

Brixham Manor House

Region: South Devon **Sleeps: 16**

Overview

A majestic, towering Edwardian house on the sea-front overlooking Brixham harbour, Brixham Manor House is a stunning holiday-home with a games room, private indoor pool and gym for up to 16 incredibly lucky guests!

Tucked at the end of a private road, overlooking beautifully manicured, landscaped gardens, this exquisite country home will give you the welcome of dreams, with an awe-inspiring staircase, a grandfather clock and even a stained-glass window in the grand entrance hall! Step through to the magnificent drawing room and admire the panoramic views over Brixham Breakwater, in this charming, oak-panelled setting. Settle yourself by the roaring fire, in the original stone hearth, for a relaxing afternoon with breath-taking views.

When it's time to dine in your magnificent formal dining area looking out over the harbour, you'll have a blast enjoying this wonderful kitchen, with a separate preparation area should you wish to hire caterers for putting on a feast for friends and family! The lower-ground floor is the home of fun, with its full-size snooker room, table tennis, fully-equipped gym and indoor heated pool, and even a playroom for the youngsters!

There are eight bedrooms in total, all enjoying sublime sea-views, with six doubles and two twin rooms, accommodating large groups of all shapes. Each room is divine, with marvellous furniture ranging from French beds, ornate marble mantelpieces and an Edwardian style bathtub! Seven can be found on the first floor, while there's also one double-room on the 'fun floor' for those who just can't leave the action (there's always one!)

Your private garden is a vast expanse in which to soak up the sunshine, revel in the gentle sea-breeze and admire these breath-taking sea-views! With a sleek and stylish covered brick BBQ area, you can whip up quite the alfresco delight for the whole group with ease, and dine in the sunshine, or even under the stars, on your wonderful terrace! With a large lawn for the children to frolic to their heart's content, this is the perfect holiday-home for a large family (including all the games and entertainment inside!) There's plenty of private parking, of course, so do bring a car to get out and about in the local area!

Brixham Marina is just a stone's throw away, and it's less than a mile to Berry Head National Nature Reserve where you can enjoy a scenic stroll amid



fabulous nature. In Brixham itself you'll find an impressive fish market alongside shops and tearooms, while Torquay and the picturesque town of Paignton are just a short drive away.

Facilities

Chateaux & Castles • Easy By Train • Heritage Collection • Private Pool • Indoor Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Satellite TV • Sauna/Steam • Gym/Fitness Room • Games Room • Indoor Games • Pool/Snooker • DVD • Heating • Cot(s) • High Chair(s) • Toys • Beachfront • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

•Lower Ground Floor

- Bedroom with double bed
- Kids' play room
- Games room
- Snooker room
- Sauna
- Gym
- Indoor pool
- Shower and WC



Ground Floor

- Hallway
- Drawing room
- Dining room
- Kitchen
- Terrace
- Utility room
- Games room
- Cloakroom

First Floor

- Master bedroom with double-bed and ensuite bathroom
- Bedroom with double bed
- Bedroom with twin single beds
- Bedroom with twin single beds
- Bathroom with bathtub and shower
- Bathroom with bathtub and shower

Exterior Grounds

- Garden
- Coastal views
- Balcony
- Barbecue
- Al fresco dining facilities



Additional Facilities

- Wi-Fi
- Table Tennis & table football
- TV & DVD
- Cot & highchair available on request

- Private parking

Location & Local Information

Enjoy the warm, welcoming and easy-going folk of the West Country, and the endless sandy beaches, fossil cliffs, medieval towns and national parks of Devon, a truly unmissable county!

Brixham Manor House is perfectly positioned for those wanting to explore the wonderful region of Torbay and the world-famous English Riviera. Located in the pretty seaside harbour town of Brixham, home to one of the cleanest beaches in the area, Breakwater Beach, and a variety of charming shops and eateries. The lively town of Torquay is just a twenty-five minute car journey away, here are a wider selection of excellent shops and restaurants, beautiful beaches of Babbacombe and the cliffside Oddicombe and fantastic attractions including, Kents Cavern Prehistoric Caves, Babbacombe Model Village and Living Coasts Coastal Zoo. The seaside resort of Paignton is just fifteen minutes away, here visitors are bound to enjoy a trip to its famous Zoo.

For a perfect day in the fresh air and sunshine, Exmoor National Park and the 954km2 Dartmoor National Park, with their endless rugged moorland, woodland, farmlands and valleys sprinkled with granite tors are ideal for walking, horse riding, mountain biking, climbing and much more! The magnificent Jurassic Coast, comprising 95 miles of coastline with 185 million years of geological history is well worth a visit, with the South West Coast Path running along a large section of it.

And for a lively city, to the south-east is Exeter on the River Exe, with its Roman era City Walls, vaulted, medieval underground passages and stunning Gothic cathedral, built in the 12th-century. To the west of the county you'll find the larger city of Plymouth, with a fine display of its maritime tradition in the Barbican's Tudor and Jacobean buildings and Sutton Harbour's heritage trail. Both cities have bustling high-streets and lively nightlife thanks to the sizeable student populations!

Notable events in the area include the Devon County Show in Exeter each May, the Dartmouth Royal Regatta in August and the British Firework Championships in Plymouth also in August.

If flying to the area, Exeter International operates flights between Paris CDG, Amsterdam and countless UK cities, and the nearby Bristol International Airport has nearly 80 destinations.



Local Amenities

Nearest Airport

**Exeter Airport
(52km)**

Nearest Town/City	Paignton (9.4km)
Nearest Village	Brixham (500m)
Nearest Supermarket	Co-Op Food (1.2km)
Nearest Restaurant	The Prince William (0.4km)
Nearest Beach	Brixham (500m)
Nearest Golf	Churston Golf Course (2.8km)

What Oliver loves...

- This exquisite sea-front location will delight you daily with spectacular views across the shimmering expanse of blue and the picturesque harbour to the west!
- Your incredible and enormous kitchen is even equipped with a separate preparation area if you'd like to hire in caterers, so meal times can truly be an unforgettable event in themselves!
- Oak panelling and high ceilings create a striking welcome yet are balanced with contemporary touches throughout the property to make for a truly luxurious environment
- With a sauna and indoor heated pool for your comfort and relaxation, and a games room and kids play room for entertainment and fun – we've truly thought of everything in this manor house!

What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- Sorry, it's not possible to bring pets to this wonderful home
- Friendly housekeepers live in the lower ground floor apartment and are always on hand

Terms & Conditions

- Security deposit: £350 paid 8 weeks prior to arrival and to be refunded in full subject to a damage inspection on departure
 - Arrival time: 4pm
 - Departure time: 10am
 - Energy costs included?: Yes, included in the rental price
 - Linen & towels included?: Yes, included in the rental price
 - End of stay cleaning included?: Yes, included in the rental price
 - Internet access?: Yes, Wi-Fi is included in the rental price
 - Changeover day: Saturday
 - Minimum stay: Please note that there is a 3-night minimum stay
 - Pets welcome?: No pets
 - Smoking Allowed?: No smoking
 - Other Ts and Cs: A travel cot & highchair can be provided on request at time of booking. Please bring your own cot linen.
- * Due to Covid-19, the check-in and out times have been temporarily moved to 7pm & 9am to allow for extended cleaning.