



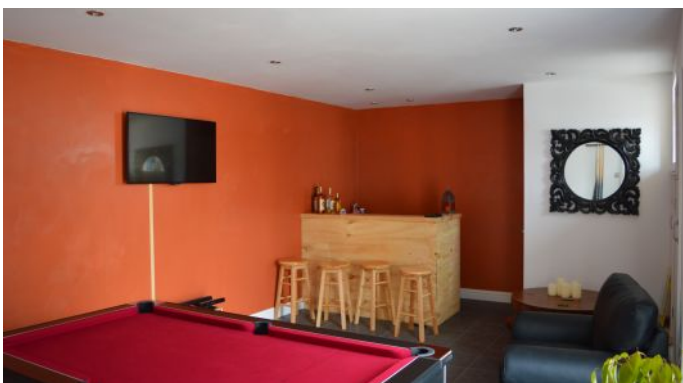
HOUSE PARTY SOLUTIONS



South West Manor

Devon

SLEEPS 26



- ◆ Sleeps 24 comfortably in 10 stunning bedrooms with 8 en-suites
- ◆ Games Room
- ◆ 9 person Hot Tub
- ◆ Local Golf Breaks
- ◆ Large award winning beautifully presented gardens
- ◆ Stunning Views overlooking the North Devon countryside and minutes from Barnstaple - the oldest borough in the United Kingdom
- ◆ Saunton Sands and Croyde Bay are only two of the stunning local beaches South West Manor has within its reach



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OVERVIEW

South West Manor is, in part, over 250 years old. During 2014 it was completely renovated to a tasteful and respectful manner. The result is a glorious 10 bedroom Manor house, set in 1.5 acres of beautiful gardens on the edge of Barnstaple and next to Portmore Golf Club. Perfectly located for a break away from the hustle and bustle of city living, there is no end of possibilities available to you while staying at South West Manor from surfing, crabbing, fishing, exploring, moorland walks, Horse Riding and so on. With the beautiful towns of Barnstaple and Bideford just a stone throw's away or my personal recommendation of the unspoiled quaint village of Appledore, the surrounding area is picturesque to say the least.

There are 8 newly installed bathrooms, a large drawing room, 2 living rooms, dining room with seating to accommodate the entire group, 2 kitchens, utility room, conservatory, 9 man hot tub in the garden next to the Summer House perfect for those evenings under the stars.

Next to the bar and games room, complete with pool table and wall mounted TV for all those sporting event's coming up, is a large car park sufficient for all your family and/or friends. The bedrooms are spread out over the 1st and second floors and the west and central sections of the house. The whole property is connected, but there is a wing that can be annexed if any of your party want their own space and some peace and quiet.

A note from the owners:

South West Manor boasts a truly incredible location, only a few minutes from the spectacular beeches of the Atlantic coast. Some of the prettiest and most peaceful villages Devon is renowned for, ready for you to explore with an abundance of great British pubs and restaurants a short drive from the House.

You have peace and tranquility when you want it, but also on your doorstep have access to great bars, restaurants, markets, shops, beeches, tourist attractions, things to do for the children, indoor tennis whatever you want really!



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YOUR STAY

Number Accommodated

- ◆ 24 - 26 guests with additional bedding

Number of Bedrooms

- ◆ 10
- ◆ 8 en-suite bath or shower rooms

Bedroom & Bathroom Configuration

- ◆ Bedroom 1 - 2 single beds en-suite with bath
- ◆ Bedroom 2 - 1 double bed, 1 cot en-suite with shower
- ◆ Bedroom 3 - 2 single beds
- ◆ Bedroom 4 - 1 large double bed en-suite with bath and shower. Plus the beautiful balcony
- ◆ Bedroom 5 - 1 large double bed, 2 single beds, 1 cot and bunk bed. Family suite 2 rooms with en-suite bath and shower.
- ◆ Bedroom 6 - 2 single beds en-suite with shower
- ◆ Bedroom 7 - 1 large double bed en-suite with bath and shower
- ◆ Bedroom 8 - 1 extra large double bed, 1 cot en-suite with shower
- ◆ Bedroom 9 - 1 large double bed with own bathroom next door
- ◆ Bedroom 10 - 2 single beds, bunk bed room forming part of family suite in bedroom 5

Kitchen

- ◆ Second oldest functioning AGA in the U.K
- ◆ Coffee Maker
- ◆ 5 hob double range electric oven
- ◆ Slate breakfast bar
- ◆ Dishwasher
- ◆ Pantry items
- ◆ Dinning for 3 to 6 around Breakfast Bar

Dinning Room

- ◆ Dinning table can comfortably seat 24

Catering

- ◆ Catering can be arranged

Facilities

- ◆ 9 man Hot Tub
- ◆ Huge ornate Garden space nestled within 1.5 acres
- ◆ Marquee option for those larger gatherings
- ◆ Pool Table
- ◆ Games room
- ◆ Television
- ◆ MP3 Dock
- ◆ DVD Player
- ◆ Video Games
- ◆ Video Library

Check In Check Out Times

- ◆ Please Enquire

Stag & Hen Parties

- ◆ Sophisticated stag and hen parties welcome by prior arrangement



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ACTIVITIES

On-site Activities

- ◆ 9 person Hot Tub
- ◆ Pool table
- ◆ Games room
- ◆ Beautiful gardens at your disposal
- ◆ BBQ
- ◆ Beauty treatments

Local Attractions

- ◆ Saunton Sands
- ◆ Croyde Bay
- ◆ Woolacombe Bay
- ◆ 180 mile Tarka Trail for superb countryside walks
- ◆ Coasteering
- ◆ Surfing
- ◆ Quaint Devon villages boasting family shops to award winning local restaurants
- ◆ North Devon Falconry
- ◆ Golf courses





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LOCATION

Distance From

- ◆ London - 3hr 50 minutes / 211 miles
- ◆ Exeter - 1hr 5 minutes / 43 miles
- ◆ Bristol - 1hr 45 minutes / 95 miles
- ◆ Newquay - 1hr 56 minutes / 90 miles

Nearest Airports

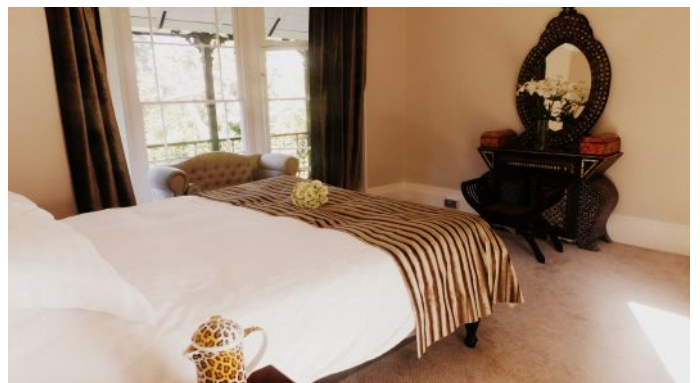
- ◆ Exeter - 56 minutes / 50 miles
- ◆ Newquay - 1hr 48 minutes / 85 miles
- ◆ Bristol - 1hr 40 minutes / 82 miles

Nearest Railway Stations

- ◆ Barnstaple - 9 minutes
- ◆ London Paddington to Barnstaple train station with 1 change at Exeter in under 4 hours

Distance to nearest Town

- ◆ Barnstaple - walking distance





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PRICES

2019

Weekends

- ◆ Weekends are priced for the entire weekend and fixed whether your preference is 2 or 3 nights
- ◆ Low season from £2,500
- ◆ High season from £3,250
- ◆ Please do enquire for an accurate quotation for your desired weekend

Midweek

- ◆ 2 nights - please enquire
- ◆ Monday to Friday - please enquire

Weekly

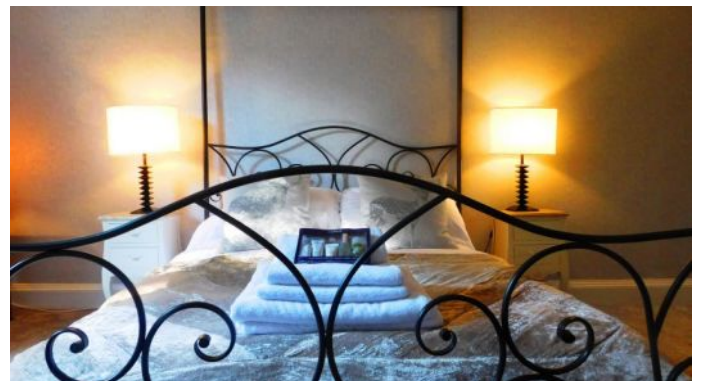
- ◆ 7 night minimum stay applies during the summer holidays.
- ◆ Prices from £3,950

Christmas & New Year

- ◆ Christmas - available and priced from £5,750
- ◆ New Year - available and priced from £5,750

Booking Terms

- ◆ 30% deposit due at time of booking
- ◆ Remaining balance due 6 weeks prior to arrival
- ◆ £1,000 damages deposit due prior to arrival





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