



CLIFF HOUSE HOLIDAY COTTAGES

Cliff House is a handsome, grade II listed, former manor house built in 1750 and set in 4 acres of peaceful grounds which include a Victorian walled garden with an ancient yew tree tree-house, children's play area with and woodland area with spring fed pond and stream. The stone and pantile cottages are converted from farm buildings and are all approached via a sweeping gravelled driveway which leads to a level gravelled courtyard with parking for each cottage. The excellent facilities include a heated indoor swimming pool and games room.

Due to the age and construction of the properties, all have stairs and steps to navigate.

APPLE COTTAGE (sleeps 2) is a romantic, 2 storey cottage in the east wing of Cliff House, formerly the apple store and laundry. It is approached across the gravel courtyard area and along a level paved path to its own private entrance, a distance of approximately 22 metres. The entrance door opens onto a small landing area from which 4 steps take you down to the fitted kitchen/ dining area and double bedroom. Returning up the stairs, a further 8 steps lead to the cosy lounge with views of the garden and bathroom with W.C. The lounge has low wooden exposed beams to one side. Apple Cottage has parking for 1 vehicle.

PEAR LOFT (sleeps 2 + cot) is a cosy but very spacious cottage situated on the first floor of the east wing of Cliff House. It is approached across the gravel courtyard area and along a level paved path to its own private entrance, a distance of approximately 22 metres. The entrance door opens immediately onto the staircase with 7 steps and handrail leading up to a landing area with window overlooking the garden. Three steps take you up to a second landing which has doors leading to both the bathroom with W.C and the large fitted kitchen/dining area. A shallow step leads up from the kitchen to the lounge (maximum headroom through this doorway is approximately 1.7 metres /5'7"). The lounge in turn leads to a double bedroom with exposed high beams. Pear Loft Cottage has parking for 1 vehicle.

THE GRANARY (sleeps 4 + cot) is a pretty 2 storey cottage converted from the former stables and granary. It has its own parking area for 1 vehicle immediately to the front of the cottage within the gravelled courtyard area. The stable door opens onto an entrance hall with 3 wide steps and handrail down to the fitted kitchen with dishwasher. The kitchen opens directly onto the lounge area with an open fire. A door from the lounge leads to a separate dining room and a downstairs W.C. From the kitchen, the main staircase with handrail and top fitted stair gate, leads up to a landing area with large double bedroom, twin bedroom and bathroom with shower over and W.C.

THE COACH HOUSE (sleeps 5 + cot) is a quirky 3 bedroom cottage converted from the carriage House and stables. It has its own parking space for 1 vehicle adjacent to the cottage within the gravelled courtyard area. The private level entrance is approached along a 9 metre paved path through a small private courtyard garden. The stable door opens onto an entrance hall with access to the twin bedroom and bathroom with W.C. Four steps with handrail take you down to the fitted

kitchen/dining area with dishwasher and an archway leads through to a spacious lounge with open fire and large arched window (formerly barn doors). Eight stairs with handrail from the entrance hall take you up to the single bedroom, double bedroom with oak beams and separate W.C.

ORCHARD HOUSE (sleeps 6 + cot) is a spacious 3 bedroom cottage overlooking the garden with its own gravelled parking area for 2 cars at the rear of the property. A level 6 metre paved path leads around the cottage with 2 steps to the front door, which opens onto a small entrance hall/cloakroom with adjoining W.C. The ground floor comprises a large double aspect lounge with open fire and separate fitted kitchen with dishwasher and dining area. The staircase leading from the lounge is fitted with both top and bottom stair gates and a handrail. The first floor comprises a double bedroom, two twin bedrooms and a bathroom with shower over and W.C.