



HOUSE PARTY SOLUTIONS



# Tamar Valley Georgian Manor

Devon

SLEEPS 14



- ◆ Nestled in the picturesque Tamar Valley on the Devon / Cornwall border
- ◆ Easy reach of both North and South coasts
- ◆ Immaculate 7 bedroom traditional Manor house accommodating 14
- ◆ Further accommodation across the Estate for larger groups, please enquire for a bespoke Estate package
- ◆ Games Room
- ◆ Fly fishing on the River Tamar and its tributaries - booking essential
- ◆ Bodmin Moor and Dartmoor both easily accessible offering hiking and pony trekking
- ◆ Hot tub





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### OVERVIEW

Although just minutes from the main east-west A30 trunk road right on the Devon/Cornwall border, a winding country lane leads you through woodlands to this immaculately presented Georgian Manor House in an idyllic setting on the banks of the river Tamar. Experience peace and tranquillity and enjoy spectacular views over the Devon/Cornwall countryside with the tors of Dartmoor a short drive away. The house has recently restored throughout and now provides stunning contemporary interiors mixed with traditional craftsmanship to offer a truly luxurious venue in the heart of the countryside.

The owners of the property are well-renowned local farmers operating a highly successful award-winning farm shop in the village and are delightful hosts where nothing is too much trouble for their guests at Tamar Valley Georgian Manor. A wealth of activities and country pursuits such as fly fishing, shooting and riding are all within a short distance from the Estate.

Easy to reach are both the cathedral city of Exeter and the historic port of Plymouth. The famous Eden project is less than an hour away. The local market towns of Tavistock, Okehampton and Launceston are all 10 miles away.

Ideally situated with equal distance between the rugged north Cornish coast (30 minutes by car) with its dramatic Atlantic rollers offering superb beaches, surfing, coasteering and kayaking for the more adventurous, and a sheltered south coast (40 minutes by car) with sandy beaches, sailing and pretty seaside towns to potter around.

The cathedral city of Exeter is 45 minutes by car, with Bristol just 2.5 hours away. The local market towns of Tavistock, Okehampton and Launceston are all within 10 miles.

Whether your'e looking for alfresco dining by the lake in the summer months, or cosy nights by the fire in the winter, Tamar Valley Georgian Manor is a beautiful venue at any time of the year.



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### YOUR STAY

#### Number accommodated

- ◆ Sleeps 14-16 guests

#### Number of bedrooms

- ◆ 7 bedrooms

#### Bedroom & bathroom configuration

First floor

- ◆ Bedroom 1 (sleeps 2) - Master Bedroom with King size bed, Freeview TV, separate dressing room. En-suite with roll top bath, walk in shower and toilet
- ◆ Bedroom 2 (sleeps 2) - Gold Room with Super King size bed (zip & link), Freeview TV and en-suite with shower cubicle and toilet
- ◆ Bedroom 3 - (sleeps 2) - Blue Room with twin beds, Freeview TV and en-suite with shower cubicle and toilet
- ◆ Bedroom 4 - (sleeps 2) - Green Room with King size bed, Freeview TV and en-suite with shower cubicle and toilet
- ◆ Bedroom 5 (sleeps 2) - Yellow Room with twin beds

Guests Wing (accessed from the main house but also has its own separate entrance)

- ◆ Reading room - Double sofa bed (if required)
- ◆ Bedroom 6 (sleeps 2) - Sitting Room with Super King Zip & Link bed (can be double or twin) and en-suite with shower cubicle and toilet
- ◆ Bedroom 7 (sleeps 2) - Guest Bedrooms with King size bed

#### Dining capacity

- ◆ Dining room - seating 14 guests
- ◆ Kitchen - seating 8 comfortably
- ◆ The Shoot Room - seating for up to 35 guests within the beautiful traditional room

#### Catering

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

#### Facilities

- ◆ Biomass heating system
- ◆ Full size pool table
- ◆ Hot tub
- ◆ Boot room
- ◆ BBQ and alfresco dining
- ◆ Vast gardens, lakes and ponds
- ◆ Smart TV with DVD player and games console
- ◆ Open fires / log burners
- ◆ Parking

#### Check in / out times

- ◆ Check in from 4pm
- ◆ Check out by 10am
- ◆ Please enquire as times can vary depending on length of stay

#### Pets

- ◆ Dogs welcome (max 2). We do ask that dogs are kept downstairs. There is an additional charge of £20 per dog.

#### Disabled facilities

- ◆ Unfortunately this property is not suitable for wheelchairs

#### Stag & Hen groups

- ◆ Sophisticated stag & hen groups welcome



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### ACTIVITIES

#### On-site activities

- ◆ Full size snooker table
- ◆ Hot tub
- ◆ Smart TV with games console
- ◆ Vast gardens with private ponds, lakes and endless space for sporting activities
- ◆ The option of hiring a hot tub at an additional charge
- ◆ Board games
- ◆ Private pheasant shoot (November - January)

#### 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 Manor is the first turning off 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





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### PRICES

**<strong>Mid Season: April, May, June & September</strong>**

**<strong>High Season: July, August, February half term, Easter, October half term, Christmas & New Year</strong>**

#### Weekends

- ◆ Low Season: From £1,785
- ◆ High Season: From £4,016.25
- ◆ Please enquire for an exact price based on your chosen dates
- ◆ All weekends are offered on a minimum 3 night stay basis; Friday-Monday

#### Midweek

- ◆ Low Season: From £2,450
- ◆ High Season: From £5,512.50
- ◆ Please enquire for an exact price based on your chosen dates
- ◆ All midweek stays are offered on a minimum 3 night stay basis; Monday-Friday

#### Weekly

- ◆ Low Season: From £2,450
- ◆ Peak Season: From £5,512.50
- ◆ Please enquire for a price based on your chosen dates

#### 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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