



 THE POINT x KOTO

Artist impression



And Darren Hawkes Landscaping.

Architecture. Nature. Design. Wellness

Imagine starting your day with a fresh morning dip in the sea, paddle boarding around the coves or surfing the spectacular waves of the North Cornish coast. Retreat to your own peaceful and uniquely designed property or join all the activities on offer on your doorstep.

The Point's location in the hills above Polzeath serves as the ideal base to explore Cornwall and all it has to offer. Situated a stone's throw away to some of the UK's finest beaches and breath-taking countryside, a haven for surfers, walkers and bathers alike.

Cornwall is known for its amazing beaches, surf, culture, historic gardens and incredible restaurants being all on your doorstep.

The Point and Koto have collaborated to deliver an exclusive cabin retreat which is sympathetic to the natural beauty of North Cornwall.







THE POINT

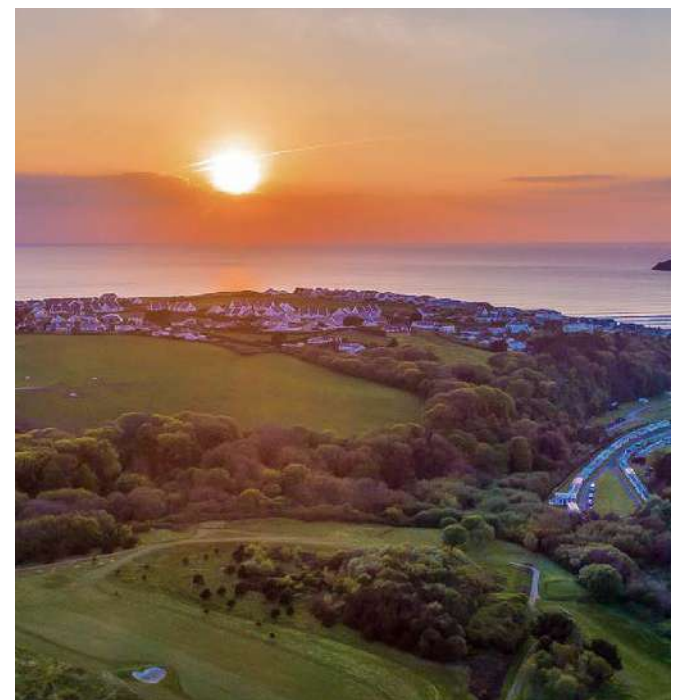
A small family run business, The Point has built a great reputation for high quality and friendly service. Situated in the hills above Polzeath it is within walking distance of the stunning surf haven and the hustle and bustle of Polzeath village and beach. With stunning views of the Cornish coast and surrounded by wildflower meadows, it is the perfect retreat.

Since buying the property and surrounding 240 acres of land 10 years ago, Jeremy and Eva Davies have turned around the golf course and health club through considerable investment and also built 7 eco apartments with wonderful views to Pentire Point. The Clubhouse, restaurant and bar have also seen investment with more improvements on the horizon.

Summer of 2022 has seen new tennis courts and the arrival of two Padel courts. The next leg is the development of the eco Koto cabins on the south side of the old airstrip.

Jeremy has holidayed in Cornwall all his life, with a love for the sea, golf and outdoor activities, he felt The Point had everything to offer as a business opportunity. Joined by Eva, a Norwegian national, who grew up holidaying in the family “hytte” on the Norwegian fjords “inside outside living” is part of her DNA along with a passion for great design.

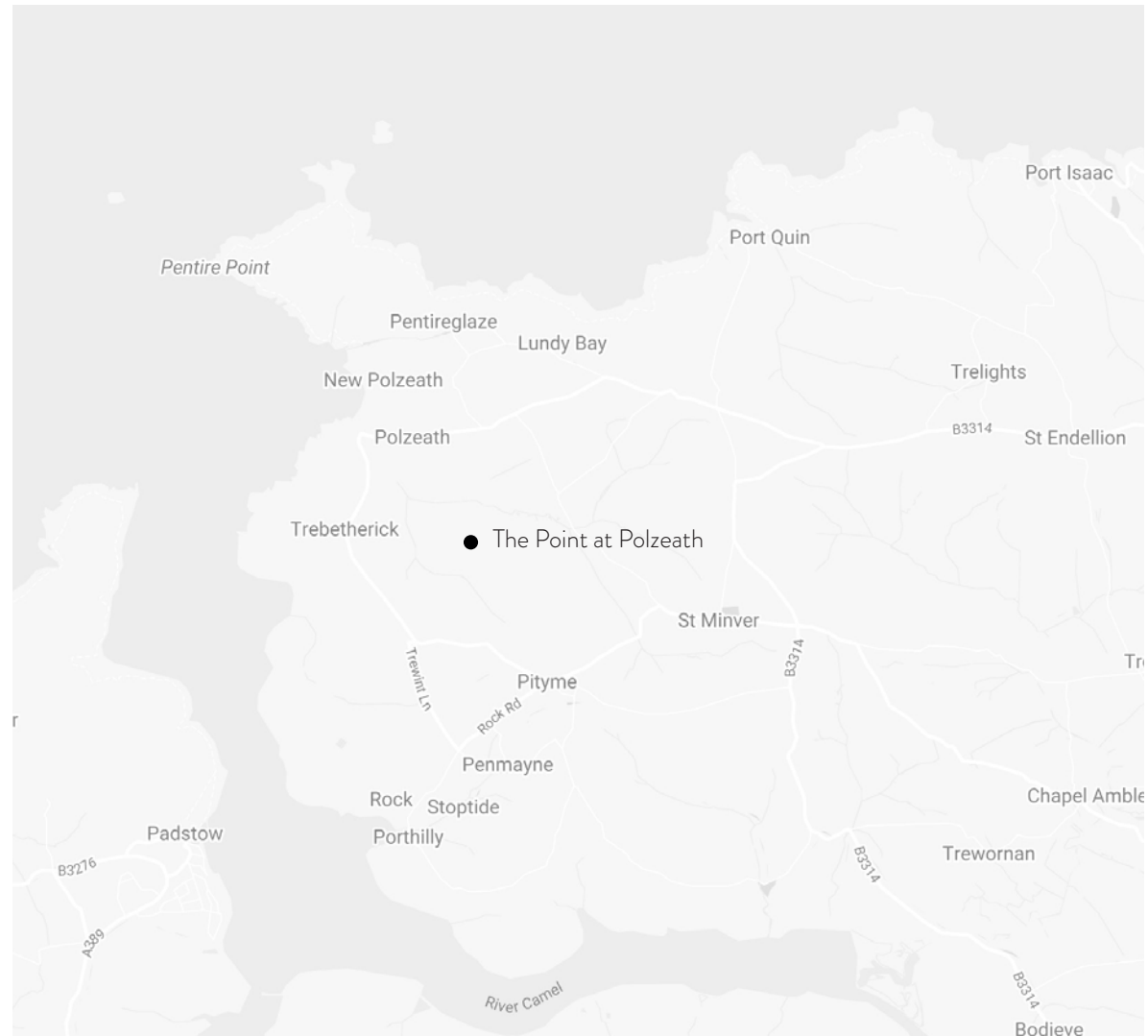




The Point is only a few miles from Rock, where you can get the ferry across the estuary to Padstow, a historic fishing village, now home to several renowned restaurants.

The South West Coast Path is one mile away offering scenic estuary and wilder coastal walks. Follow the path along the peaceful banks of the estuary or join the more rugged, exposed coast path which offers dramatic landscapes both to the north and south.

For surf-loving families and outdoor enthusiasts alike, The Point is perfectly situated, with fabulous views of the surrounding countryside towards the bay.





KOTO

Koto designs modular houses, cabins and sculptural small buildings, with each one drawing inspiration from Scandinavian design and culture. The co-founders, Johnathon and Zoë Little, returned from living on the shores of Norway's fjords with a deep appreciation of the local aesthetic and environment, and teamed up with best friend and surfing companion Theo Dales. As both architects and parents, they recognised the dynamic relationship between nature, quality design and one of life's great luxuries – spending time with friends and family.

Koto's beautifully crafted buildings are delivered directly to site, and they arrive complete so the client can enjoy them immediately. Koto designs each home with the utmost respect for the environment and the people they work with. Koto cabins are built almost entirely from sustainably sourced timbers, meaning carbon dioxide is captured in the fabric of the building and actively removed from the atmosphere

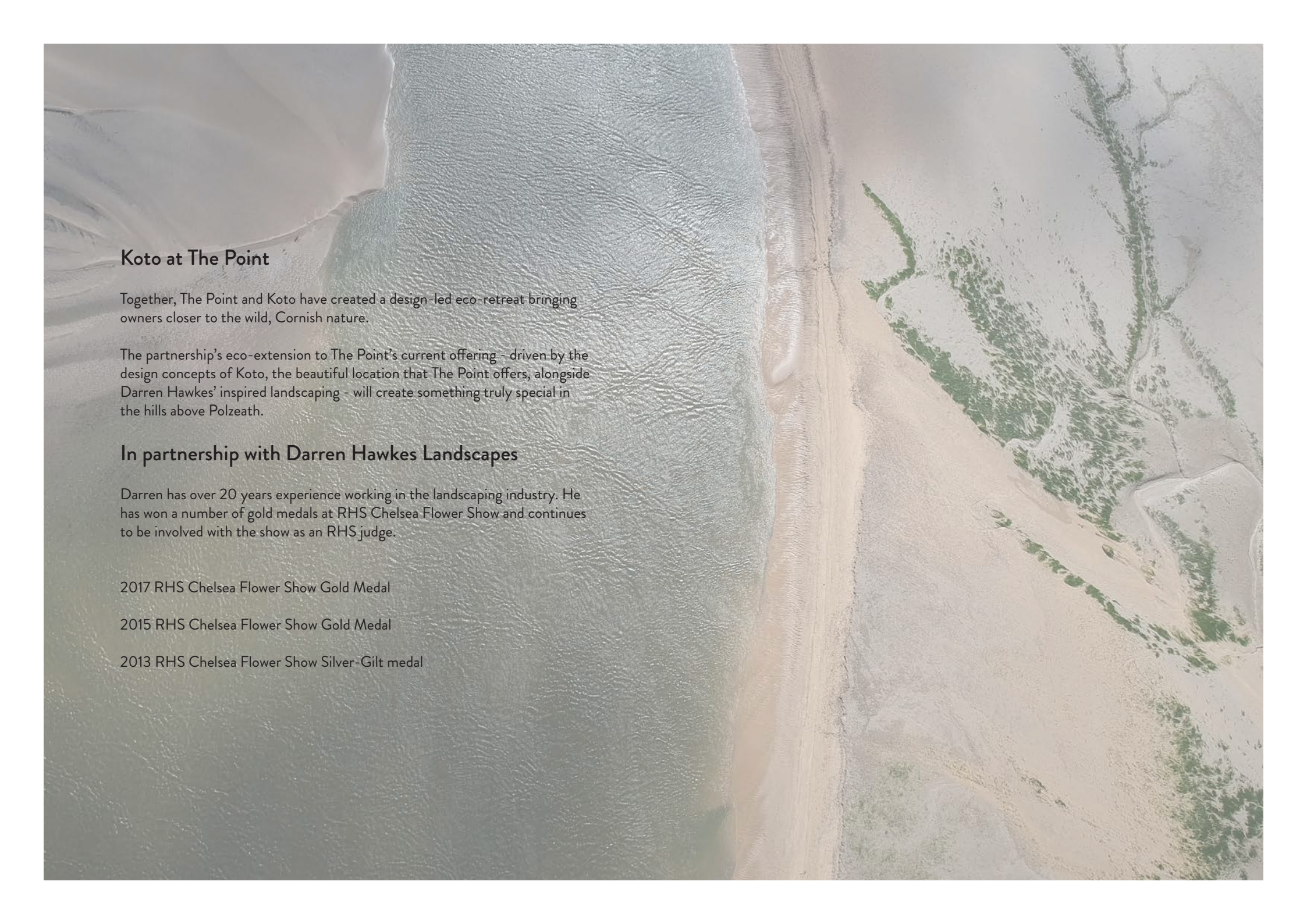
Koto prides itself on using natural materials and creating spaces that heighten human senses and provide opportunities to fully immerse in nature. Strongly influenced by the Scandinavian design tradition, Koto's work is characterized by simple sculptural forms that maximize light and space, and their homes are conceived with nature in mind, to protect the environment and to encourage biophilic living: a connection between people and the natural world.

“These sleek prefabs radiate Scandinavian style.”

@Dwell Magazine.







Koto at The Point

Together, The Point and Koto have created a design-led eco-retreat bringing owners closer to the wild, Cornish nature.

The partnership's eco-extension to The Point's current offering – driven by the design concepts of Koto, the beautiful location that The Point offers, alongside Darren Hawkes' inspired landscaping – will create something truly special in the hills above Polzeath.

In partnership with Darren Hawkes Landscapes

Darren has over 20 years experience working in the landscaping industry. He has won a number of gold medals at RHS Chelsea Flower Show and continues to be involved with the show as an RHS judge.

2017 RHS Chelsea Flower Show Gold Medal

2015 RHS Chelsea Flower Show Gold Medal

2013 RHS Chelsea Flower Show Silver-Gilt medal





Koto has designed the cabins to sit sympathetically within the long grasses and wildflowers in harmony with the verdant landscape. Primarily constructed from timber and glass, each Koto cabin has its own courtyard spaces, acting as an invitation, rather than a barrier, to the landscape.

The black charred timber cladding of the cabins blends seamlessly into the Cornish landscape. Meanwhile, large decking areas have been thoughtfully considered to the stunning views whilst offering shelter from the elements.

Each cabin offers floor to ceiling glazing and large sliding doors that open onto the terrace, dissolving boundaries between outside and in.

Within the minimal interior, the soft and muted palette does not distract from the views but emphasizes the picturesque landscape and coastline.

While the main living space is open plan, the bedrooms and bathrooms are designed to be more tucked away from the main of the living area, offering a space to retreat.

Great care has been taken to situate each cabin to benefit from the best views and privacy with ample space between each unit. We have designed 400 plus meters of Cornish stone walling and the surrounding spaces will be planted with wild grasses and indigenous plant species.

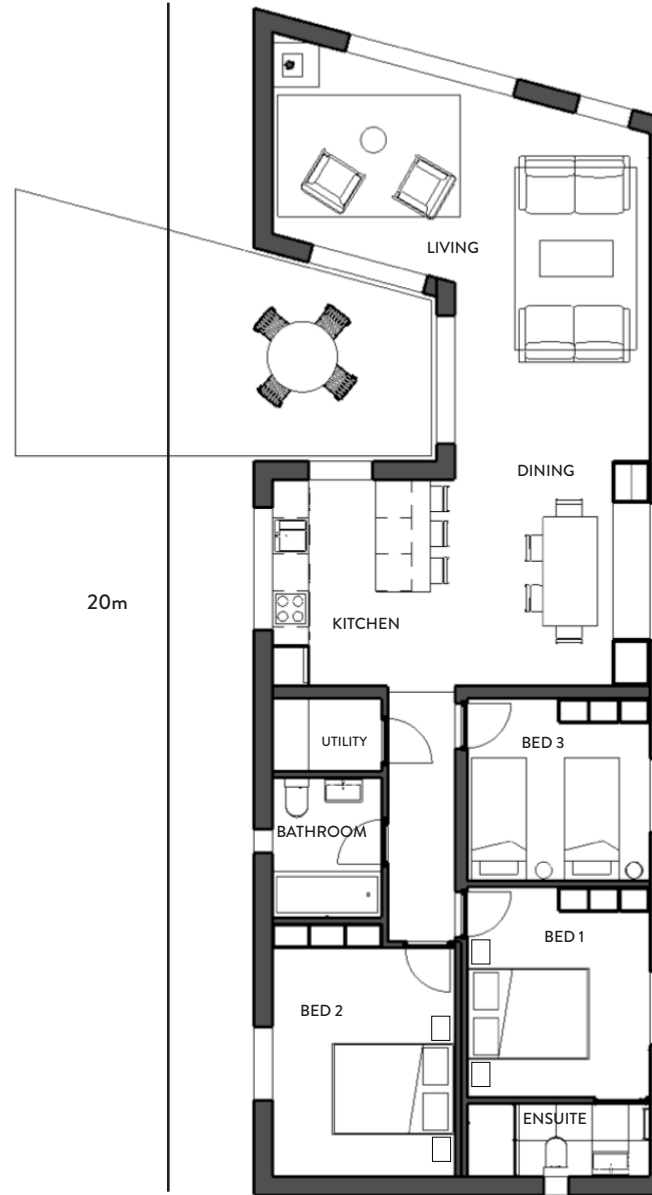
The Point at Polzeath

Cabin Type 1 - 3 Bedroom



The Point at Polzeath

Cabin Type 2 - 3 Bedroom



20m

6.8m

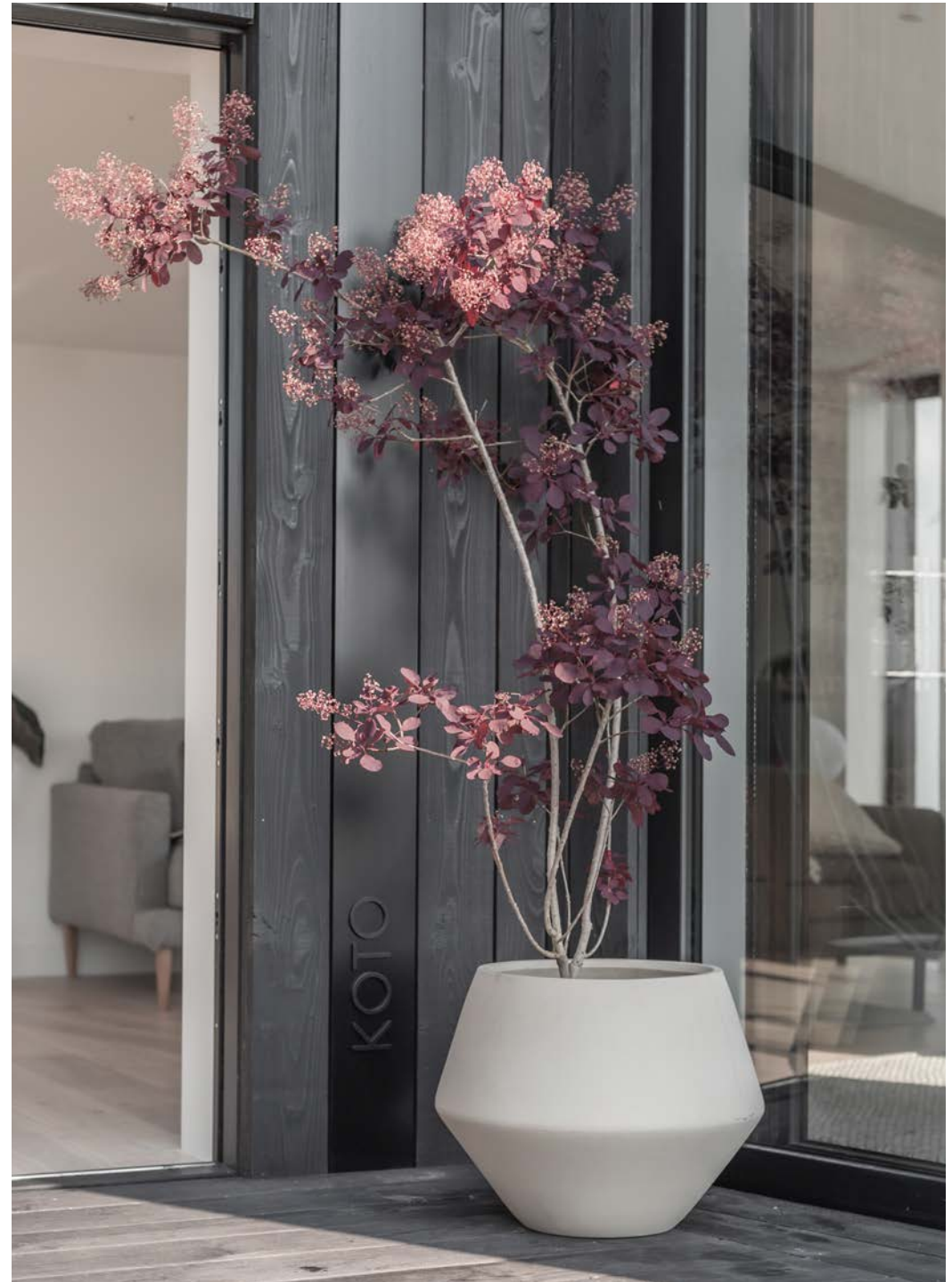
A Bespoke Koto Cabin For You To Own

Spring 2023 sees the launch of 17 Koto cabins for sale on a 90 year term. The beautifully crafted cabins are between 115- 119m² (GEFA) and come in two design variations with turnkey delivery, including furniture and installation.

The Koto design team will work with you to choose your interiors and furniture to ensure your dream coastal cabin is delivered, ready to plug and play.

The Point team will look after the surrounding communal areas meaning there is no need to worry about gardening upkeep.

Move in and furnished price from £650,000.





The Process

Once you have committed to your purchase with The Point, The Koto team will arrange a call to discuss your cabin. Here is some information below on what we will discuss with you.

Interior Design

- We will book a session with you via a video call to go through your interior design options.
- The cabins are sold with a considered interior scheme, of which there are options for colour and finishes to choose from.
- We will present to you a list of optional upgrades from which you can choose. These include but are not limited to: wood burning stove, underfloor heating, Koto hot tub, kitchen options and built in storage all for an additional cost.
- Once decided, you will be sent a final specifications sheet and drawing pack to sign off before the cabin goes into manufacture. At this point our manufacturers are not able to make any amendments to the specification.
- We will then relay this information to the manufacturers and manage all design aspects until delivery.

Furniture Packages

- The cabins are sold with a curated furniture package.
- All of our furniture comes from our trusted partners and is chosen due to the style and dimensions to best suit the cabins as well as being well crafted and made for longevity.
- The price includes supply, storage, delivery, assembly, and installation.
- We will present the pre-designed package to you during our initial consultation.
- We can also provide add-ons to the base pack to include everything you might need to have the cabin ready to move in or rent out.
- Please note it is only possible to provide furniture with brands we can set up partnerships with and can guarantee quality and after-care.

“We are very excited to provide a sustainable and easy maintenance holiday option for owners and guests alike. Owning a holiday property should be a relaxing escape from the stresses of everyday life.”

Jeremy and Eva Davies - The Point

“Combining uncompromising sustainability with architect-designed modular housing and cabins, Koto delivers bespoke beautifully crafted energy-neutral buildings.”

Johnathon Little - Co-Founder - Koto



Key information.

- Fully furnished home with upgrade packages available.
- Price from £650,000, includes 90-year licence.
- No stamp duty, council tax, stamp duty or conveyancing fees to pay.
- 12-month delivery time for a bespoke cabin, some cabins available to buy as are.
- Yearly site fee/ground rent £8,000 including VAT. (Water and sewerage, waste and recycling removal, grounds maintenance + broadband to your cabin.)
- Income potential with our full property management service.
- Housekeeping services available at additional cost.
- 5-minute walk to restaurant and bar on site, 15 minute walk to Polzeath beach.
- Unlimited access to health club facilities.
- 2 full golf memberships.
- Access to a range of onsite activities, including Padel and tennis courts and a range of fitness classes (bookable for a fee.)



Contact

eva@thepointatpolzeath.co.uk
www.thepointatpolzeath.co.uk

