The Brick House & Annexe

Region: The South East **Sleeps:** 12

Overview

The Brick House & Annexe holds a fabulous location nestled within the New Forest National Park in a privileged position on the very edge of the privately owned Beaulieu River. The home makes a wonderful option for those searching for a truly relaxing escape, being ideally based for those wanting to enjoy the great outdoors, whether that be on foot, by bike or even by indulging in some water based activities.

The former brickworks possess endless charm and character while still offering guests all the modern amenities possibly needed for a more than comfortable stay. The Brick House can comfortably sleep up to eight guests across five well-appointed bedrooms, while the Annexe can comfortably accommodate an additional four guests, however the sleeping arrangements are best suited to a small family of two adults and two young children.

On the ground floor of the The Brick House is the main living accommodation which comprises of a warm and welcoming living and dining area with a cosy wood burner, the perfect place to snuggle up in the evenings as well as a snug and TV room. Also on this level is the kitchen, fully equipped with an Aga and all the tools a budding chef could possibly need. Upstairs on the first floor are the five bedrooms, two king-size double rooms, one of which can be set up with twin beds on request, while both come complete with en-suite bathrooms. There is also an additional double bedroom and two single rooms, each with raised high level beds making them suitable for children aged seven and above. These bedrooms share the use of the family bathroom.

On the ground floor of the Annexe is a bright and open-plan entertaining space with living and dining area as well





as a fully-equipped contemporary kitchen. Upstairs and accessed by a spiral staircase is the family bedroom, which features a super-king size bed and an additional single bed and boasts an en-suite bathroom with bath and large walk-in shower. A further single bed can be found in a cosy mezzanine level above, this is accessed by ladder style stairs and has a restricted head height so is best suited to a young child.

Outside, guests will enjoy the excellent river views from the garden, while the terrace makes the perfect spot to enjoy a yummy barbecue al fresco on a Summer's evening. A second large lawn can be found to the side of the main house, complete with a trampoline, excellent fun for the children!

Facilities

<1hr to Airport • Ideal for Xmas/NY • Boat Trips • Walking/Hiking Paths • Walk to Village • Romantic • Recommended • Horse Riding • Working Fireplace/Woodburner • Canoeing/Kayaking • Historical Sites • Cycling • Manor • Ideal for Teens • Cots (Cribs) • Pets on Request • Quirky (Unique) • Chef/Cook Available • Heritage Collection • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Waterfront • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • DVD • Tumble Dryer • Dishwasher • Microwave • AGA • Pre-Stocked Fridge Available • Board games • Children's videos/DVDs • Children's books • Trampoline • High Chair(s)

Interior & Grounds

Ground Floor
- Fully equipped kitchen with Aga (only on in winter months), Fridge freezer, microwave, toaster, coffee machine and dishwasher
- Open plan living/dining room
- Snug with TV
- Cloakroom
- Utility room with washing machine & tumble dryer

First Floor
- Master Suite: King size bed and en-suite bathroom with bath and overhead shower
- Bedroom 2: King-size bed and en-suite bathroom with bath and overhead shower
- Bedroom 3: King-size bed
- Bedroom 4: Loft bed suitable for children aged over 7 (restricted access)
- Bedroom 5: Loft bed suitable for children aged over 7 (restricted access)
- Family Bathroom with bath tub, WC and washbasin

Annexe
- 1 open-plan bedroom with 1 super-king-size with some restricted head height due to low beams, 1 adjacent single plus a further single located on an open mezzanine floor accessed via ladder style stairs (restricted head height)
- 1 en-suite bathroom
- Electric oven and hob, fridge/freezer, microwave and dishwasher

Outside Grounds
- Large and spacious garden (unfenced)
- Terrace
- Dining facilities with generous seating
- Charcoal barbecue
- Trampoline
- River access (please keep a close eye on young children!). The river is just 180 metres from the door and has a deep water mooring
- Off street parking









Location & Local Information

The New Forest is found in the South East of England, it covers most of South West Hampshire spreading into South East Wiltshire and East Dorset.

The New Forest is known mainly for the New Forest National park which, once used as a hunting ground for William the Conqueror, is an area of stunning natural beauty, encompassing waterways and rivers, spreading over an impressive 566 sq km, stretching all the way to the coast. This gives visitors a wealth of things to do, perfectly balancing coast, countryside, cliff walks and the more urban village and town areas.

Guests are free to walk, cycle or even ride through the national park, where they will be sure to come across the New Forest ponies which graze and live here all year round. (Be sure to pick up a lucky New Forest horse shoe from a local gift shop before leaving!) There are also deer, owls, otters, all sorts of British wildlife can be found here. Beyond this there are many sanctuaries, gardens and even a wildlife park, all within the park area. The waterways that run through here are also impressive, offering visitors the opportunity to canoe, kayak, sail and even fish.

After an exciting day exploring the forest, visitors will find a whole host of locally sourced cuisine nearby, where one can enjoy a traditional meal of game and vegetables in a local public house or venture into a local village to experience the catch of the day, both accompanied by locally brewed cider, ale or beer.

Beyond the expanse of nature, coastline and cliff walks, there are also tea rooms, restaurants, a water park, theme parks and even the main shopping hub of Southampton, all just a short drive away.

Local Amenities

Nearest Airport	**Southampton (30 km)**









Nearest Airport	**Bournemouth (40 km)**
Nearest Airport	**London Heathrow (124 km)**
Nearest Airport	**London Gatwick (150 km)**
Nearest Restaurant	**Master Builders Bar, Restaurant & Hotel (3.4 km)**
Nearest Restaurant	**The Pig at Brockenhurst (10 km)**
Nearest Restaurant	**Lymewood (12 km)**
Nearest Restaurant	**Steph's Café (2.8 km)**
Nearest Shop	**Beaulieu Farm Shop (3 km)**
Nearest Town/City	**Lymington (11.9 km)**
Nearest Town/City	**Brockenhurst (11.6 km)**
Nearest Town/City	**Lyndhurst (15.5 km)**
Nearest Town/City	**Southampton (23.9 km)**
Nearest Town/City	**Winchester (41.4 km)**
Nearest Town/City	**Salisbury (45.9 km)**
Nearest Train Station	**Brockenhurst (11 km)**
Nearest Village	**Beaulieu (2.1 km)**
Nearest Supermarket	**Waitrose and Marks & Spencer (12.6 km)**

What we love

- You can take a boat taxi in the Summer months from the house to a good pub downstream (a 20-minute walk in Autumn & Winter!), and the locals wild-swim off the pontoon as well!
- Take a walk on the footpath and explore the maritime heritage of Buckler's Hard and all that Beaulieu has to offer
- Try your hand at water sports at the nearby activities centre New Forest Activities company offering a wealth of fun activities including kayaking, canoeing, laser tag, archery and ropes courses to name a few!
- If guests are feeling a little more adventurous, they can explore Palace House and the National Motor Museum at nearby Beaulieu.

What you should know...

- The two platform bed rooms are wonderfully fun for children however the tricky access makes them only suitable for children 7 and over.
- For families with young children must be aware that there is a tidal river 50 metres from the house and the garden is not fenced.

Terms & Conditions

- **Security deposit:** £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.

- **Arrival time:** 5.00 p.m.

- **Departure time:** 9.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** 1 large dog or 2 small dogs are allowed on request prior to booking. There is an additional cost of £50 per stay. Please provide the dog breed at the time of booking. Due to one of the property owner's children having asthma the dogs must be kept in the main house kitchen or annexe.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Monday or Friday.

- **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?:** Outside only.

- **Minimum stay:** 3 nights.

- **Heating costs included?:** Yes.

Check in/out: Later check out and earlier check in can be arranged at additional cost if there are no clients immediately after or immediately before the stay.

Platform beds: The two platform bed rooms are only suitable for children 7 and over.

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