Meadow Manor

Region: East Of England **Sleeps:** 14

Overview

Meadow Manor is a beautiful Manor House with parts dating back to the 16th century. The house has a stunning cliff top position overlooking the sea in the delightful village of Mundesley.

Meadow Manor provides the ideal self catering seaside retreat. The house sleeps fourteen and features stunning sea views, making it ideal for family holidays, relaxing weekends, reunions, hen weekends and special birthdays set in a quiet and tranquil Norfolk village. Additionally, guests have the option of adding a fifteenth temporary bed in one of the twin rooms, to accommodate a child.

Superbly located just a 5 minute walk from the heart of the village and 100 metres from the beach, it provides the ideal base to discover North Norfolk.

The house is perfectly suited as both a winter retreat, with log fires, country walks, and local pubs, as well as a summer holiday home, with beach life, BBQs, and summer fetes.



Facilities

Golf Nearby • Fishing • Sailing • Stag/Hen Allowed • Walking/Hiking Paths • Ideal for Parties • Walk to Village • Ideal for Kids • Special Offer • Maid Service Available • Has Discount • Manor • Quirky (Unique) • Ideal for Teens • Chef/Cook Available • Cots (Cribs) • Walk to Beach • Pets on Request • Beach Nearby • Walk to Restaurant • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Hot Tub • AGA • Satellite TV • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds







Interior & Grounds

Ground Floor
- Entrance conservatory
- Large Entrance Hall with main stairs
- Drawing Room with open marble fireplace
- Main sitting room furnished in a beach house style with many contemporary art pieces and LCD digital TV and surround sound DVD
- Mini cinema room with 42' Plasma Digital TV with bean bag seating
- Fully-equipped kitchen with Aga, and small backup counter electric oven, dishwasher, 2 fridges and 1 freezer leading to garden room with dining facilities for up to 14 guests
- Boot Room with WC and a selection of wellies and coats for guests to use

First Floor
- Master double bedroom with a funky in-room slipper bath.
- Bedroom with king-size double bed
- Bedroom with double bed
- Bedroom with double bed
- Bedroom with double bed
- Family bathroom
- Family shower room
- Cloakroom

Second Floor
- Bedroom with twin single beds
- Bedroom with twin single beds (If requested, guests have the option to sleep one further child here, on a temporary bed)

Exterior Grounds
- Large 1/3 acre garden, mainly lawn with small wood giving house seclusion
- Spa pool
- Dining facilities
- Large gas barbecue
- Path through the wood leads directly to the beach path 100yds away.

Additional Facilities
- Wi-Fi
- Table tennis
- Laundry facilities
- TV & DVD
- Parking









Location & Local Information

The house is perfectly situated to discover the stunning North Norfolk coast line including Cromer, Sheringham, Cley, Blakeney, Wells, Burnham Market, Burnham Overy Staithe, and Brancaster. It is also ideal for exploring inland to discover the market towns of Holt, Fakenham, Aylsham, North Walsham.

A path through the wood leads directly to the beach path 100 yards away.

Mundesley is a small, largely undiscovered, pretty Victorian seaside village located on the North Norfolk coast. It has an award winning beach, excellent village facilities and beautiful surrounding countryside for summer and winter walks. The house is just a 1 minute walk from the beach and 5 minutes walk from the pretty village centre. The village has everything needed: a good butcher, wet fish stand, general store, vegetable shop, chemist, excellent chip shop, art gallery and numerous pubs all within walking distance.

Things to do
- Discover Mundesley
- Traditional Broads Sailing
- Seal Trips
- Sailing at Morston
- Historic Houses
- Antiques and restaurants
- Norfolk Wildlife Trust
- Golf at Mundesley Golf Club, Royal Cromer Golf Club, Links Country Park Hotel and Golf Club

Restaurants
- Saracen's Head Gastro Pub
- Walpole Arms Gastro Pub
- Morston Hall
- Byfords Holt
- The Victoria
- White Horse Blakeney

Recommended Local Pubs
- Royal Hotel
- Vernon Arms: a favourite with good food, a log fire and a pool table

**Please note that Meadow Manor has recently undergone redecoration and refurbishment in several of the bedrooms and the dining room, further enhancing the property's charm and comfort. New photos showcasing these updates will be coming soon!*

Local Amenities

Nearest Airport	**Norwich (32 km)**
Nearest Bar/Pub	**Mundesley (Under 1 km)**









Nearest Beach	**Mundesley (Under 1 km)**
Nearest Golf	**Mundesley Golf Club (1km)**
Nearest Golf	**Royal Cromer Golf Club (9km)**
Nearest Restaurant	**Mundesley (Under 1 km)**
Nearest Town/City	**Cromer (8 km)**
Nearest Village	**Mundesley (Under 1 km)**

What we love

- Enjoy stunning views over the North Norfolk coast line.
- The luxurious spa pool is ideal for use all year round.
- The garden path takes you through the woods to the beach just 100 yards away.

What you should know...

- The property is not suitable for disabled guests
- Access to one of the bedrooms is via another bedroom, so this is only really suitable for a family with children.

Terms & Conditions

- **Security deposit:** £250. This is paid on arrival and will be refunded in full after departure subject to damage inspection

- **Arrival time:** 5.00 pm

- **Departure time:** 10.00 am

- **Energy costs included?:** Yes, included in the rental price. Logs are available on request for an additional £40

- **Linen & towels included?:** Yes, included in the rental price

- **Pets welcome?:** A maximum of two well-behaved dogs are allowed upon request, for an additional charge of £75 per dog for weekend stays and £150 per dog for a week's stay. Please note that you must specify the breed at the time of booking, and approval is subject to the property owner's discretion. Additionally, pets will only be permitted during July and August if availability permits time for additional cleaning. Please enquire for more details. For further information, kindly refer to the 'Pet Terms' below.

- **Other Ts and Cs:** Please note that the property owner applies a standard £500 admin cancellation fee on all bookings

- **Changeover day:** Friday or Saturday. Weekly bookings should begin on a Saturday

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted inside

- **Minimum stay:** Please note that there is a 2-night minimum stay, this may be increased across peak dates

- **Internet access?:** Yes, Wi-Fi is included in the rental price

- **Stag & Hen Do Allowed? :** A maximum of 12 people are allowed for hen parties, and they must keep noise to a reasonable level. 14 guests can only stay for family bookings, due to the bedroom configuration and noise restrictions.

Pet Terms:
As a general rule the property owners prefer not take dogs. This is out of respect for the next guests and the cleaner. However, if you agree to their terms and additional fee, they will consider it based on dog type and these T&C's.

Please note that they generally cannot accept dogs during the peak summer months Jul – Aug as the turnaround time does not allow sufficient cleaning time.

Terms & Conditions

- £75 per dog for weekend stays and £150 per dog for a week's stay
- A dog owner £150 refundable deposit (per dog owner) is required on all pet rentals – refunded after the holiday
- No dogs on furniture
- No dogs in bedrooms
- Large dogs such as German shepherd, Labradors have to be requested first
- Dogs to sleep in either the Kitchen, or own cage
- Any signs of scratching on door wood work or general paintwork will be charged
- Dogs must be dry and clean before entering house, you must bring own towels
- Please ensure all dog waste is promptly collected and removed from the garden
- Please ensure both the main road and garden gates are shut
- The owners of the house accept no liability for the loss, injury or death of a pet whilst at Meadow Manor.