

Blackdown Manor

Region: The South West **Sleeps:** 24

Overview

Blackdown Manor, an expansive country home in Somerset, boasts the best of the outdoors. On 22 acres of landscaped woodland, with a stone house that sleeps 14 and a cottage that sleeps 10, this marvellous property is ideal for a holiday with the entire family.

Built in the 1800s for a gentleman JP, this manor is near Culmhead on the Blackdown Hills. Explore their beautiful ridges and valleys, or stay within the estate. The spectacular grounds lend themselves to a range of country pursuits, including archery, croquet and clay shooting. A two-acre spring fed lake has excellent fishing, and you can swim in a heated outdoor pool or relax in the hot tub.

For those who want to explore further afield, there's beautiful walks in the Blackdown and Quantock Hills nearby, horseback riding and golf. A little further, enjoy the shingle beach at Branscombe or the surfing and sand at Saunton Sands. In the mood for entertainment at home? We can arrange masseurs, musicians, even a casino night or murder mystery. For foodies, the delicious Merry Harriers Pub is 5 minutes away.

Blackdown Manor is off the M5 motorway and close to Taunton railway station.

Facilities

Weddings • Chateaux & Castles • Eco Friendly (Sustainable) • Wi-Fi/Internet • Golf Nearby • Games Room • Table Tennis • Waterfront • Rural Location • Indoor Games • Cots (Cribs) • DVD • Heritage Collection • Animal farm • Children's videos/DVDs • Recommended • Swings • Private Pool • Heated Pool • Supports the local community (locally owned) • Supports the local community (promotes local businesses) • Committed to Renewable and Green Energy • Ideal for Kids • Mattress protector • Promotes Sustainable Living (Recycling) • Ideal for Teens • Promotes



Sustainable Living (Vegetable Patch) • Protects and conserves local Heritage • Pets on Request • Hot Tub • Walk to Restaurant • Ideal for Parties • Stag/Hen Allowed • Ground Floor Bed & Bath • Outdoor Games • Table Football • Pool/Snooker • Working Fireplace/Woodburner • Heating • Conference Facilities • High Chair(s) • Walking/Hiking Paths • Horse Riding • Go-Karting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

This impressive stone built country house is set in 22 acres of landscaped woodland on the Blackdown hills in an area of outstanding natural beauty.

The property consists of the main house and cottage which together can accommodate up to 24 guests in comfort. In front of the house is a natural pond with its own island gazebo and to the west of the property is woodland featuring many rare and specimen trees.

Ground Floor

- Living room with fireplace
- Fully equipped kitchens
- Dining room seating 24
- Games room with table tennis and snooker table

Bedrooms

Main House

The main house sleeps 14 people in 7 bedrooms. There are 5 bathrooms of which 2 are en-suite.

Ground Floor

- Bedroom with zip & link double bedroom.

First Floor

- Bedroom with double bed
- Bedroom with double bed
- Bedroom with double bed
- Bedroom with twin beds
- Bedroom with twin beds
- Bedroom with zip & link double bed

Keepers Cottage

Additional accommodation in Keepers Cottage (20 metres from main house). The cottage sleeps a further 10 people in 5 bedrooms with 3 bathrooms 1 of which is en-suite.

Ground Floor

- Bedroom with zip & link double bed
- Bedroom with zip & link double bed

First Floor

- Bedroom with double bed
- Bedroom with zip & link double bed
- Bedroom with zip & link double bed

Exterior Grounds

- Private swimming pool (open May - September)
- Hot tub
- Twenty-two acres of gardens
- Large lake
- Apple orchard



Location & Local Information

The options are virtually endless, but here are some of the more popular activities.

Massage: Just the thing to soothe away stress! The masseurs come to the house for a minimum of 3 hours, for either hour or half hour treatments.

Archery, laser clay, pistol and clay shooting can be arranged in the grounds, ideal if you are short of time or don't fancy driving further afield.

If you don't mind a scenic drive down to Exmoor, there is nothing more exhilarating than Horse Riding on the hills. This can be combined with Fly Fishing tuition and Clay Shooting as all three are quite near each other.

On the entertainment front, casino night is very popular (strictly for fun, the house does not have a gaming licence!). The manor can also arrange a murder mystery or you can choose from a wide range of musicians, from a pianist to a ceilidh or from Blue Grass to dinner jazz and anything in between.

A newly converted coach house now provides a fabulous indoor space for table tennis, table football and snooker.

Cooking skills: let chefs work with you and have a fun experience producing a meal for yourselves – the Thai course is very popular.

Golf: Oliver's VIP Concierge Team can direct you to excellent parkland, championship and links courses all within 5-10 miles of the property.

Walking: Whether you want a gentle stroll, or a more energetic hike up a hillside, there is something for everyone, (mostly with a pub along the way!) there are maps and guided walks at the houses.

Quantock Hills, home and inspiration to the writers Wordsworth and Coleridge and home for the oldest breed of wild pony. Glorious for walking, especially down Dead Woman's Ditch!

The Blackdown Hills, an Area of Outstanding Natural Beauty and the West Country's best kept secret.

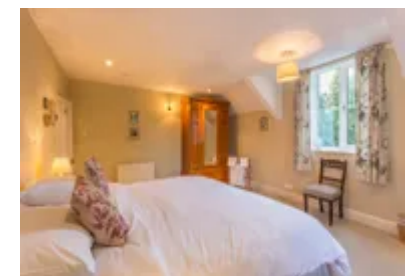
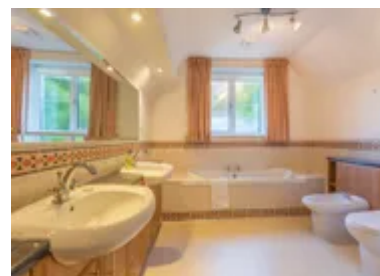
Exmoor, including Lorna Doone country, are Tarr Steps are all beautiful areas to explore.

Surfing: Oliver's VIP Concierge Team can direct you to great spots or arrange excellent private tuition for your group, including all equipment.

Branscombe Beach, on the south coast near Lyme Regis, is a romantic, wonderful, shingle beach. Early summers evening barbecues on the beach are also highly recommended!

Saunton Sands; near Barnstaple, north Devon, is a two mile stretch of lovely, soft, sandy beach. Around the corner is the popular surfing beach Croyde Bay and Woolacombe Sand. Roads around this area can get busy in the peak summer months.

Local Amenities



Nearest Airport	Exeter (43 km)
Nearest Ferry Port	Weymouth (86 km)
Nearest Village	Blagdon Hill (3 km)
Nearest Town/City	Blagdon Hill (3 km)
Nearest Restaurant	The Merry Harriers, Clayhidon (2 km)
Nearest Bar/Pub	The Lamb & Flag, Blagdon Hill (3 km)
Nearest Beach	Beach at Lyme Regis (35 km)
Nearest Golf	Oake Manor Golf Club (15 km)

What we love

- Challenge each other to table tennis, table football or snooker in the games room with its remarkable cathedral ceiling.
- After a swim in the pool or a dip in the hot tub, pick cider apples in the orchard and cook a delicious crumble.
- This holiday home's extensive dining room table seats 24, so there's room for everyone.

What you should know...

- There are two lakes and a swimming pool that are not fenced off, so children need to be carefully supervised.
- Those with certain mobile phone providers may experience weak reception, however there is Wi-Fi for checking emails!
- There's no wheelchair access.

Terms & Conditions

- **Security deposit:** £1000. This is paid prior to arrival and will be refunded in full after departure subject to damage inspection. This security deposit will increase to £1,500 for all same sex parties or groups where the average age is less than 30 (min age 25).

- **Arrival time:** 4pm onwards

- **Departure time:** 10am

- **Energy costs included?:** Yes, included in the rental price

- **Linen & towels included?:** Yes, all linen, bath and pool towels are included in the rental price

- **Pets welcome?:** A maximum of 2 well behaved dogs are welcome for an additional charge of £15 per dog, per night

- **Changeover day:** 7 night stays must start on a weekday and will only include one weekend.

- **End of stay cleaning available?:** Yes, included in rental price. Please leave the property in the state that you found it.

- **Smoking Allowed?:** No smoking in the property

- **Pool heating charge?:** The pool is open from May to September. There is no additional charge to heat it. While the pool is closed, the hot tub can still be used; there is no extra charge for this either.

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