

# Beach Retreat

## Booking Details

---

### Booking ID

81754

### Guest Name

Victoria Moore

### Booked Dates

Friday, 1st October 2021 - Monday, 4th October 2021

### Property Address

21 Sycamore Gardens, Romney Marsh, DYMCHURCH, Kent, TN29 0LA

what3words: ///gamer.storyline.hulk

Navigate directly to the front entrance by entering this 3-word address on [what3words.com](https://www.what3words.com)

## Directions, Keys & Extras

---

### Directions

For security reasons, the property name has been changed. The property is known locally as the Beach Sun Retreat.

#### Property Address:

Beach Sun Retreat,  
21 Sycamore Gardens,  
Dymchurch,  
Kent,  
TN29 0LA

GPS: 51.02808144394582, 1.0007071903306617

*Please ensure you park only in the drive and not on the road, where you may inadvertently block neighbours and be towed away since it's a private road.*

What3Words: [gamer.storyline.hulk](https://www.what3words.com/gamer.storyline.hulk)

### Key Collection

The keys will either be left in a secure key store at the property or someone will greet you on your arrival.

Check in is from 3pm, the owners have a key store so can accommodate late evening arrivals. Departure, please, is by 10am so they can prepare house for incoming guests.

### On-Site / Emergency and Direct Property Contact

If you have any questions/problems during your stay then please don't hesitate to be in touch.

For questions/problems during your stay:

- **Lee** the house caretaker: 07715 976569

For anything else you fancy :

- **Karl** on 07830 182380 or [Karl@realsunlight.co.uk](mailto:Karl@realsunlight.co.uk)

The Beach Sun Retreat

**Phone** +44 (0)7836 595845

**Web** [www.beachsunretreat.com](http://www.beachsunretreat.com) **Email** [thebeachsunretreat@outlook.com](mailto:thebeachsunretreat@outlook.com)

### Additional Assistance

Need a little help during your holiday? That's where the local on-site staff come in. You can find their details in your arrival pack, so feel free to pop them a message with any queries. For additional assistance, you can reach out to the

## Catering and Extra Services

At Oliver's Travels we pride ourselves on going that little bit further for our guests. From private chefs to babysitters we can help you arrange those little extras that make it a truly memorable holiday. Simply fill in the concierge request form or contact the Oliver's Concierge Team who will be happy to help. We can typically help you arrange any of the following:

- Maid service/extra cleaning
- Private chef/cook/catering
- Welcome hamper/pre-stocked fridge
- Local day-trips or tours
- Airport pick-up/drop-off
- Babysitting/childcare services

Please note that all extras are subject to availability and must be requested in advance of the holiday (prices on request). Due to some rural/remote locations, not all services will be available at all properties. However, we will always do our best to fulfill your requests!

# House Book

---

## HOT TUB

If you would like use of the Layz Spa Toronto Hot Tub during your stay, please be sure to let the 'On-site contact' know at least 7 days prior to arrival. Payment will be made directly to them:

- *It comfortably seats up to seven guests*
- *Weekend break (up to 3 nights): £150*
- *Stays of 4 nights or more: £200*

## House Rules

### Music/Noise

Please be mindful to turn music right down by 10:30pm and close windows in living area, and please limit noise outside in gardens late into the evening so as not to cause any disturbance in the neighbourhood. Due to issues in the past we are on the council's noise pollution list, if rules aren't followed the house won't be allowed to be rented.

### Open Water

The pond is 6 feet deep, please never leave children unattended in the garden.

### Smoking

The house is strictly non-smoking, you can smoke in the tropical garden which is accessed via French doors in living room.

### House History

The house dates back to 1700's when it was used by priests at the local church. It has been extended several times and exact original structure is unclear, however the round pillars in the living room/hallway were certainly part of it. At one stage all the land in front and behind the house belonged to it as did the next door Arts & Crafts house. There was even a tennis court on the green. It's always been a historically important house and for the last 100 + years has also been used as a hotel. In the 60s it became popular with film crews and several famous actors stayed. From 2000 it became neglected and had accolade as one of the worst rated hotels on TripAdvisor! A 30 ton Russian army tank was in the garden (you can still see the tracks driving it up to the beach from where the statue is today), several armoured vehicles were parked in the front, with the shell of a nuclear missile on top of the bar which probably didn't do the hotel business any favours either! Karl and Rohini Emanuelsson became the proud owners' in 2010 and set out to create a unique sanctuary with beautiful spaces to relax and rejuvenate, complemented by sunlight therapy – a new innovation from Sweden. In time when we can afford to renovate the top floor it will feature panoramic sea views

### The Sun

Real Sunlight is an exciting new health-giving innovation from Sweden. It is the first and only product in the world which fully replicates natural sunlight, providing a completely safe way of getting a healthy dose of sunlight all year. The best way to enjoy the sun is to wear as little as possible to maximise skin exposure. Do not wear sun block or sunglasses and just close your eyes or read a book and soak up the health giving rays. You can even do Yoga in the sun if you are familiar with Sun Salutations, or any stretches to wake up the body.

*The sun has 3 programs, optimal dosage is 1 hr per day in full daylight:*

Miami | Sunrise & full daylight for remainder of the program

Mauritius | Sunrise, full daylight and a long sunset

Bali | Sunset for the whole program

Key benefits of sun therapy include strengthening the immune system; critical to staying healthy and reducing likelihood of serious diseases such as cancer. Moderate sun tanning, 100% safely and also promoting healing of the skin. It is one of the most effective treatment against SAD. It energises by conditioning the pineal glands & aids sleep as well as the detoxification of heavy metals. Stimulating blood circulation, soothing joint and muscle pains/aches, providing relief from fibromyalgia and arthritis not to mention helping to lower blood pressure and stimulating Vit D production. We hope you enjoy our "sun's" life enhancing properties for a more vital and healthy life. [www.realsunlight.co.uk](http://www.realsunlight.co.uk)

### Himalayan Salt Gemstone Sauna

We have recently added a unique Sauna which can be accessed from the laundry room (next to communal toilets). There are grey towels for your use. It takes around 40 minutes to warm. Once you've finished, please leave external door open to allow room to cool down – as white floor can warp.

### The Fishies & Pond

The pond is 6 feet deep so please never leave children unattended in the garden. The pond is home to around 7 beautiful Koi fish, 25 Goldfish and 30 Tench. There is food under reception desk – feel free to feed couple of times a day. But please stay outside whilst they are feeding as otherwise the seagulls can kidnap the baby fish!

### Light Effects

The living area really comes to life at night when you can have fun and play with all the dimmers, uplighters and laser effects to create your own little "nightclub"! The switch board is in the bar area where you can also operate the outside front and tropical garden lights.

### Commercial Quality Kitchen

Great commercial cooking facilities which are perfect whether you are cooking for yourselves or employing caterers.

### DJ equipment

Professional high end DJ equipment is available. We will happily talk you through how to use it.

### Internet

The router can be found under the reception desk in the entrance hall. Password is on the router.

### Cinema Room with 3D TV

Features cast iron antique theatre seats rescued from an old theatre and lots of movies, Blu-Ray & surround sound. Popcorn is of course essential, there is an air popping machine which makes it a healthy snack.

### Laundry Facilities

The washing machine and dryer are located in the boiler room next to the toilets.

### Drains

The drains can get blocked easily so please be careful with what you flush down the toilets, especially communal toilets.

You can view a full guide/information pack here. ([https://www.oliverstravels.com/fileadmin/Beach\\_Retreat\\_House\\_Book.pdf](https://www.oliverstravels.com/fileadmin/Beach_Retreat_House_Book.pdf))

## Local Area

### Local Attractions & Day Trips

From Dover's white cliffs to the historic and magnificent Canterbury cathedral to the Turner Gallery in Margate, there's so much to see and do in the garden of England. You can shop on cobbled streets in Rye perched on a hill with a medieval church, beautifully preserved historic houses or experience safari adventures at Port Lympne Wild Animal Park. Admire brightly coloured orchards and beautiful countryside whilst driving through Kent's many little picture post-card villages. For something a little more grand visit the impressive Bodiam and Leeds Castle. There are more stately homes, castles and gardens in Kent and the surrounding area than in any other part of the UK.

You can taste wines and ciders at Chapel Down or Biddenden Vineyards or enjoy family fun at <https://thehopfarm.co.uk/> (<https://thehopfarm.co.uk/>).

The local miniature railway [www.rhdr.org.uk](http://www.rhdr.org.uk) (<http://www.rhdr.org.uk>) is a 15" gauge main-line in miniature, built in 1927 with operating steam and diesel hauled trains - you can even drive it yourself! If that isn't enough, you can always pop over to France for lunch, which is an hour away door to door with the Eurotunnel terminal only 7 miles away!

Folkestone's Creative Quarter is a hive of arty activity with galleries galore. Strollers will enjoy the mile-long Folkestone Leas promenade that overlooks the ocean - a really beautiful walk, perhaps ending with cream tea or dinner at the Grand Hotel. You can drive along the coastal road past Sandgate to access the South Leas coastal walk parking. The neighbouring historic Cinque Port town of Hythe has a lovely high street with plenty of antique and small shops, restaurants as well as an antiques market at the Malt House. Dungeness Nature Reserve is a fascinating place with fishermen's huts and the largest expanse of shingle in Europe, a haven for wildlife spotters. Dungeness is one of Britain's most spectacular landscapes and appeared on numerous record covers and tv ads. While you're there pick up fresh fish at [www.dungenessfishhut.net](http://www.dungenessfishhut.net) (<http://www.dungenessfishhut.net>) or enjoy it right there on the beach at [www.dungenesssnackshack.net](http://www.dungenesssnackshack.net). (<http://www.dungenesssnackshack.net>) The film director, Derek Jarman's Garden at Prospect Cottage is interesting for garden and film buffs alike [www.gardenvisit.com/garden/derek\\_jarman\\_garden\\_prospect\\_cottage\\_dungeness](http://www.gardenvisit.com/garden/derek_jarman_garden_prospect_cottage_dungeness) ([http://www.gardenvisit.com/garden/derek\\_jarman\\_garden\\_prospect\\_cottage\\_dungeness](http://www.gardenvisit.com/garden/derek_jarman_garden_prospect_cottage_dungeness))

For antiques, good quality shopping, fine restaurants and a relaxing day head to the historic spa town of Royal Tunbridge Wells, you can enjoy alfresco drinks and dining in the Pantilles. For rainy days and retail therapy, Ashford has a great modern large discount outlet centre next to the International train station featuring great designer brands. [www.mcarthurglen.com/en/outlets/uk/designer-outlet-ashford](http://www.mcarthurglen.com/en/outlets/uk/designer-outlet-ashford)

For nightlife, shopping and wide variety of independent and chain restaurants head to Maidstone just under 1hr drive

### Several great golf courses nearby such as:

- Littlestone Warren 01797 363355
- Lydd 01797 320808
- Hythe Imperial 01303 233745
- Sene Valley 01303 268513.
- Open Venue Sandwich just under 1hr drive 01304 613090.

### Food Shopping

There is a large Sainsbury in Hythe and New Romney, a Waitrose in Hythe, and a small Tesco Metro in Dymchurch. Or to save time before you arrive you could do an online shop at any one of the big superstores so it is delivered to your door when you arrive.

### Fine Dining, Pubs and Fast Food:

- The Grand Hotel | Folkestone, beautiful views, and lovely atmosphere especially when grand Piano is played. Serves cream teas & Sunday lunches with special events. 01303 222 222 <https://grand-uk.com/> (<https://grand-uk.com/>)
- Romney Bay Restaurant | open Tues, Wed, Fri & Sat and offers a four course dinner menu with ingredients sourced locally at 7.30 for 8.00pm at £45 per head. Book 48 hrs in advance 01797 364 747 [www.romneybayhousehotel.co.uk](http://www.romneybayhousehotel.co.uk) (<http://www.romneybayhousehotel.co.uk>)
- The Marquis at Alkham | Michelin\* restaurant close to Dover 01304 873410 [www.marquisofgranby.co.uk](http://www.marquisofgranby.co.uk) (<http://www.marquisofgranby.co.uk>)
- The West House | Graham Garrett - Michelin\* in Biddenden 01580 291341 [www.thewesthouserestaurant.co.uk](http://www.thewesthouserestaurant.co.uk) (<http://www.thewesthouserestaurant.co.uk>)
- The Sandgate lounge | great views of the sea 01303 220444 / [www.sandgatehotel.com](http://www.sandgatehotel.com) (<http://www.sandgatehotel.com>)
- The Gallivant | Nice beach themed restaurant and bar in Camber 01797 225 057 <https://thegallivant.co.uk> (<https://thegallivant.co.uk>)
- The Swan at Chapel Down | serves locally sourced English produce and has a great bar featuring the best of British drinks on draught, as well as Chapel Down's award winning wines. A terrace offers great views. [www.illbemother.co.uk/theswan](http://www.illbemother.co.uk/theswan) Also many good restaurants in Rye, Tunbridge Wells and Canterbury which you can combine with a day trip out.

### Local Pubs

There are many traditional pubs in the area offering home cooked food, Sunday lunches and carvery buffets.

- Ship Inn within walking distance has recently been refurbished with daily specials <https://shipinnndymchurch.co.uk> (<https://shipinnndymchurch.co.uk>)
- City of London on the High Street offers good food and live entertainment [www.cityoflondondymchurch.co.uk](http://www.cityoflondondymchurch.co.uk) (<http://www.cityoflondondymchurch.co.uk>)
- Botolphs Bridge Inn is a drive away and offers slightly upmarket pub food [www.botolphsbridgeinn.co.uk](http://www.botolphsbridgeinn.co.uk) (<http://www.botolphsbridgeinn.co.uk>)
- The Neptune is a drive away, an old pub with traditional carvery buffet on Sundays [www.neptunecarvery.com](http://www.neptunecarvery.com) (<http://www.neptunecarvery.com>)

### Home Delivery Food/Fast Food:

- Indian | Tandoori hut is a great curry, you can ask for less oil to make it healthier 01303 874949 / [www.tandoorihutdymchurch.co.uk](http://www.tandoorihutdymchurch.co.uk) (<http://www.tandoorihutdymchurch.co.uk>)
- Kebabs and Pizza | Aspendos is good offering home delivery, lots of salad and spicy sauces 01303 875195 / [www.aspendosrestaurants.co.uk](http://www.aspendosrestaurants.co.uk) (<http://www.aspendosrestaurants.co.uk>)
- Chinese | The Tasty House is good 01303 873192
- Fresh fish & chips | The pilot is a short stroll along the sea towards the village centre. This "shack" is a small outlet in the same building as the amusement arcade.

### Tea Rooms:

- The Mortar and Pestle Vegan tea room Highly recommended local tearoom for high quality home prepared vegan food and yummy treats. Ian, the lovely owner, can also cater for your group, we use him for our Wellbeing Retreats 07858 279965 / <https://the-mortar-pestle-vegan-tearoom.business.site> (<https://the-mortar-pestle-vegan-tearoom.business.site>)
- Mary's Tea Room [www.marystearoom.co.uk](http://www.marystearoom.co.uk) (<http://www.marystearoom.co.uk>) is popular with both the local community and visitors. It is traditional in every sense, from the embroidered tablecloths, bone china tea services, to the loose leaf tea itself. There are a variety of cakes and pastries which are made on the premises every morning.

### Beauty, Health Treatments & Spas:

There are a number of mobile therapists who offer a range of beauty treatments/massage at the house - we have a dedicated massage room on the ground floor.

- Nathalie at [www.pureequilibrium.co.uk](http://www.pureequilibrium.co.uk) on 07482222153. There is a local beauty salon [www.temptbeauty.co.uk](http://www.temptbeauty.co.uk) (<http://www.temptbeauty.co.uk>) who offer a range of treatments as well as Pamper Parties.
- Mercure Imperial Hotel & Spa in Hythe - is a local 4\* hotel with Spa treatments, pool and gym facilities. They also have a golf course with sea views. [www.hytheimperial.co.uk](http://www.hytheimperial.co.uk) (<http://www.hytheimperial.co.uk>)

**Equipment Rental:**

- Bikes | [www.romneycycles.co.uk](http://www.romneycycles.co.uk) (<http://www.romneycycles.co.uk>) , 77 High Street, New Romney / 01797 -362 -155
- Water Sports | [www.ryewatersports.co.uk](http://www.ryewatersports.co.uk) (<http://www.ryewatersports.co.uk>) or [www.actionwatersports.co.uk](http://www.actionwatersports.co.uk) (<http://www.actionwatersports.co.uk>) for wind surfing, kite surfing and sailing, water/jet skiing/wake boarding.
- Kite surfing, buggys & landboarding | [www.thekitesurfcentre.com](http://www.thekitesurfcentre.com) (<http://www.thekitesurfcentre.com>) on Camber or Greatstone Beach. They offer courses and group activity days.
- Horse riding | We have seen horse riders on the beach. There are several horse riding schools if you are interested.
- There are donkey rides and jet skiing available on Dymchurch beach during peak season

## Terms & Conditions

---

Security deposit	£400 paid via bank transfer to the owner the day before arrival and refunded two weeks after departure, subject to full inspection.
Arrival time	3.00 p.m.
Departure time	10.00 a.m.
Energy costs included?	Included in the rental price.
Linen & towels included?	All linen and bath towels are included in the rental price.
Pets welcome?	Well trained pets allowed with an additional cleaning charge.
Other Ts and Cs	We have three rental options: - Monday to Friday - 4 nights (short break option 1) - Friday to Monday - 3 nights (short break option 2) - Friday to Friday - 7 nights 2-night breaks may be possible on request. Please enquire for pricing and availability. Please note that whilst Beach Retreat can sleep up to 17 guests, the maximum capacity is 15 guests.
Changeover day	The house can be booked for weekends (Fri-Mon), mid-week (Mon-Fri) or full weeks. There is always a Monday or Friday changeover day.
End of stay cleaning available?	£185 paid directly to the owner
Smoking Allowed?	No smoking in the property.
Other 2	The Lay-Z-Spa Toronto Hot Tub comfortably seats up to seven guests and is available to book for an additional fee. To ensure availability, please reserve at least 7 days in advance. Weekend break (up to 3 nights): £150 Stays of 4 nights or more: £200