

# Ladybird House

Region: Lakeside Estate **Sleeps: 10**

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## Overview

Dorset's Lakeside Estate offers the chance to immerse yourself in nature, with the entire Estate enveloped by nature reserves, wetlands, and vibrant countryside. Ladybird House sits within the Estate with views stretching out in every direction across the lake and its bordering nature, so whether you are cooking in the kitchen, or lazing in bed, you can gaze out at these natural habitats, absorbing all the benefits of green space from the comfort of a modern home.

The house itself is a beautiful example of modern architecture, which has been sensitively designed to sit within its surroundings. Externally the house is clad in wood with a green roof to reflect the environment around. Internally the building opens up into bright, spacious rooms with large windows and sliding doors that capture the surroundings, with outdoor spaces carefully integrated into the layout so you always maintain that connection with nature.

The ground floor is predominantly open plan, with a generous living, dining and kitchen space that looks out upon the lake. At the centre of the L-shaped room is the kitchen, with a large island unit which encourages social cooking, with everyone gathered around laughing and chatting as food is prepared. To one side there is a modern dining table with room for eight guests to sit comfortably together. Framed by sliding glass doors, this contemporary dining area feels like an indoor-outdoor space and the open design makes for an incredible atmosphere come rain or shine! To the other end of the room, there is a lounge area with two large, comfortable sofas positioned to enjoy the views and the warmth of the modern wood burner.

Doors lead through from this bright open space into a more cosy, intimate snug, furnished with a large double sofa bed, this room can be perfect for curling up in the evenings, or as overflow from the bedrooms. There are four more bedrooms and four bathrooms in the house, including two twin rooms, a double bedroom with a balcony and the master suite. The master bedroom is something special, with high ceilings and glass doors on two walls that lead to an enchanting balcony, so as you rest in bed you can feel immersed in the picturesque surroundings.

Ladybird House is unique, offering all the allure of a private holiday home, alongside the benefits of its Estate setting, with an on-site Spa facility, Tennis Courts and the Nature Reserve. For an unforgettable holiday, look no further.



## Facilities

Villa/House • Modern • Shared Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Satellite TV • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

Ladybird House is a contemporary property offering beautiful architecture inside and out with a constant connection to nature. There are 5 bedrooms and 4 bathrooms, and it can accommodate up to 10 people.

## *Ground Floor*

- Fully equipped, open-plan kitchen with breakfast bar peninsula
- Dining area for eight guests
- Living room with log burner and access to the decking
- Snug/bedroom with double sofa bed
- Bathroom

## *First Floor*

- Master bedroom with king-size bed, balcony and en-suite shower room
- Bedroom with double bed and balcony
- Bedroom with twin beds
- Bedroom with twin beds
- Family bathroom

## *Exterior Grounds*

- Decking
- Lawned garden

## **Additional Facilities**

- Wi-Fi
- Satellite TV
- Travel cot & highchair available on request
- Use of Estate spa and outdoor swimming pool



## Location & Local Information

The dramatic Jurassic coastline plays protector to the wild heathlands and rolling dales of beautiful Dorset. It is no wonder that this captivating area has enticed filmmakers, poets, authors and artists for centuries, with visitors allured by the sweeping golden beaches, grand historic houses, cobblestone market towns and idyllic country pubs.

All around the Lakeside Estate and scattered down the Jurassic Coast there are picturesque towns to visit. From the breezy coastal town of Poole to the rich history of Dorchester and the picture postcard vistas of Lyme Regis. The Estate itself is located amidst the rugged beauty of this area, in the environs of West Dorset. Formerly the site of RAF Warmwell, the Estate boasts a rich history, offering a breath-taking space combining unspoilt nature, beautiful wildlife, and modern luxuries, so you can leave all worries behind, settling in for a holiday of complete relaxation.

Enjoying the great outdoors is all part of a stay at the Lakeside Estate, with waterways to discover, cycle pathways to relish and the rolling Dorset Countryside to explore. Whether you want to hop in a kayak, canoe, paddleboard or bike, there is something for everyone, it is a real hub of activity! The Estate's tennis court and 3G artificial-turf Multi Use Games Area (MUGA) in Beaumont Village offer the perfect facilities for a quick knock-about or a lively game of five-a-side football with friends and family. The views from the courts over Beaumont Lake are gorgeous, making for a tricky distraction when you are trying to hit a winning shot!

Lowland heathland is one of Britain's most important habitats for wildlife conservation. The outer Heath is a SNCI (Site of Nature Conservation Interest) and it supports an unbelievable range of plants, birds, insects and mammals making it a remarkable place for wildlife spotting. For those eager to get close to nature, there are hundreds of acres to explore, with woodlands and hedgerows sheltering this diverse array of native wildlife. You can explore down the waterways, or by foot or bike making the most of the vast network of private footpaths.

After a busy day immersed in nature, the Estate Spa is the perfect respite. The spa has been designed to offer a tranquil sanctuary of stress-free indulgence and ultimate relaxation! There is an outdoor pool, roof terrace, sauna, gym, library and a 'restful relaxation' lounge for some post treatment 'you' time. In the peaceful, candlelit treatment rooms you can enjoy an array of luxurious treatments.

Of course, no holiday is complete without a satisfied appetite. Your holiday home offers its own kitchen for home cooked delicacies, or for a night off, there are plenty of options within the Estate and in the surrounding towns. The Hurricane Terrace and Bar is located on the roof terrace of the spa, offering



bespoke cocktails inspired by the area and a variety of snacks and small plates if you are feeling peckish. The Estates traditional handmade yurt offers the perfect spot for a lazy afternoon, with an outdoor woodfired pizza oven which is often fired up by expert chefs to provide the tastiest authentic woodfired pizza using the freshest local ingredients. Hours will idle by, as you play bored games, tell stories, and get cosy by the log burning stove!

## Local Amenities

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Nearest Airport	<b>Southampton Airport (51.8 miles)</b>
Nearest Village	<b>Crossways (Walking Distance)</b>
Nearest Town/City	<b>Dorchester (6 miles)</b>
Nearest Restaurant	<b>The Wise Man Inn (3.3 miles)</b>
Nearest Beach	<b>Man O'War Beach (8.1 miles)</b>
Nearest Golf	<b>Came Down Golf Club (7.7 miles)</b>
Nearest Train Station	<b>Moreton (1.6 miles)</b>
Nearest Supermarket	<b>Waitrose &amp; Partners Dorchester (5.9 miles)</b>

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## What we love

- With hundreds of acres of outstanding natural habitats, the outdoor explorations are endless at The Lakeside Estate!
- The Estate Spa offers offer a tranquil sanctuary of stress-free indulgence and ultimate relaxation!
- The house has access to a number of the “resort” style facilities (spa, children’s playground, tennis courts and more)
- With breath-taking lake views this property is not one to disappoint!

## What you should know...

- The fifth bedroom offers a double sofa-bed
- This part of the Estate is a brand-new development, as such, there are still properties and areas of the island that are undergoing final elements of construction, so whilst this property is fully completed, it is possible that you may see construction, machinery and workers on or around the island between 0800 and 1600, Monday to Friday
- Please be aware there are no water-based activities between November and February for health and safety reasons
- On-site access to water sports equipment and bikes are only available to guests staying at properties with an ‘Activity Hub Membership’, which Ladybird House does not have. At this time, casual hire of equipment is not available onsite, however guests may bring their own. Access to bikes, canoes, kayaks, and stand-up paddle boards are available, but at an additional cost

# Terms & Conditions

- Security deposit: This property is subject to a £500 refundable damage deposit
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pets welcome?: No pets allowed
- End of stay cleaning included?: Yes, included in the rental price.
- Smoking Allowed?: No smoking.
- Heating costs included?: Yes, included in the rental price.
- Internet access?: Yes, Wi-Fi included in the rental price.
- Other Ts and Cs: A travel cot & highchair can be provided on request, please bring your own cot linen.