



HOUSE PARTY SOLUTIONS



# Sea View Manor

Dorset

SLEEPS 20



- ◆ Overlooking the beautiful Jurassic Coast with views past the private meadow on to Lulworth Cove, one of our most beautiful coastlines
- ◆ Sleeping 20 guests within 10 opulent en-suite bedrooms
- ◆ Heated indoor saline swimming pool held at roughly 31C
- ◆ Games room
- ◆ Cinema room with Apple TV, Prime & Netflix
- ◆ Second floor library
- ◆ Bar
- ◆ Open fires
- ◆ Sonos sound system



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### OVERVIEW

Sea View Manor has recently been fully rebuilt to the highest standard with no expense spared to create a truly unique home away from home. The property became a coastal retreat that was the consistent with the heritage of the local area but was also well equipped with all state-of-the-art amenities and a luxury finish. All 10 en-suite bedrooms have Super King beds, built in wardrobes and a walk in shower area with two of the en-suites also having a free-standing bathtub.

The entire ground floor is a very airy, open-plan design. The beautiful views of the Jurassic Coast can be enjoyed from anywhere in the room; from dining room to copper-topped bar to living room and open log fire.

#### A note from the owners

When designing the house, all of the various possible needs of our future guests were considered and incorporated; creating an inviting space that offered a balance of traditional and modern.



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### YOUR STAY

#### Number accommodated

- ◆ Sleeping 20 guests

#### Bedroom & bathroom configuration

- ◆ 10 large opulent bedrooms with built in wardrobes, all offering en-suite bathrooms
- ◆ 2 of the en-suite bathrooms include a freestanding bath

#### Dining capacity

- ◆ Seating for 20 around the dining table
- ◆ Seating for 7 around the bar
- ◆ The open plain living communal area can comfortably accommodate 20 guests
- ◆ Marquee option for the rear garden capable of seating 120 guests

#### Catering

- ◆ Hired on a self catered basis however, recommended caterers can be provided

#### Facilities

- ◆ Heated indoor saline pool with views out over the gardens and coast. Maintained at 31C and roughly 11m x 7m
- ◆ Games room with ping pong, darts, card table and puzzle table
- ◆ Cinema room with Apple TV, Prime & Netflix
- ◆ Bar
- ◆ Sonos sound system
- ◆ Large entertaining spaces inside and out
- ◆ Vast private gardens and grounds

#### Weddings

- ◆ The back garden is suitable for marquee options up to 120 guests
- ◆ We can recommend local caterers, marquee companies and other vendors

#### Corporate

- ◆ High speed WiFi throughout the property plus hard wired internet in various locations
- ◆ Garage can serve as a corporate meeting area with a 55" smart TV or a projector can be set up (projector would need to be supplied by the arriving company)
- ◆ Guideline day hire rates for the garage space from £1,500, with use of the garage space and house from £3,000

#### Check in / out times

- ◆ Check in - 4pm
- ◆ Check out - 10am

#### Pets

- ◆ Not suitable for pets

#### Disabled facilities

- ◆ There is a ground floor bedroom with no steps. Shower room however, no bars within the shower

#### Stag & Hen groups

- ◆ Not suitable for Stag & Hen groups





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### ACTIVITIES

#### On-site activities

- ◆ Heated indoor swimming pool
- ◆ Games room
- ◆ Cinema room
- ◆ Large gardens
- ◆ Bar
- ◆ Open plan living area perfect for entertaining

#### Local activities & attractions

- ◆ Lulworth Cove - walking distance
- ◆ South West Coastal Path
- ◆ Durdle door & Man O' War beach
- ◆ Fossil Forest - walking distance
- ◆ Lulworth Castle & Estate - 10 minute drive
- ◆ Corfe Castle - 20 minute drive
- ◆ Monkey World - 15 minute drive
- ◆ Tank museum - 15 minute drive





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### LOCATION

Overlooking the beautifully scallop shaped Lulworth Cove and on the stunning Jurassic Coast, Sea View Manor sits elegantly behind its modest meadow and really does provide an unrivalled rural and coastal location.

### Distance from

- ◆ London - 2 hours 45 minutes / 128 miles
- ◆ Birmingham - 3 hours 25 minutes / 190 miles
- ◆ Bristol - 2 hours 10 minutes / 75 miles
- ◆ Exeter - 1 hour 45 minutes / 65 miles

### Nearest airport

- ◆ Southampton - 1 hour 15 minutes / 55 miles
- ◆ Bristol - 1 hour 30 minutes / 63 miles

### Nearest train station

- ◆ Wareham railway station - 18 minutes / 9 miles

### Distance to village

- ◆ West Lulworth - 3 minutes / 0.5 miles







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### FLOOR PLAN

Lower Ground Floor

Ground Floor

First Floor

Second Floor





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### PRICES

2024 & 2025

#### Weekend

- ◆ 2 & 3 night weekend stays: Prices range from £9,385 to £11,250
- ◆ Please enquire for a confirmed price based on your time of year

#### Midweek

- ◆ 4 night minimum mid-week stays: Prices range from £10,720 to £12,055
- ◆ Please enquire for accurate pricing based on your chosen time of year

#### Weekly

- ◆ Weekly stays: Prices range from £18,785 to £25,740
- ◆ Please enquire for accurate pricing based on your chosen time of year

#### Christmas & New Year

- ◆ Christmas - please enquire
- ◆ New Year - please enquire

### Booking terms

- ◆ Deposit - 50% will be required to secure your dates
- ◆ Balance - The remaining balance is then required no later than 60 days prior to arrival
- ◆ Damages deposit - £2,000







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