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single bird," says Stewart. The owner has focused on cultivating the olive groves (which now provide a vast supply of olive oil), cherry and almond trees and 75 acres of vineyards. "You could make enough wine to flood the City of London," says Stewart.

The *castillo* was built 400 years ago for an aristocratic Spanish family who traded oak grown on the estate to shipbuilders.

Surprisingly, given its price tag of almost £12 million, the buyer will still need to decorate the *castillo*. There is a tower at each of the four corners and tall front doors lead to a *salon grande* with stone fireplace, traditional beams and terracotta floor. The dining room is large enough for a substantial party, and there could eventually be nine bedrooms with bathrooms.

Cabeso suits entertaining on a large scale: there are eight smaller houses, all with thick Spanish walls and traditional tiles, a large pool, stables and barns.

"It will suit an active family – there are 30 miles of private trails so you can walk or ride for a day without seeing the same place twice," says Stewart. The dramatic hills and steep valleys are also good for mountain-biking and paragliding.

A new owner could moor a yacht at a nearby marina and fly a helicopter to Cabeso d'Oro, which has permission for a helipad. Surrounded by a thick wall of rock, there is only one road leading to the *estancia*.

In February the hillsides shine with purple almond blossom and there is snow on the distant mountains, and in October the oak

forests turn gold. "The estate has really distinct seasons. I could make a case for being here in every month," says Stewart.

For those who prefer a more peaceful holiday, Cortijo de la Jarilla, a 60-acre estate an hour from Granada, was a ruin when Simon Munro Ker discovered it in 2003. "I was living on the island of Jura, off Scotland, but wanted to move somewhere less bleak," says Simon. He flew to Granada and combed the coastal mountains behind La Herradura. "By driving down all the minor roads and tracks I found La Jarilla."

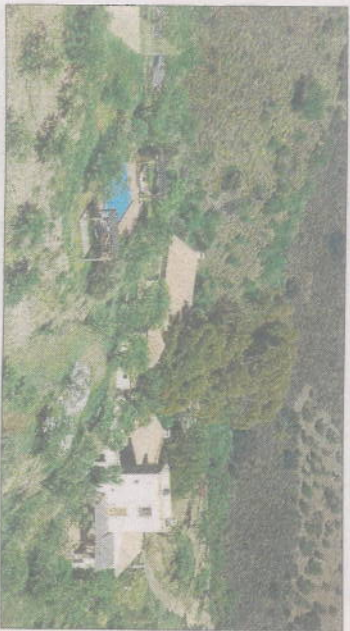
With help from the locals, he restored the main house and three cottages and built a tennis court and swimming pool. "It is an old farm built at 3,000ft with views of the Mediterranean, Sierra Nevada and, on a clear day, Africa," he says. "It is totally unaffected by neighbours and the sky is black at night."

Simon makes a small income from renting out the cottages, but is reluctantly returning to Britain as the estate has outgrown him.

There are almost 300 almond trees, 500 olive and fig trees and vineyards producing more than 1,000 litres of wine a year. Last month Simon finished the final stage of the project: a huge wine cellar.

There is a helipad at La Jarilla and the mountain roads lead down to six good beaches; there are three international airports and a ski resort two hours away. Meanwhile, 18-hole golf courses, a marina and yacht club and historic villages are all within an hour's drive.

◆ The Cabeso Estate is on the market for £11.7 million with Savills 020 7016 3740. Cortijo de la Jarilla is on the market for £11.7 million with Savills (see above). More pictures online.



Cortijo de la Jarilla: tennis, swimming — and 1,000 litres of wine a year

To extremes in the pursuit of happiness

Adrenalin-fuelled homebuyers are fast adding white-knuckle thrills to their wish-list of local attractions. Catherine Moye reports

A property is not just for summer. These days it must be geared towards offering year-round activities to entice both the family and the rental market. It is not just a case of seizing the day but of seizing your stylish home within an activities sports community in a scenic setting.

Last year saw a proliferation of classic golf or skiing schemes that also promoted exuberant and invigorating sidelines. Developers are trying to attract thirty- and forty-somethings who want more adventurous pursuits. Dog-sledging, paragliding, snow-tubing and zip-lining certainly make doming a garish jersey and picking up a nine-iron seem yawningly sedate.

Recruitment consultant Angus Eddowes and his wife, Susie, a dentist, are typical of the new breed of buyer. "Neither my wife nor myself are traditional, old-school golfing-holiday-traveler types," says Angus, from Cheadle Hulme, near Manchester. "We're more mountain-biking, winter-sports and especially hiking types."

In 2006, the Eddowes bought a two-bedroom apartment in a resort complex in Raaris, Austria, for £96,000. "We are both heavily into the outdoors and it was the fact that there is so much activity there that really appealed to us," says Angus, who rents out his property through www.raaris-rental.com. "In winter we have all the snow-related sports, but when the season changes we go for mountain-biking, white-water rafting and archery, and we're both really keen sailors."

"This is not just a property trend,



it's a lifestyle and tourism trend," says James Davies, development director of Hamptons International, himself a self-confessed adrenalin junkie and part of a growing generation for whom winding down means shifting up a gear.

"You have a new thirty-something generation coming through now that are keener on the less traditional sports than on golf. They want to come back to the office after a week's holiday and say, 'Wow, I did a sky-diving course, 18 jumps in a week.' They want to push the boundaries and do things that are more exciting like white-water rafting or messing around on a bike in the mud. And they have the money to pay for it."

It is these buyers, whom you might call Generation Xercise, that are lured by developers offering heart-pumping experiences in the great outdoors. Angus reckons he is typical of many hard-working, affluent young people who, after being at a desk all week, need more than a swift half on the way home to right their equilibrium. "I do a fairly boring job for 40 to 50 hours a week and I want to break it up with outdoor sports. 'I don't want



Aiming high: sports enthusiasts Angus Eddowes, wife Susie and son Bowen, left, at home in Cheadle Hulme, near Manchester. Develop

CONTACTS

The Alpin See Mountain Resort **Savills Alpine** Home 020 7016 3740; www.savills.co.uk/alpsee
 Red Leaves 0845 130 8768; www.redleaves.muskoka.com
 Mount Washington Resort www.mountwashingtonresort.com; Ena Low 020 7590 1624; www.enalow.com
 DPS Sporting Club London 020 7664 8812; www.firwellplayed.com
 The Lakes Knight Frank, 01865 790088; www.knightfrank.co.uk; www.thelakespyoo.com

to sit in a pub and get drunk," says Angus, who, having become a father to nine-month-old Bowen, is thinking ahead. "I don't want to be a fat dad, but fit enough to do things with my children."

It was proactive families that DPS Sporting Club had in mind when it devised its sporting club communities at six New World locations including White Sulphur Springs in West Virginia, Jackson Hole in Wyoming, and Ambergris Cay on the Turks and Caicos islands.

DPS sells plots and properties offering what chief marketing officer Robert Rippee calls "enriching experiences" from heli-skiing to bonefishing. Buyers are given automatic membership to the sporting club, which also makes them eligible to rent properties in any of DPS's other locations.

DPS also provides tuition for novices. "Everyone gets enthused when they see the Olympics, but that

doesn't mean to say a sport is easy to pick up," says Rippee. "We provide the experts to make that possible in every imaginable activity from heli-skiing to scuba-diving and riding."

port is about expanding your horizons beyond where you thought you could go," says Rippee. That philosophy is in marked contrast to the way many children grow up today, with anxious parents herding them off the fearful streets and into bedrooms. They spend more and more time in front of computers and less and less on playing fields. At DPS, which is aimed at time-poor, cash-rich buyers, prices aren't low. A sea-facing four-bedroom home at Ambergris Cay, for example, costs £1.5 million.

This sporting philosophy can also be found at Red Leaves, a 1,400-acre resort located on the shores of Lake Rosseau in Ontario, Canada. It is pitched at families looking to

telegraph.co.uk/travel
Save money on your ski holiday



are attracting buyers who are looking for a bit of an adventure, whether it is heli-skiing in Canada, above, or white-water rafting and mountain-biking in Austria, below

introduce adventure into their children's cosseted world.

Known as Toronto's Hamptons, Muskoka has long been a popular holiday spot because of its blue lakes and rugged landscapes. Red Leaves is the first JW Marriott hotel and spa there. It boasts a cornucopia of activities from fishing, windsurfing, water-skiing, riding, canoeing and cross-country skiing to more unusual pastimes such as snowshoeing, dog-sledding, kayak expeditions and mushroom forays. Like the DPS Sporting Club, Red Leaves organises expeditions and also specialises in such diverse activities as guided fishing, astronomy and wildlife.

Prices at Red Leaves start at £143,000 for a studio apartment. Properties can be let through a rental pool, which offers a return based on the hotel's rental income, or through a leaseback programme which offers a 7 per cent guaranteed return. Martin Keane, 42, and his wife,

Mary, 40, from County Galway, went for the second option and paid £350,000 for a two-bedroom unit within the hotel. Having sold his security company,

Martin was looking for a second home for family holidays and a good investment. The couple have four children aged between three and 10. "Red Leaves wasn't just another golf resort – it also offered a lake and mountains, including nature trails, trekking, water-sports and fishing," he says. "Plus, with a five-star hotel chain like JW Marriott, you know the resort will be well promoted, which is vitally important [for rentals]."

Naomi Heaton, who owns a chalet in Saanen in Switzerland, mentions another incentive to parents of buying in an activity-rich location. "There comes a point when teenagers don't want to go on holiday with their parents if it means lazing on a beach," says Naomi, a property investment manager. "If there is something for

them to do, like skiing and mountain-biking, they will come away with you, and everyone enjoys themselves.

Mount Washington Resort, at the foot of Mount Washington near Boston in the USA, is another "four-seasons" resort based on a shared love of the great outdoors. Mount Washington Hotel is a key part of the complex, which is surrounded by 18,000 acres of the White Mountain National Forest.

Other year-round activities include golf, sailing, ice-climbing, skiing, snowboarding, snow-tubing and sleigh-riding.

Prices start at £170,000 freehold for a one-bedroom condominium. Hamptons International's James Davies believes the rise of hotel-centred activity resorts is due to their après-ski attractions. Although unsporty surroundings and invigorating sports are a key demand for today's go-getters, a spa with Thai

Peralta Beach, Portugal

A complex of upmarket homes plus five-star spa hotel at Peralta Beach, on the west coast of Portugal, one of the world's foremost windsurfing regions. It's great for



water sports, horse-riding and hiking. Prices start from £800,000. The first phase of the development (27 properties) will be ready in October 2009. Hamptons International 020 7758 8447; www.hamptons-international.com

Snowmass, Aspen Mountain, Colorado

Once completed, the new Base Village at Snowmass will include almost 600 residences plus 60,000 square feet of shops, cafes and restaurants. As well as winter and summer sports, features include a large children's facility with ski school and aquatic centre. Prices start from £310,000. Knight Frank 020 7629 8171; www.knightfrank.com



Quintas de Obidos, Portugal

A new inland development incorporating plots for 79 houses, plus country club and spa. On-site facilities include a world-class equestrian centre that will offer international competition standard show-jumping and dressage areas,



an indoor school, paddocks, competition stabling, parking, tack shop and farrier. Plus golf, tennis courts and two swimming pools. Captain Mark Phillips has bought a property here. Prices start from £1.35 million for a five-bedroom house. Knight Frank 020 7629 8171; www.knightfrank.co.uk/international

massage is required to soothe overworked muscles afterwards, preferably followed by the kind of blow-out gourmet meal that you would find in a top restaurant.

"People might want to be in the wilds doing adventure sports all day, but they also want to party at night and eat good food," he says. "Resorts today in the middle of nowhere offer both. That's the appeal."

Davies also says that apartments offering year-round activities attract the highest rental returns. This has certainly been so for the Eddowes.

Having rented their Rauris apartment for £800 per week at the height of the season, they have decided to buy an investment apartment by the same developer in the Austrian lakeside town of Zell am Zee.

The Alpin See Mountain Resort is a development of 39 apartments just 30 metres from the lake and with views of its crystal-clear waters. Prices start from £165,000 for two bedrooms.

Even in Britain, upmarket schemes are designed to revolutionise the way country living is perceived by young, over-worked townies and their offspring. At developer Yoo's The Lakes scheme, which consists of 160 homes in the Cotswolds starting at £775,000, country houses have been transformed into contemporary timber-clad homes that merge with the woodlands. John Hitchcox, founder of Yoo and a resident at The Lakes, advocates a return to the great outdoors.

"Our vision is to recapture the countryside," he says. "I want my children to chase butterflies, get muddy in the woods, go camping and catch fish, and I want them to have that freedom in a safe, natural environment."

Chasing butterflies? Not bad for Britain, but compared to heli-biking or climbing up a frozen waterfall, it might fall a little bit short of being classed a true adrenalin thrill.

