



HOUSE PARTY SOLUTIONS



# The Grange

Derbyshire

SLEEPS 26



- ◆ Sleeps 16-26 people
- ◆ 12 foot heated swim spa/hot tub
- ◆ Cinema room with 3 meter screen and reclining seats
- ◆ Games room with pool table and darts board
- ◆ Full-size grass tennis court (seasonal)
- ◆ 1.5 acres of formal gardens
- ◆ 3.8 acres of paddocks and fruits orchards
- ◆ Courtyard parking for up to 20 cars
- ◆ Excellent links to the Midlands motorway network
- ◆ The local pub / restaurant is less than a 2 minute walk from The Grange and serves great food





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## The Grange



### OVERVIEW

- A 20% discount off the list prices will apply to any booking made where the stay will start within four weeks of the booking confirmation date.

The Grange is a beautifully restored Georgian country house, originally built in 1690. It has been lovingly restored to offer a glorious mix of luxurious interiors and original features along with all the benefits of modern technology and contemporary furnishings. Birmingham, Leicester, Burton upon Trent, Derby and Nottingham are all less than 30 minutes away and East Midlands Airport and Birmingham Airport/International railway station are both about 20 minutes away.

Surrounded by over 5 acres, the grounds include mature gardens, paddocks and apple orchards, all of which can be enjoyed by resident guests. The property is extremely well placed for connections to the Midlands motorway networks, just minutes away, yet it benefits from a unique and peaceful setting on a private Estate in Donisthorpe village. The old market town of Ashby de la Zouch is just 5 minutes away with a wide range of shopping, entertainment and sports facilities.

Boasting sheer luxury throughout, The Grange sleeps up to 26 people throughout the 8 bedrooms and a further 2 dressing rooms. The 100 foot master suite is awe inspiring and the bathrooms exquisite; two of which have spa baths. There are four lovely reception rooms including, a kitchen/breakfast room seating 22 and a formal dining room seating 10. With facilities to die for, guests can enjoy a 12 foot swim spa/hot tub seating 10, steam cubicle, a games room with pool table, cinema room with a 3 metre

At The Grange we have tried to think of everything our guests might need, to enjoy their experience to the full!

There is a dream kitchen/breakfast room for cooking up a storm and enjoying a big celebratory meal, cosy places to get away with a book. A multitude of facilities can be enjoyed as well as the the gardens and grounds, where guests are welcome to wander to their hearts content. We do however ask that for safety purposes, children are supervised at all times.

We wish you the most fantastic stay at The Grange; once you shut the gates you can relax and enjoy the unique experience of your own private Estate.



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## The Grange

### YOUR STAY

#### Number accommodated

- ◆ 26

#### Number of bedrooms

- ◆ 8

#### Number of bathrooms

- ◆ 4 main bathrooms

#### Bedroom & bathroom configuration

##### First Floor

- ◆ Master bedroom suite - Super-king size bed with two dressing rooms (one of which has a double sofa bed for extra guests, if needed) 5.1 surround sound TV facilities and en-suite bathroom with double Jacuzzi whirlpool bath and walk in double power shower
- ◆ Bedroom 2 - 6 single beds ideal for children and teenagers with freeview TV and access from the spiral staircase in the formal living room
- ◆ Bedroom 3 - large double bedroom with freeview TV. The bed can be set up as either a super king or two singles
- ◆ Bedroom 4 - large double bedroom with freeview TV. The bed can be set up as either a super king or two singles
- ◆ Bedroom 5 - large double bedroom with freeview TV. The bed can be set up as either a super king or two singles
- ◆ 2 further bathrooms including a walk-in double power shower (also a steam cabin with foot massager) and a over-sized Jacuzzi whirlpool bath

##### Second Floor

- ◆ Bedroom 6 - large double bedroom with freeview TV. The bed can be set up as either a super king or two singles
- ◆ Bedroom 7 - large double bedroom with freeview TV. The bed can be set up as either a super king or two singles
- ◆ Bedroom 8 - family bedroom with two double beds
- ◆ Luxury shower room
- ◆ Large landing with a sofa bed for any extra guests if needed

#### Bathroom configuration

- ◆ 2 luxury bathrooms on first floor, one of which is en-suite to the Master Bedroom
- ◆ 1 luxury shower room on the first floor
- ◆ 1 luxury shower room on the second floor
- ◆ 2 ground floor Cloakrooms
- ◆ Feather duvet and pillows throughout

#### Kitchen & Breakfast Room

- ◆ Seats 6 - 26
- ◆ Breakfast bar
- ◆ Wine Fridge
- ◆ Homemade, bespoke solid timber kitchen
- ◆ American Fridge/Freezer
- ◆ Range Cooker with induction hob
- ◆ 2 integral dishwashers
- ◆ Double Butler sink
- ◆ Steam Cooker
- ◆ Warming draw
- ◆ TV and internet point
- ◆ Large dining table
- ◆ Microwave
- ◆ 2x Coffee machines with supplies
- ◆ Boiling water tap - with child lock
- ◆ Starter supply of tea, coffee, butter, milk, bread, sugar, salt and pepper in the kitchen on your arrival
- ◆ Starter supply of dishwasher tablets, washing up liquid, bin liners, laundry powder/liquid, cling film and foil.

#### Dining capacity

- ◆ Dining table in Kitchen can seat up to 26

#### <span>Catering</span>

- ◆ Caterers can be recommended, please contact us for details



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### YOUR STAY (cont.)

#### Facilities

- ◆ 12-foot swim spa/hot tub in the summer house
- ◆ Games room with pool table and Dart board
- ◆ Full-sized grass tennis court (seasonal)
- ◆ Cinema room with a 3-meter wide screen and reclining seats
- ◆ Courtyard parking for up to 20 cars
- ◆ Wireless Broadband Internet
- ◆ Outside dining area with BBQ (seasonal)
- ◆ Outside awning area
- ◆ Utility room with Washing Machine, Tumble Dryer and Ironing facilities
- ◆ Outdoor tables, benches and reclining garden chairs
- ◆ Approximately 3.8 acres of paddocks and fruit orchard
- ◆ Approximately 1.5 acres of formal gardens
- ◆ Snug with Victorian windows and Piano
- ◆ Timber, fully glazed, south facing Orangery with French double doors leading out to the terrace and gardens
- ◆ 2 cloakrooms with W/C
- ◆ 2 spacious entrance halls
- ◆ 2 sitting rooms
- ◆ Linen and towels included
- ◆ Toiletries
- ◆ Large Trampoline out in the garden
- ◆ Basketball net
- ◆ Croquet, Quoits and Boules

#### Check in/out times

- ◆ Check in at 4pm
- ◆ Check out at 10am
- ◆ Please enquire for flexibility.

#### Pets

- ◆ Please enquire

#### Smoking

- ◆ Outside only

#### Disabled facilities

- ◆ Due to the age of the house, it is not suitable for wheelchair users

#### Weddings

- ◆ This property is not offered as a wedding venue

#### Stag and Hen parties

- ◆ Civilized hen and stag parties are considered

#### Corporate facilities

- ◆ Accommodation for 10 delegates on a single occupancy basis in 8 bedrooms with two extra sleeping spaces
- ◆ Additional day guests permitted
- ◆ State-of-the-art projector in the cinema room for presentations
- ◆ Quiet and secluded
- ◆ Team building activities such as tennis on site
- ◆ A large range of activities available locally

#### Other Services - on request

- ◆ Additional housekeeping
- ◆ Additional linen changes
- ◆ Catering
- ◆ Spa treatments





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### ACTIVITIES

#### On-site Activities

- ◆ 12-foot swim spa/hot tub
- ◆ Tennis
- ◆ Croquet
- ◆ Quoits
- ◆ Spa treatments - on request

#### Local Attractions

- ◆ Day Spa at Champneys Springs
- ◆ Clay Pigeon Shooting
- ◆ Pistol and Air Rifle Shooting
- ◆ Archery
- ◆ Paint Ball
- ◆ Conkers
- ◆ Peak District
- ◆ Calke Abbey
- ◆ Heights of Abraham
- ◆ Carsington Water
- ◆ Dovedale
- ◆ Drayton Manor
- ◆ Alton Towers
- ◆ Twycross Zoo
- ◆ National Space Centre
- ◆ Twinlakes
- ◆ Foxton Locks
- ◆ Ashby de la Zouch (castle)
- ◆ Moira Furnace
- ◆ Trentham Gardens
- ◆ Blue John Cavern
- ◆ Rosliston Forestry Centre
- ◆ Wild Park Farm Derbyshire
- ◆ Shugborough
- ◆ Go Ape
- ◆ Hicks Lodge
- ◆ Bosworth Battlefield
- ◆ Snibston Discover Museum
- ◆ Tropical Birdland





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## The Grange

### LOCATION

Situated in a peaceful village and surrounded by 1.5 acres of beautiful, private gardens, The Grange, offers the perfect retreat for all occasions with attractions and entertainment only minutes down the road.

#### Distance from:

- ◆ Birmingham - 25 minutes
- ◆ Nottingham - 25 minutes
- ◆ Derby - 25 minutes

#### Nearest airport:

- ◆ Birmingham - 20 miles
- ◆ East Midlands - 20 minutes

#### Nearest railway stations:

- ◆ Burton train station - 15 minutes

#### Motorway:

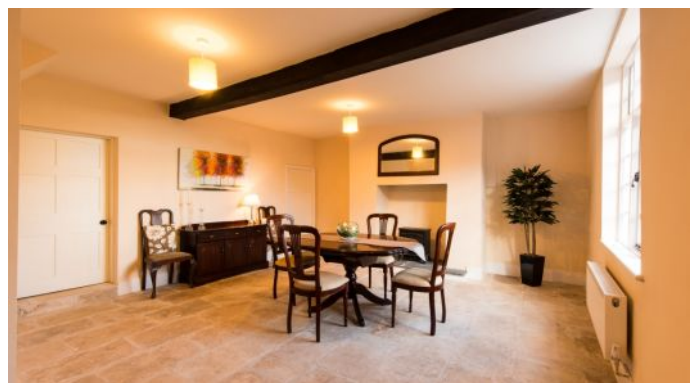
- ◆ M42 - 2 miles
- ◆ M40 - 30 miles
- ◆ M1 - 15 miles
- ◆ M6 - 20 miles

#### Distance to nearest village:

- ◆ Situated within the village of Donisthorpe

#### Distance to nearest town:

- ◆ Ashby de la Zouch - 5 minutes

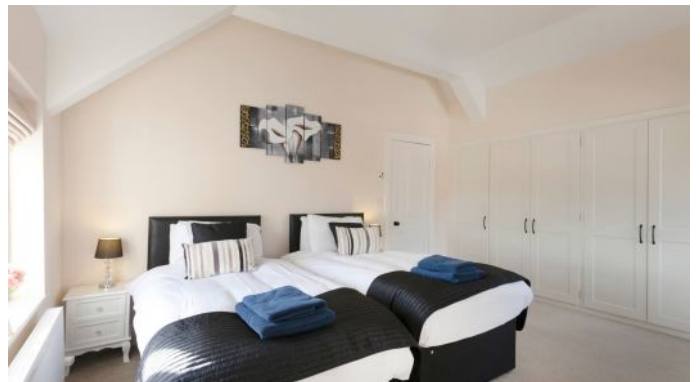




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### FLOOR PLAN







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## The Grange



### PRICES

#### Availability

Please check our availability page  
<http://teamup.com/kse5d8dac97d2864e3/>

2023

2024

Low season: November - March (excluding Christmas & New Year)  
Mid season: September - October and April - June  
High season: July, August Christmas & New Year  
Christmas & New Year: minimum stay of 6 nights

Why not call our team on 01837 849021. We benefit from having first-hand knowledge of each and every property on our site, so why not let us guide you through your journey and share the load ✎ organising a group stay can be quite a task!

#### Booking Terms

- ◆ Deposit: £2,000
- ◆ Balance: Due 8 weeks prior to arrival
- ◆ Damages deposit: £1,000 - due no later than 2 weeks prior to arrival
- ◆ All payments are to be made by bank transfer, card payments are not accepted







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