



TEL: 01837 849021

HOUSE PARTY  
SOLUTIONS

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## GEORGIAN COASTAL VILLA

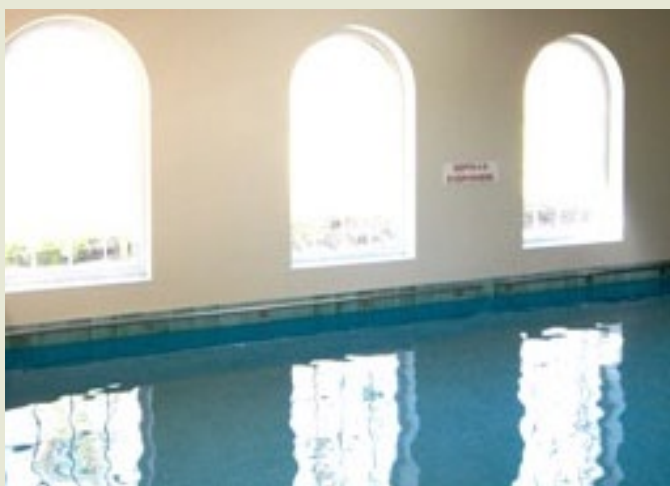
NEAR ST MAWE'S,  
CORNWALL, UK



**The Coastal Villa is a big house by the sea hidden away on the beautiful Cornish Roseland peninsula. The house and garden overlook Gerrans Bay and Portscatho.**

Situated in 2 acres of private grounds, this pretty part Georgian house is an intimate coastal escape for families, couples or a group of friends. The house is split into apartments and suites.

The house is also available to rent as a whole, ideal for a corporate retreat, a family house party or a wedding, and is the ultimate mix for a relaxing holiday or short break.



There is a small team of staff to look after guests and the owners who live just across from the main house are also on hand too.

#### **USP's:**

- Indoor heated pool
- Luxury apartments
- Easy access to sandy beach
- Splendid location overlooking the sea
- Magnificent sea views from most apartments
- Cosy drawing room with wood burning stove sitting up to 20 people

**Location of house:** Coastal, rural

**Style of house:** Decorated with traditional colours, the rooms are filled with a mix of antiques and restored painted french pieces, alongside more modern comfortable furniture.

#### **Number accomodated:**

26 adults & 18 children

#### **Number of bedrooms:** 20.

Guests have a key to the front door and their own self contained space, which has one or two bedrooms, a sitting and dining area, and discreet kitchen facilities. There are sea views, large french doors which open onto private decked terraces, comfortable beds with Egyptian cotton bed linen. Children have little bedrooms with twin beds or Aspace bunks.

#### **Bedroom configuration:**

8 two bedroom apartments and  
4 one bedroom studios:

##### *Apartments:*

- 3 with 5' double and bunk room
- 4 with 5' double and twin room
- 1 with 6' zip & link and bunk room
- 1 with 6' zip & link and twin room

##### *Studios:*

- 2 with 5' double
- 2 with 6' zip & link

#### **Number of bathrooms:**

12 bathrooms; all apartments and studios have their own private bathroom with bath and shower. There is also a ladies, gents and disabled cloakroom on the ground floor.

**House Party Solutions**, 6 Steddaford Court,  
Sticklepath, Okehampton, Devon EX20 2NP.  
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### **Dining capacity:**

34 at one long table or 40 on individual tables.  
Private dining room for 12 around a large table

**Catering:** Part or fully catered

**Dining:** In house chefs who prepare rustic modern country food. You can also order from their deli list for breakfast boxes, snacks and supper dishes that can be heated up for an evening in.

*3 course dinner:* from £30pp

*Light supper:* from £17pp

*Breakfast:* full English from £10 pp

*Sample menus:* can be provided

*Pubs/restaurants locally:*

Pub 10 mins walk / 5 mins drive.

Local restaurants 5 to 15 mins drive.

### **Other services:**

*Cleaner:* Daily

*Babysitting:* On request

*Driver:* On request

*Beautician:* On request

### **Facilities:**

- Heated indoor pool
- Children's den, equipped with toys, games, a large screen TV, books, DVD's and an Xbox
- Freesat TV in all apartments and studios
- Wireless / broadband
- Outdoor wooden play area with trampoline and little play house on the lower field
- Private outdoor seating with some apartments plus other seating and loungers in the garden

### **Activities & places of interest:**

*Beach:* Sandy beach 2 minutes walk away

*Historic:* St Mawes Castle

*Gardens:* Trellisick, Eden, Heligan

*Shopping:* Truro, St Mawes, Falmouth

*Clay pigeon / rough shooting:*

By arrangement locally

*Walking:* 2 minutes to coastal footpath

*Horse riding:* By arrangement locally

*Other:* Sailing, kayaking, cycling, wind surfing all very locally.

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### **Check in/out times:**

3pm check in / 11am check out

### **Pets:**

Not accepted. Arrangements can be made for pets to be housed at a local kennels just 15 minutes away at a cost of £20 per day.

### **Disabled facilities:**

1 ground floor apartment has a larger bathroom area and more space for wheelchair access. 1 public toilet with disabled facilities.

### **Stag & hen parties:**

Yes - the venue will suit those looking for a stylish quiet location with good food and wine, and who enjoy such outdoor activities as sailing, walking, horse riding, kayaking and wind surfing.

### **Corporate facilities:**

*Boardroom:* Seats 12

*Theatre:* Seats 40

*Other:* Outside marquee for up to 120.

Break out rooms in apartments for small groups.

### **Activity/team building:**

By arrangement. Situated within 5 to 10 minutes: Sailing, kayaking, windsurfing, walking, beach activities, horse riding.

### **Weddings:**

*Rooms licensed:* Yes

*Numbers licensed:* 50

*Dining capacity in house:* 50 for canapés or an informal buffet, or 40 seated

*Dining capacity in marquee:* 120

*Contact details or registrar:*

Email: [registration@cornwall.gov.uk](mailto:registration@cornwall.gov.uk)

*Distance to Registry Office:* 20 mins (Truro)

*Distance to church:* 5 mins (Gerrans)

*Contact details of Vicar:*

Revd. Jill Edwards. Tel. 01872 580 117

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### **Travel:**

*Travel times from major cities:*

London 4½ hours

Bristol 2½ hours

Exeter 1½ hours

*Nearest Airport:*

Newquay ½ hour & Exeter 1½ hours

*Nearest railway station:*

Truro 20 mins

*Taxi service:* Truro and local services

*Distance to nearest village:*

Porthscatho 5 minutes

*Distance to nearest town:*

Truro

### **Price range:**

Please see our website for current pricing.

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### **About the owners:**

Intimate coastal escape with facilities especially suited to families, however the house is equally suited to those looking for a quiet retreat with few outside distractions. Just a stone's throw from a beautiful beach, the coastal footpath and some of the best sailing waters in the UK. The emphasis at this lovely house is relaxed informality.

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