpath in the private woodland which borders the eastern edge of The Courtyard.



Above and left; Duporth pictured as a 1950's holiday destination.
Below and right; overlooking Duporth beach as it is today.

DUPORTH



Formerly the Rashleigh Estate and Manor, Duporth is located on the Cornish coast south of St Austell, at the heart of the "Cornish Riviera". In the 1930's Duporth became open to the public as a popular seaside holiday resort, entertaining and charming visitors with its peaceful secluded coastal surroundings until the end of the century.

Direct access to one of the best beaches in England made Duporth the popular resort it was. Surrounded by woodland, the sheltered private beach at Duporth is among the best in the area, with calm waters to bathe in, a long stretch of sand and a mix of shingle and rock pools to enjoy.

Porthpean Beach, equally appealing and very popular with fine sands is just under a mile away to the south.



Duporth Beach



Charlestown Harbour



Clockwise from top left; The Rashleigh Arms, Charlestown Beach, sunset over the harbour, the Pier House Hotel, coastal walks.

DUPORTH TO CHARLESTOWN



Located just over a mile and within walking distance from Duporth is Charlestown. Developed by Charles Rashleigh who constructed the town's harbour and port to service the booming China Clay exports that St Austell was famous for.

Now a Grade II listed World Heritage site, Charlestown retains much of its character and is a popular location for film and television locations, Poldark, Alice in Wonderland to name but a few. The 2019 Bafta award-winning film "Bait" was also part shot on location here.

Charlestown boasts world class restaurants, bars and cafés such as The Longshore, Pier House Hotel and The Rashleigh Arms.



CORNISH DELIGHTS



The Courtyard is perfectly located to explore the vast array of delights that Cornwall has to offer. With a wealth of history and culture, along with award-winning cuisine and local delicacies, there is always something new to discover.

Within a few minutes drive from Duporth lies a wide range of activities and adventures; the stunning landscape of the South West Coast Path, scattered with historic relics, the Lost Gardens of Heligan in Mevagissey, to the inspiring Eden Project at Bodelva.

Duporth also has many popular local golf courses, with no less than four clubs within four miles.

Truro, the heart of Cornwall, is just 16 miles away with its stunning Gothic Cathedral, Hall for Cornwall Theatre, Royal Museum and much more to explore and entertain you.



Clockwise from top left; Lobster pots in St Austell harbour, a Cornish "Engine House" in St Austell, The Lost Gardens of Heligan, Truro Cathedral at night and a golfer tees off at the Porthpean Golf Club



The Eden Project



OUR VISION



From the outset, the main focus was to create a new community that was rooted in heritage, nature and the beauty of the surroundings.

At the heart of the development is the Clock Tower, enhanced by its courtyard garden setting with native flower species and tranquil places to sit and soak up the Cornish sun. Around this are the old Manor Farm buildings which have been updated to provide comfortable homes whilst retaining the character and layers of history in the stonework and exposed trusses.

Carefully designed to complement the existing buildings are a range of new houses and apartments which have a rhythm of gables and use zinc and stone to reflect the industrial heritage of the area.

All of the apartments and houses have been designed to balance comfort, privacy, light and flow of space whilst embracing the glorious ocean vista.

Nature threads its way through the site from the bee and bat friendly planting of the central courtyard to the grass roofs of the Bay View houses. The views of St Austell Bay are framed by Carrickowel Point to the west and Polperro Heritage Coast to the east.

Architects Stride Treglown have designed a range of buildings and spaces all telling their own story, with a variety of character to suit differing needs and tastes. The common feature is a consistent attention to detail and quality, always making the most of light, space, outlook and nature.









Julian Hampson RIBA
Group Design Director
Acorn Property Group





DEVELOPMENT PLAN

- 
THE MEWS HOUSES
 2 bedroom houses
- 
THE FARM HOUSES
 2 & 3 bedroom houses
- 
THE STABLES
 A 2 bedroom house & 2 bedroom bungalows
- 
PAVILION RISE
 2 & 3 bedroom houses
- 
THE APARTMENTS
 2 bedroom apartments & a 3 bedroom penthouse
- 
BAY VIEW HOUSES
 2/3 bedroom houses



Communal outside space at The Courtyard

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development at any time. These details are believed to be correct but Acorn Property Group do not accept the liability whatsoever for any misrepresentation made either in these details or orally. Computer generated image for illustrative purposes only. 11/20



LIFETIME LIVING



The Courtyard at Duporth is part of our Lifetime Living collection. Offering the highest standard of living in a truly enviable location, exclusively for the over 55s.

As well as inspiring, stylish places to live, each home is practical and designed with the future in mind. The apartments have level access and are served by lifts and the internal layouts of houses are adaptable.

All properties have a structural warranty, are constructed to the highest quality and offer a safe, secure and comfortable place where you'll be able to relax and enjoy the finer things in life.

Each home also comes with allocated parking and there is plenty of communal and private outside space to relish.

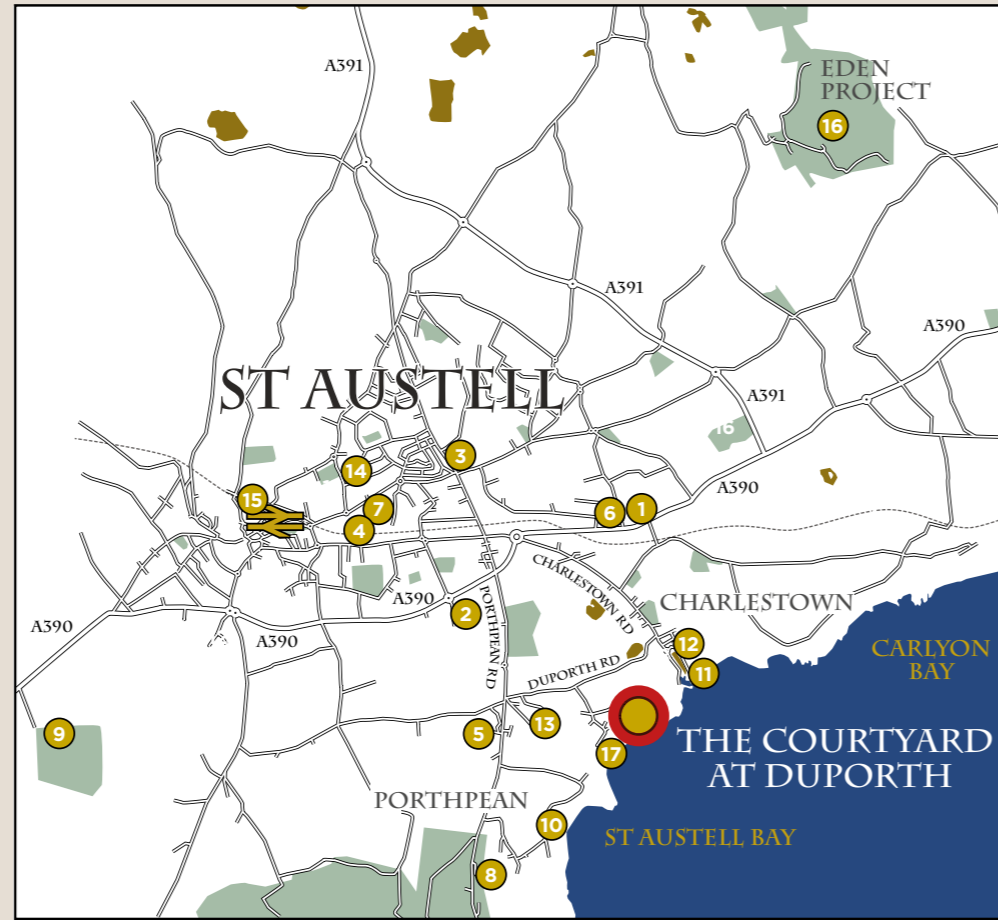




ON YOUR DOORSTEP



As well as being within easy reach of the pretty village of Charlestown and coastal walks, The Courtyard at Duporth is perfectly positioned for exploring the south west and further afield. Regular trains run from St Austell, which is just under 2 miles from the development and Cornwall Airport Newquay is just over half an hour's drive away and offers direct flights to many destinations including London Heathrow, Dublin, Spain and Portugal.



- | | |
|----------------------------------|------------------------------------|
| 1-3 Supermarkets | 11 Charlestown Harbour |
| 4 Doctor's Surgery | 12 Charlestown Restaurants |
| 5 Dentist | 13 Hospital |
| 6 Post Office | 14 St Austell Shopping |
| 7 Leisure Centre | 15 St Austell Train Station |
| 8 Porthpean Golf Club | 16 The Eden Project |
| 9 St Austell Golf Club | 17 Duporth Private Beach |
| 10 Porthpean Sailing Club | |

TRAVEL



TRAIN (ST AUSTELL)

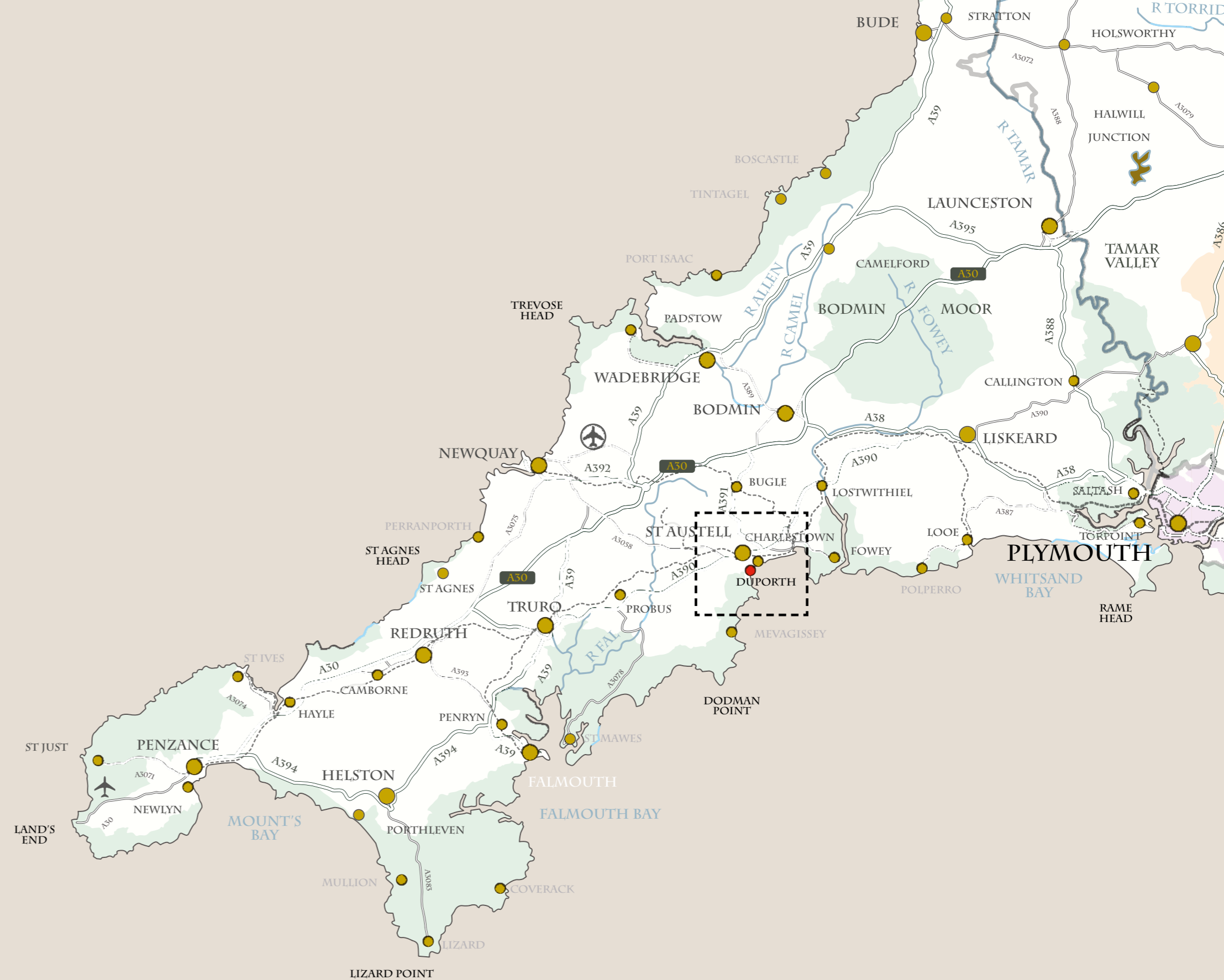
Penzance	51 mins
Plymouth	52 mins
Exeter	1 hr 53 mins
London	4 hrs 4 mins

source: Trainline

BY ROAD

Plymouth	39 miles
Penzance	45 miles
Exeter	75 miles
Bristol	156 miles
London	250 miles

source: Google





Above; The Dunes, Perranporth. Below; Brandon Yard, Bristol.



PHILOSOPHY



After 25 years of regeneration in Britain's city centres, Acorn Property Group continues to focus its attention on the coast with the success of 'Acorn Blue'.

Following the same design led ethos applied to our developments in London and more recently throughout England and Wales, Acorn Blue actively supports the rediscovery of some of the country's favourite beachside resorts through outstanding new architecture and sensitive conversions. Acorn Blue offers properties without compromise, designed to bring the very best in contemporary living to some of the country's most beautiful shores.

Well thought out space designed to capture light and celebrate the views together with a superior standard of specification, creates the perfect home or retreat. As much of our coastline is bathed in history and designated areas of outstanding natural beauty, Acorn Blue produces sensitive developments that reflect and enhance their location whilst respecting the local environment. Through Acorn's understanding of the ever changing nature of development, we hope to create some of our coastline's most interesting and exciting new architecture.



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Duport Beach



different by design

