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CLAWFORD Lakes

SET TO OPEN TO ITS FIRST GUESTS AT EASTER 2022, THE EXCLUSIVE CLAWFORD LAKES RESORT AND SPA IN DEVON WILL BE HOME TO A SELECTION OF HIGH-END HOLIDAY ACCOMMODATION AND A WEALTH OF FACILITIES, NESTLED AROUND ITS 17 LAKES IN ONE OF THE MOST BEAUTIFUL SCENIC WILDLIFE ESCAPES IN THE COUNTRY.



from the coast. Thirdly, the site is set in some of the most beautiful countryside in the UK, including 80 acres of land and 30 acres of water in 17 lakes. Finally, the local authority were keen to develop this land into something really special – which helped in obtaining planning permission.

Stephen Twiss continued: *“Another massively important thing about this project is our aim to have a positive impact on the local community. For example, we have made every effort to use local contractors wherever possible and once the site opens we will be using local products and local producers - as well as employing staff locally.”*

“We completed the acquisition of the site in August 2019 and will open with our full luxury accommodation offer in April next year.”

Accommodation at Clawford Lakes includes luxury lodges spread across the resort, which can sleep six in one double bedroom, one twin bedroom and a sofa bed in the lounge. The bathroom includes a bath, with a walk-in shower in the en-suite, and the whole lodge is fully insulated and heated. All are superbly appointed with an open plan layout, well-equipped kitchens and all mod cons including a hot tub on the decking.

Also available are floating lodges which are securely moored in a discrete, on-lake setting and connected by a pontoon-style walkway to the banks of the lake. »

Located within a stunning unspoilt valley, and under half an hour from the bustling Cornwall seaside resort of Bude, Clawford Lakes is a Devon delight.

Main contractors for the resort development are Ultim8 Construction. Other key players on the contract team are architects Trewin Design Architects, NBD Architects, Lodgico and Honka.

The resort will offer everything from luxury lodges, floating lodges and even lake pods for fishing holidays, to stylish apartments and the ultimate luxury, a glamping holiday in a unique ‘luxury cocoon’ – the only ones of their kind in the UK. All properties are thoughtfully designed and beautifully finished to get close to nature and make the most of the stunning surroundings. Some properties even have hot tubs, too.

Stephen Twiss, CEO of Lakeshore Leisure Group who own Clawford Lakes and two

other holiday park sites, explained the background to the group’s inception – and the origins of the Clawford Lakes project:

“Having held senior positions within the leisure parks industry, I decided to set up my own group and we subsequently bought three leisure park sites, including Clawford Lakes. If you take the principle of a UK short break or longer holiday - or holiday home ownership - these are the things that we cater for. People can take advantage of a great getaway, escaping the urban scene and enjoying a natural environment whilst at the same time enjoying all the modern comforts.”

He added that the Clawford Lakes site is a great choice for the development, firstly because the West Country is such a phenomenal area in terms of its appeal to holiday makers, and secondly the site is very easily accessible being only 20 minutes from the A30 and 20 minutes away

Spa Resort

“To see a scheme such as this come from visualisation to fruition will be absolutely phenomenal for me – it will literally take my breath away and will be a triumph for the whole project team. Others too have said that they are delighted by the way that things are coming together so well at Clawford Lakes.



Each lodge is fitted out with modern facilities and quality soft furnishings. But the 'piece de resistance' is surely the giant glass wall that looks out over the lake.

In addition, there is a series of luxury 'lake pods', constructed in timber cladding and perched right on the water's edge, which can be viewed through a full height glass wall flooding the cabin with natural light.

Perfect for fishing, these pods offer all the authenticity of a traditional 'camping-style' trip but with home comforts such as a compact but practical kitchen, open plan living, kitchen and dining area and bathroom with walk-in shower, a perfect blend of modern living and close-to-nature tranquillity.

Each pod has its own outdoor decking, providing an ideal space for fishing from the lake, which is well-stocked with an incredible variety of fish including tench, rudd and carp.

Clawford Lakes also offers luxury cocoons – Unique in the UK – which feature a striking steel structure, a distinctive canvas profile and a stunning expanse of glass to welcome in the natural world. Sleeping up to five people, each cocoon rises from comfortable head height to 4 metres tall. Each includes an open plan interior with double bed, kitchen, dining and living area, as well as a private outdoor decking area.

In addition to providing spectacular high-quality accommodation and world-class fishing, from July 2022, Clawford Lakes

Resort and Spa will also feature a Honka-built swimming pool and spa facility. The Scandinavian design will perfectly marry with the remote countryside, and will be made with the highest-spec raw materials to create a calm and sophisticated leisure centre, complete with sauna, treatment rooms and infinity pool right on the lake side.

In addition, there will be an on-site restaurant and bar, The Apple and Grape, offering gastro-pub dishes, prepared using the freshest ingredients sourced from local Devon and Cornwall producers and suppliers.

Architect on the project James Trewin explained his involvement early on in the scheme: "I already knew Stephen who asked me to look at another site. I subsequently suggested the Crawford Lakes site and he eventually went ahead with it. I began working on the project in July 2019, the planning application was submitted in July 2020 and was approved around April this year."

He added that the site sits within a bowl and is very well screened – which is a key factor allowing such a significant number of buildings to be constructed there whilst still being low profile and blending with the scenery. This is further enhanced by the buildings being of different types and clustered separately, making them even more discrete - a quality which is unique to Clawford Lakes.

He added: "This is a great project to be involved in – especially from the very beginning right through to the end."

Another important member of the project team is Robert Clarke, managing director of Lodgico, a company specialising in the design and build of bespoke timber and log homes.

Robert Clarke said: "We had previously worked with Stephen Twiss, and at Clawford Lakes we have supplied, under a separate contract, the bespoke fishing pods and are currently building the company's sales office on the site, as well as having just started the spa building and carrying out various other works including the restaurant, which involves part demolition and part re-build."

"The project has gone pretty well so far and is an important scheme for our company in that Lakeshore Leisure and Stephen Twiss are very well respected within the industry, and by doing a good job here we hope to gain further contracts from other leisure park owners."

Stephen Twiss concluded: "To see a scheme such as this come from visualisation to fruition will be absolutely phenomenal for me – it will literally take my breath away and will be a triumph for the whole project team. Others too have said that they are delighted by the way that things are coming together so well at Clawford Lakes." ■



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THE HLF GROUP

The HLF Group is the UK's fastest growing manufacturer and supplier of contract standard furniture for the holiday park, leisure, private rental, B2R, care and social housing sectors.

Backed by a vastly experienced team boasting over 25 years of industry experience, the company works within two large factories to mass produce contract standard pieces at competitive prices with very short lead times. All HLF products are made in the UK and adhere to the relevant applicable guidelines.

One of the company's most recently projects was Clawford Lakes. Having

previously enjoyed a successful working relationship with Lakeshore Leisure Group CEO Stephen Twiss, The HLF Group was instructed to manufacture and supply their furniture as they are known specialists in this field.

Rachel Conroy, Director of The HLF Group said: "We supply several holiday parks but this one is very different. It's great to see our products placed into somewhere that is so aesthetically pleasing externally, and the interiors match that. It's a site in which so much care and thought has clearly gone into it. We are confident the team had

an excellent customer experience, and we look forward to working with them on their next projects. We are all about building long lasting working relationships."

Thanks to a highly professional sales and operations team, The HLF Group is on hand to manage your order right through to delivery and installation. They have a large design centre which is open to all Trades. ■

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