

Highton Manor & Spa Estate

Region: Midlands Sleeps: 39 - 44

Overview

This imposing, contemporary manor house is the party venue for everyone and anyone! If you are looking for boutique chic – look no further – with a heated indoor pool, Jacuzzi, sauna/steam cubicle, treatment suite, games room and exercise/dance studio, this is the place to come for serious fun! Want to chill out - there's pilates, yoga, holistic therapies and beauty treatments too on offer. Preferring to indulge, guests can enjoy the perfect house party experience with butler, caterer and more!

Glimpse this attractive red brick Queen Anne style property as you pass through double wrought iron electric gates, along a tree lined drive, taking care to avoid ducks crossing before the car crunches to a halt across the gravel forecourt. A sweeping staircase takes you up onto the terrace where, by arrangement, a butler greets you and your guests, proffering the first glass of bubbly! Is this L.A or the East Midlands?

Once inside, the South Wing is truly impressive: a sumptuous entrance hall with guest cloakroom off, drawing room, dining room and huge state of the art party kitchen with Miele appliances.

Two ground floor double bedrooms with bathroom reassure even the most discerning guest that this is a house that does not disappoint! A grandiose staircase, again like something from a Hollywood film set, sweeps up to a half minstrel gallery with seating, leading to six double bedrooms, three en-suite and two with boudoir bathing!

Once the smaller property on site, after extensive renovation the West Wing is now larger and just as grand as the South Wing. With a wealth of original architectural features, the West Wing, with its 300 year old oak king trusses coupled with hand made Get Laid Beds, UK made Silentnight mattresses and Sanderson wooden shutters, make for a great design concept and ensure a good night's sleep. The modern décor and soft furnishings complements this spacious, contemporary accommodation, which comprises eleven bedrooms, many of which are en-suite.

Be swept upstairs to the minstrel's gallery, which boasts its own home cinema with BenQ projector and screen, free standing bar, stocked with red and white wine glasses, champagne flutes and shot glasses. On the ground floor, a large 43" LED T.V with sound system allows guests to party in what is one big party space! A separate dining room offers a more formal dining option than the island or, to quote one guest, 'that's not an island but a continent', around



which guests sit in the party kitchen. The West Wing exceeds all expectations.

This big party house exudes the biggest of welcomes and ensures the perfect house party experience, whatever the weather! Whether lounging in the spa or in the shaded gardens, enjoying the woodland walk, cricket or croquet on the lawns, an impromptu picnic by the duck pond, Pimms and a barbeque on the wrap-around 360° terrace or indulging in afternoon tea in the drawing room, Highton Manor & Spa can be enjoyed 365 days a year! Whether catching a winter or a summer sunrise or sunset, the sheltered terraces and gardens with feature lighting are perfect for an al fresco breakfast or drinks late into the evening.

Conveniently located for M1, M42, M6 and both East Midlands and Birmingham airports, yet set in 10 acres in stunning countryside.

Highton Manor & Spa West Wing can now be booked for midweek stays.

From 1st October - 31st March

Monday - Wednesday or Wednesday to Friday rates are £4,620

Monday - Friday rates are £9,240

From 1st April - 30th September

Monday - Wednesday or Wednesday to Friday rates are £5,227

Monday - Friday rates are £10,454

Good news! This property is available as a Vill'otel

Yey! Wait... what is that?

It's the perfect combo of the privacy of your own personal villa, with all the luxury and convenience of a hotel.

What's included?

Breakfast, cleaning, welcome drinks and hamper, plus more! Check the Extras tab for all the details.

AS MENTIONED IN

The Telegraph

Facilities

Chateaux & Castles • Wow Factor • Modern • **Recommended** • Vill'otel
(Like a Hotel!) • Heritage Collection • Private Pool • Heated Pool • Indoor
Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens •
Wi-Fi/Internet • Pets Welcome • Hot Tub • Walk to Village • Walk to
Restaurant • <1hr to Airport • BBQ • All Bedrooms En-Suite • Ideal for
Parties • Ideal for Xmas/NY • Stag/Hen Allowed • Ground Floor Bed & Bath
• Wheelchair Access • Spa/Massage • Games Room • Indoor Games •
Outdoor Games • Home Cinema • Heating • Conference Facilities •
Caretaker/Owner on Site • Cot(s) • High Chair(s) • Toys • Rural Location
• Walking/Hiking Paths • Golf Nearby • Outdoor Pursuit & Activities •
Tourist Towns & Villages

Interior & Grounds

South Wing

First Floor

- Bedroom 1: Two double beds and two single beds with ensuite shower room with slipper bath, over bath shower head, basin and toilet. Sleeps 6.
- Bedroom 2: Two double beds, ensuite shower, basin and toilet. Sleeps 4.
- Bedroom 3: Two single beds, under window slipper bath and en-suite bathroom with basin and toilet. Sleeps 2.
- Bedroom 4: Two single beds with en-suite shower, basin and toilet. Sleeps 2.
- Bedroom 5: Two single beds with under window slipper bath and en-suite bathroom with basin and toilet. Sleeps 2.
- Bedroom 6: One bunk bed which is suitable for adults. Sleeps 2.

Ground Floor

- Bedroom 7: Two single beds with direct access to the terrace. Sleeps 2.
 - Bedroom 8: Two single beds with direct access to the terrace. Sleeps 2.
- **Bedroom 8 leads into bedroom 7

In addition:

- A guest cloakroom
- Entrance hall with ivory piano and adjoining office
- Large kitchen/breakfast room
- Three reception rooms, one with double futon.
- Garden room.
- Nursery furniture
- Additional mattresses to be sited where guests choose.

West Wing

Ground Floor

- Bedroom 1: Two double beds with en-suite shower, basin and toilet. Sleeps 4.
- Bedroom 2: One double bed. Sleeps 2.
- Bedroom 3: One double bed with direct terrace access. Sleeps 2.
- Family bathroom with two bowl vanity unit, toilet and shower
- Bedroom 4: One double bed, one double bed in adjoining room to bedroom 4 with en-suite basin and toilet. Sleeps 4.

First Floor

- Family bathroom with double vanity unit, toilet and shower

Lower ground floor annexe

- Bedroom 6: One super King bed with en-suite shower, toilet, vanity unit with direct access to the terrace. Sleeps 2.
- Bedroom 7: Two single beds. Sleeps 2.
- Bedroom 8: Two single beds. Sleeps 2.



- Family bathroom with vanity unit, toilet and shower
- An additional sleeping area with 2 x doubles and 1 x single. Sleeps 5.

Further showers can be found in the spa

In addition:

- nursery furniture
- mattresses to be sited where guests choose.

Reception Rooms

- Sweeping double staircase to wrap around open plan first floor gallery
- BenQ home cinema
- Dining for 24
- Spacious sitting room
- Bar with snuff off
- Complementary wifi

Party Kitchen

- Huge central dining island
- Built in music system
- Large wall mounted flat screen TV
- ZIP boiling water tap
- Integrated Miele and Rangemaster appliances
- Two combination ovens
- Fridge
- Freezer
- Coffee machine
- Wine Cooler
- Ice freezer
- Washing machine
- Dishwasher

Wellbeing

(These facilities are shared between all guests staying at Highton)

- Indoor spa pool
- Spa garden with hot tub *(weather permitting!)*
- 'Suite of Treats' with single and double treatment rooms and relaxation area with qualified therapists
- Extensive spa menu
- Dance/Pilates/Yoga studio with qualified instructors
- Games Room
- Boules court
- Terraces, courtyards, lawns, woodlands, fields, duck pond
- Direct access to way-marked footpaths, the garendon trail and national cycle network

***Important:** Shared pool and hot tub use between South Wing and West Wing. Guests can agree mutually acceptable slots in advance between themselves.

Location & Local Information

Ease of access from around the country as well as internationally is a key benefit of the property. M1 3 miles, M42 4 miles, A50 (towards M6) 5 miles, East Midlands Airport 4 miles and Birmingham Airport 36 miles.

As well as the beautiful surrounding countryside and traditional pubs, guests can enjoy the Peak District (50 minutes), Nottingham and Derby shopping and theatre (each 16 miles), Alton Towers (45 minutes), Stratford (60 minutes) and even easy train access to London, St Pancras (80 minutes) from Loughborough.

The property is also convenient for Donington Park, with its variety of festivals and motoring events.

The world famous Alton Towers theme park is one of the UK's top attractions, and a sure unforgettable day out just over an hours drive from Highton Manor!

Around half an hour away, you can visit the National Space Centre. Always a hit with the kids, and there's even a planetarium!

Just half an hour away is the Conkers woodland adventure park, with a discovery centre for learning and plenty of entertainment that encourages kids to engage with nature.

Local Amenities

| | |
|--------------------|---|
| Nearest Airport | East Midlands (8 km) |
| Nearest Village | Belton (5 km) |
| Nearest Town/City | Loughborough (10 km) |
| Nearest Restaurant | Royal Oak, Long Whatton (5 km) |
| Nearest Bar/Pub | Pied Bull, shepshed (2 km) |
| Nearest Golf | Charnwood (10 km) |



What Oliver loves...

- Indulge body and soul in this oasis of calm and tranquility. Treatments, holistic therapies and classes perfectly compliment the heated indoor pool, outdoor hot tub and Spa Garden and make for the perfect Spa Experience.
- Soak up the air of grandeur as you drive up the long, tree-lined avenue, pass the duck pond and hear the crunch of gravel as you approach the property.
- Relish the ambience of a quintessential English country manor house, with wrap around terraces and imposing water feature.
- Appreciate the extensive grounds, but also find those tucked away corners for some peace and seclusion.
- Look forward to a warm welcome from your hosts Rosalyn and Colin and a bespoke unique House Party experience.

What you should know...

- In a central but rural location, with easy Motorway access, Derby and Nottingham all within 15 miles.
- The West Wing bedrooms are all ground floor, three of which are contained in their own separate building.

Terms & Conditions

- Security deposit: £1000. This is paid prior to arrival by BACS transfer and will be refunded in full after departure subject to damage inspection.
- Arrival time: 4.00 p.m (Friday arrival is 2.00 p.m)
- Departure time: Sunday departures 6pm, and for weekdays it is 10am
- Energy costs included?: Included in the rental price.
- Linen & towels included?: Hand towels are included, guests must bring their own bath/swimming pool towels. Bed linen is included, guests will need to bring their own bedding for any additional mattresses/futons that have been requested.
- > If not included, how much to hire?: n/a
- Pets welcome?: Yes, at owners discretion for an additional charge of £50 per dog, per stay! (well behaved dogs, no problem!)
- Changeover day: Wednesday or Friday.
- End of stay cleaning included?: Reasonable cleaning provided, but excessive requirement will be charged to deposit.
- Smoking Allowed?: No smoking in the property.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.