HOUSE PARTY SOLUTIONS



Eco House

Lincolnshire

SLEEPS 22 - 25





- Sleeps 22- 25 people
- Contemporary and slick newly built house
- State of the art smart home technology
- Hot tub - seats 7
- Cinema room with state of the art sound system
- Games room with 9' American SAM K pool table
- Outdoor table tennis table
- Snug with Xbox and Xbox fanatec steering wheel & pedals
- Alfresco dining for 24 with great views
- Green credentials
- Underfloor heating throughout
- Disabled facilities
- Kelly Hoppen fixtures and fittings

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OVERVIEW

This brand new Eco House is the perfect venue for all year round celebrations, offering flexible and environmentally sensitive accommodation in 11 beautiful en-suite bedrooms. This unique curved self-catering property boasts mesmerizing views and floor to ceiling glass walls ensuring that every space is enlightened with natural light.

With stylized interiors, open plan kitchen and dining room, and different lighting scenes, the Eco House offers the perfect spaces for special occasions. There is a games room which will include a pool table, table tennis table, an Xbox and an outdoor hot tub for all the family to enjoy.

The owners live onsite and are on hand to greet you on arrival and answer any queries you might have during your stay. They also have a list of recommended caterers and activities that they can suggest for onsite entertainment or within a short drive.

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YOUR STAY

Number accommodated

- 22 - 26 people

Number of bedrooms

- 11 x double rooms, 4 of which are on the ground floor
- 4 x super-king, 5 x king-size and 2 x double
- 2 of the bedrooms have space for an additional single bed

Number of bathrooms

- 11 x en-suites

Dining capacity

- Dining Room: 24

Catering

- Self catered, although catering options can be arranged- please contact us to discuss your requirements.

Facilities

- Outdoor hot tub - seats 7
- State of the art Cinema room with sound system
- Games room with 9' American SAM K pool table by mid August 2013
- Snug with Xbox and Xbox fanatec steering wheel & pedals
- Outdoor table tennis table
- Alfresco dining for 24 with great views
- LED light settings
- Party area with bar stools
- BBQ
- HD TV in living area and kitchen
- WiFi throughout

Check in/ out times

- Check in from 4pm
- Check out 11am or 2pm on Sundays

Stags and Hens

- Sorry no Hen groups
- Sorry no Stag groups

Age Restrictions

- No group celebrations under the age of 40.

Disabled Facilities

- There is a 4 person passenger lift.
- There are 4 double bedrooms on the ground floor, one of which has an en-suite/ wet room which is all fully fitted for impaired mobility and is next to the lift.

Pets

- Dogs welcome by arrangement - please contact us with details.

Other services

- Housekeeping on request

Eco House

ACTIVITIES

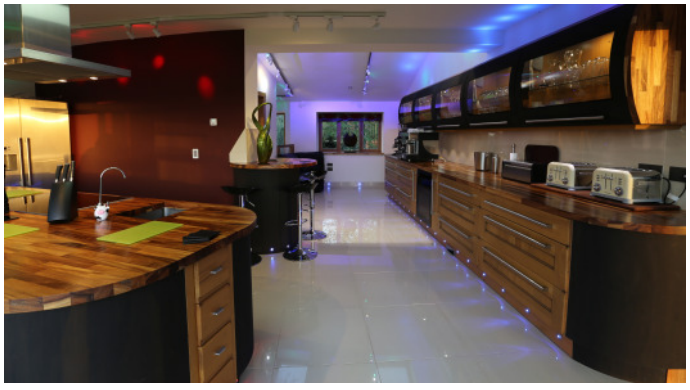
Local Attractions

- Go surfing or relax on the nearby sandy beach Sutton on Sea
- Visit Gunby Hall & Gardens - a homely country house dated 1700 set in Victorian gardens at the foot of the Lincolnshire Wolds
- Follow the footsteps of one of the most famous poetic voices of the 19th Century on the Tennyson Trail as it weaves in and around Lincolnshire's rolling landscapes
- Visit the craft market at the Corn Exchange in nearby village Alford
- Go fishing, horse riding and golfing all in close proximity to the house
- Visit the beautiful Elizabethan mansion Doddington Hall its gorgeous 5 acres of romantic and wild gardens which includes a turf maze
- Pamper yourselves at the Kenick Health & Beauty Centre at the Kennick Park estate









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LOCATION

Distance from:

- London - 3 hours
- Bristol - 4 hours
- Manchester - 2.5 hours
- Leeds - 2 hours

Nearest airports:

- Humberside International - 50 mins
- Robin Hood Airport Doncaster - 1.5 hours
- Leeds/ Bradford - 2.25 hours
- East Midlands - 2.25 hours
- Manchester - 2.75 hours

Nearest railway stations:

- Skegness - 25 mins
- Grimsby Town - 40 mins
- Lincoln Central - 50 mins

Distance to nearest village:

- Alford - 6 miles

Distance to nearest town:

- Skegness - 14 miles
- Edge of village
- Owners live onsite, oposite the Eco House and are onhand should you need assistance









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PRICES

Weekend

- 2 nights - From: £5,950
- 3 nights - From: £6,450

- 2 nights - From: £6,950
- 3 nights - From: £7,450

July & August

- A minimum 7 night minimum stay applies during the summer holidays at £9,450

October & November

- 2 nights - From: £6,450
- 3 nights - From: £7,450

- A minimum 3 night stay applies
- 3 nights - From: £7,950

- A minimum 4 night stay applies; Monday-Friday
- 4 nights: From £5,450

- 7 night bookings priced from £7,950
- Week bookings are seasonal, please do then enquire for confirmed rate

- Christmas - From: £14,450 based on a minimum 7 night stay
- New Year - From: £14,450 based on a minimum 7 night stay

Booking Terms

- 40% deposit to secure booking
- Remaining balance due 8 weeks prior to arrival
- Damages deposit of roughly £1,500 unless otherwise stated



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