



HOUSE PARTY SOLUTIONS



Tamar Valley Georgian Estate

Devon

SLEEPS 14-38



- ◆ Nestled in the picturesque Tamar Valley on the Devon / Cornwall border
- ◆ Located close to both North and South coasts with Dartmoor on your doorstep
- ◆ Six separate properties each presented and suitable for all occasions and groups
- ◆ Accommodation for groups up to 39
- ◆ Hot tub and pool table at the Manor House. Second hot tub with Barn Cottage
- ◆ TV's & DVD players within all four properties
- ◆ Fishing on-site (licence required)
- ◆ The Shooting Lodge is the perfect space to dine and entertain together as one large group



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OVERVIEW

Images: 2-11 show the Manor House / images 12-17 show The Rookery / images 18-22 show Pheasant Barn / images 23-28 show Gatherley View / images 29 - 36 show Barn Cottage / images 37 - 40 show Kingfisher Barn

Located on the Devon/Cornwall border , The Tamar Valley Georgian Estate welcomes groups of up to 38 across 5 beautifully presented barn conversions and cottages. The Estate is the ideal destination for an extended family to spend a week's holiday or perfect for a group of friends wishing to celebrate that special occasion. With extensive living spaces, vast grounds and gardens there is plenty of room to socialize and entertain however, options to retreat and relax in your own space when required.

The Estate is located only a short walk from the local village, with an award-winning village shop serving breakfast, a pub and convenience shop. Nearby Launceston has a wider range of shops and amenities , and is also home to an ancient ruined Castle. Groups wishing to explore a little further will find a range of stunning north coastal beeches, such as Bude, Widemouth Bay and Sandymouth all worth a visit. You are also within an easy reach of Dartmoor which provides some excellent walks for all abilities.



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YOUR STAY

However located only seconds from the main A30 trunk road before the Cornwall border, The Tamar Valley Georgian Estate is hidden down its own peaceful country lane. Winding through the Estate's woodlands these luxury converted Barns appear and welcome all guests with open arms.

Number accommodated

- ◆ Manor House - sleeping 14 guests
- ◆ Rookery Cottage - sleeping 6-8 guests
- ◆ Pheasant Cottage - sleeping 4-6 guests
- ◆ Gatherley View Cottage - sleeping 4 guests
- ◆ Barn Cottage - Sleeping 4 guests
- ◆ Kingfisher Barn - Sleeping 2 guests

Number of bedrooms

- ◆ Manor House - 7 bedrooms
- ◆ Rookery - 3 bedrooms
- ◆ Pheasant - 2 bedrooms
- ◆ Gatherley - 2 bedrooms
- ◆ Barn Cottage - 2 bedrooms
- ◆ Kingfisher Barn - 1 bedroom

Bedroom & bathroom configuration

Manor House

- ◆ Bedroom 1 - King size bed, Freeview TV, separate dressing room. En-suite with roll top bath, walk in shower and toilet
- ◆ Bedroom 2 - Super King size bed (zip & link), Freeview TV and en-suite with shower cubicle and toilet
- ◆ Bedroom 3 - King size bed, Freeview TV and en-suite with shower cubicle and toilet
- ◆ Bedroom 4 - King size bed, Freeview TV and en-suite with shower cubicle and toilet
- ◆ Bedroom 5 - Twin beds
- ◆ Reading room - Double sofa bed
- ◆ Bedroom 6 - King size bed and en-suite with shower cubicle and toilet
- ◆ Bedroom 7 - King size bed
- ◆ Two further W/C on ground floor

Rookery

- ◆ Bedroom 1 - 1x double bed, 1x single bed with en-suite shower cubicle and toilet
- ◆ Bedroom 2 - 1x double bed, 1x single bed with en-suite shower cubicle and toilet
- ◆ Bedroom 3 - 1x double bed with en-suite shower cubicle and toilet

Pheasant

- ◆ Bedroom 1 - 1x King size bed, 1x single bed with en-suite shower cubicle and toilet
- ◆ Bedroom 2 - 1x double bed, 1x single bed with en-suite shower cubicle and toilet

Gatherley

- ◆ Bedroom 1 - 1x double bed with en-suite shower cubicle and toilet
- ◆ Bedroom 2 - 1x double bed with en-suite shower cubicle and toilet

Barn Cottage

- ◆ Bedroom 1 - 1x Super King bed with en-suite bathroom
- ◆ Bedroom 2 - 1x double bed with en-suite bathroom

Kingfisher Barn

- ◆ Bedroom 1 - 1x King size bed with separate bathroom with walk in shower

Dinning capacity

- ◆ The Shoot Room - seating for up to 35 guests within the beautiful traditional room
- ◆ Manor House - seating 14
- ◆ Rookery - seating 9
- ◆ Pheasant - seating 6
- ◆ Gatherley - seating 4
- ◆ Barn Cottage - seating 4
- ◆ Kingfisher Barn - seating 2



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YOUR STAY (cont.)

Facilities

- ◆ All four properties share the vast unspoiled grounds and gardens. The area is so very tranquil and peaceful, ponds and lakes separate the gardens offering a secluded yet open area for families and friends.
- ◆ The local village is a short walk from The Estate and welcomes guests with a local pub and award winning farm shop.
- ◆ 2x Hot tubs
- ◆ Fishing on-site (licence required)
- ◆ Open wood burning fires
- ◆ Pool table
- ◆ TV's and DVD players within all properties
- ◆ All properties have their own separate kitchen, dining area and living spaces

Check in / out times

- ◆ Please enquire, times differ depending on length of stay

Pets

- ◆ Dogs welcome, please enquire for different requirements dependent on accommodation

Disabled facilities

- ◆ Unfortunately none of these properties are suitable for wheelchairs

Stag & Hen groups

- ◆ Sophisticated stag & hen groups welcome





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ACTIVITIES

On-site activities

- ◆ Full size snooker table
- ◆ Smart TV with games console
- ◆ Vast gardens with private ponds, lakes and endless space for sporting activities
- ◆ 2x Hot tubs
- ◆ Board games
- ◆ Private pheasant shoot (November - January)
- ◆ Fishing (licence required)

Local activities

- ◆ Beaches within 25 miles - surfing, kayaking, coasteering etc.
- ◆ Tree surfing - 10 miles
- ◆ Fly fishing (private tuition available from beginners to advanced) - 2 miles
- ◆ Clay Pigeon shooting - 20 miles
- ◆ Horse riding - 3 miles
- ◆ Trekking on Dartmoor - 15 miles

Places of interest to visit

- ◆ Camel Valley Vineyard - 35 minutes / 27 miles
- ◆ Dingles Steam Village - 10 minutes / 6 miles
- ◆ National Marine Aquarium Plymouth - 55 minutes / 30 miles
- ◆ Lydford Gorge - National Trust - 25 minutes / 11 miles
- ◆ Port Issac - 45 minutes / 28 miles (home of Doc Martin)
- ◆ Eden Project - 40 minutes





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LOCATION

Perfectly nestled at the end of a tranquil winding private country lane, Tamar Valley Georgian Estate is the first turning of the slip road departing the A30 and easily accessible for all commuters. Once here there really is no need to leave, however once you've wound your way back up the Estate lane, the beautiful Devon and Cornwall countryside offer so much beauty and the feeling of true escapism.

Distance From

- ◆ London - 4 hours / 235 miles
- ◆ Exeter - 45 minutes / 40 miles
- ◆ Bristol - 2 hours 5 minutes / 120 miles
- ◆ Manchester - 4 hours 45 minutes / 280 miles

Nearest Airport

- ◆ Exeter airport - 50 minutes / 47 miles

Nearest Railway Station

- ◆ Exeter St Davids - 45 minutes / 40 miles

Nearest Ferry Port

- ◆ Plymouth - 50 minutes / 25 miles
- ◆ Poole - 2 hours 30 minutes / 122 miles

Nearest Market Town

- ◆ Launceston - 10 minutes / 5 miles





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FLOOR PLAN

Manor house

Rookery

Gatherley

Pheasant





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PRICES

Pricing is very bespoke and always confirmed via the owners, please do enquire with your requirements and expected guest number, we would be delighted to confirm availability and pricing.

- ◆ Low Season - January, February (excluding half term), March (excluding Easter), October (excluding half term), November & December (excluding Christmas & New Year)
- ◆ Mid Season - April, May, June & September
- ◆ High Season - July, August, Easter, February & October half term's, Christmas & New Year

Exclusive use of the Estate to sleep a maximum of 38 guests

- ◆ Weekends: minimum 3 night stay (Friday - Monday) - From £4,192 Low season / From £9,199 High Season.
- ◆ Midweek: minimum 3 night stay (between Monday - Friday) - From £5,006 Low season / From £7,215 High Season.
- ◆ Weekly - From £5,635 Low season / From £12,679 High Season.

Christmas & New Year

- ◆ Christmas - minimum 7 night stay, please enquire
- ◆ New Year - minimum 7 night stay, please enquire

Booking terms

- ◆ Deposit of 40% required to secure the booking
- ◆ Remaining balance due 4 weeks prior to arrival
- ◆ Damages deposit confirmed via the owners and due 14 days prior to arrival





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