

SYMONDSBURY ESTATE

CREPE FARMHOUSE



Crepe Farmhouse is a luxury Holiday Farmhouse just two miles from the sea, nestled between rolling hills in the beautiful countryside of West Dorset, just on the outskirts of the unspoilt and tranquil village of Symondsburys.

The Market town of Bridport is two miles away and offers a wonderful variety of shops and restaurants to suit all your needs as well as a traditional street market on Wednesdays and Saturdays. There are many outlets supplying local produce and a regular Farmers' Market monthly in the centre of the town. The farmhouse is only three miles from the spectacular Jurassic Coastline, which has been awarded World Heritage status.



Accommodation

This substantial 18th Century farmhouse, with its own luxury leisure complex and walled garden is quietly situated only three miles from the unspoilt harbour at West Bay, and numerous secluded beaches. Carefully refurbished, the house offers comfortable, spacious accommodation, set within the courtyard of a working farm, close to historic Bridport (two miles) and beautiful Lyme Regis (eight miles). In the garden is an indoor heated pool complex with sauna and jacuzzi. There are some beautiful walks, either along the coastal and cliff paths or

in the surrounding picturesque countryside. Golf and sea fishing are also available locally



Ground Floor: Entrance Hall. Living Room with television, video reorder and DVD. Study leading through double doors to small room containing double sofa bed. Very large Dining/Sitting/ Party Room with ornamental inglenook fireplace, wood burning stove and large dining table. Telephone room containing drinks fridge and large freezer. Spacious, well-equipped modern fitted kitchen with range electric cooker with double oven and six ring hob, fridge, microwave etc. with farmhouse table and chairs. Separate WC. Wireless Broadband Connection available.



First Floor: One large double bedroom with en-suite bathroom including toilet, sink and bath. 4 twin-bedded rooms and one other double room. Two further bathrooms with toilet and sink. One with large double shower and one with shower over bath.

Second Floor: Double Bedroom and separate Bathroom, toilet including sink and bath.

Basement: Large cellar used as games room, currently with table tennis table and pool table.

Garden: Large enclosed garden with flowerbeds and lawn. Pool/jacuzzi/sauna complex in building at bottom of garden overlooking italianate patio with built-in barbecue and patio furniture.

Electricity, full oil central heating incl. Ample parking. Television, DVD and Video, Music centre. Payphone. Wireless Broadband, Automatic washing machine. Tumble drier. Dishwasher. Microwave oven. Fridge and Freezer. Natural spring water supply. Duvets with linen.



Facilities

You'll find the leisure centre is conveniently to hand, yet screened from sight and hearing at the bottom of the garden. As well as the pool, sauna and spa with 2 showers, toilets and changing rooms, there is an outdoor barbecue and south facing sunbathing area.

Imagine you're on a tropical island in our indoor heated and air conditioned pool 30' x 15' at a constant 4' depth. With the water heated to 92f and the air temperature to 100f just close your eyes and dream of paradise.

Ideal for children, but with plenty of grown up luxury toys too, including the 6 seater spa, with pulsating water & bubble jets and a Nordic log cabin sauna. You will have complete exclusive use of this facility.



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**BOOKING FORM
Crepe Farmhouse**

Name and Address:

Date of Arrival _____

No. of Nights

Total rental for the period

Deposit Amount

(25%)*

Balance amount & due

date

***Payments to be made by Cheque. Cheques to be made payable to
Symondsburry Farms Ltd***

Tel:(Home)

Tel: (Mobile)

Email Address:

No. of Adults: _____ No. of Children

No. of Dogs: ** _____ Sofa Bed Required?

Cot/Highchair Required?

I have read the Terms and Conditions and hereby agree to be bound by them: Signature & date:

How did you hear about Crepe Farmhouse? Please tick as appropriate
Google or other search engine

Specific Holiday Web Site

Visited Before

Word of Mouth

Other (please specify)

** If booking is made 6 weeks prior to holiday then full amount is required.*

*** An additional charge of £50 per animal should be paid with the final balance.*

Please return form & cheque to Symondsbury Farms Ltd, Pineapple Bus Park,
Salway Ash, Bridport DT6 5DB Tel: 01308 459816

For bookings, enquiries and availability Tel: 01308 459816 or email
catherine@holcot.com or check our website www.symondsburyestate.co.uk.

Terms & Conditions

Location: Crepe is in a rural location and may occasionally experience related noise e.g. tractors working. Field mice and other wildlife may run from the fields, especially in bad weather. You will be next to an old farmyard and an autumn grain handling facility. Some of the traditional buildings are undergoing restoration work and some of the modern buildings have been converted to craft units and workshops. However these are detached from the farmhouse and garden.

Leisure Facilities: Whilst every effort is made to ensure that the swimming pool, spa and sauna are maintained to the highest standard, we cannot be held responsible for unforeseen breakages resulting in the facilities being temporarily out of action.

Complaints: Great effort is made to maintain the highest standards of comfort. On the very rare occasion when you may experience a maintenance problem, please call the Housekeeper on 07940 839868 during your stay so that we can minimise any inconvenience to you.

Guest Damage: Please report accidental damage or breakage if and when it happens so that repairs or replacement items can be arranged before the arrival of the next guests.

Losses & Damage: We accept no liability for loss or damage to personal effects or for personal injury or accident and we suggest you make suitable insurance arrangements to cover these.

Booking Conditions

Contract: The contract will be entered into when we issue the Booking Confirmation and will be subject to all the Booking Conditions. The client should check the Confirmation carefully.

Payment: A deposit of 25% of the rental fee is payable when the booking is made more than 6 weeks before the start of the rental. The balance shall be payable 6 weeks before the start of the rental. Non-payment of the balance of the rent on or before the due date shall be construed as a cancellation of the contract by the Client. For bookings made less than 6 weeks before the start of the rental, the total fee is payable.

Cancellations: In the event of cancellation we will do our best to re-let Crepe Farmhouse. If we are successful we will refund your deposit less a £50 administrative charge. Should we be unable to re-let (due to late cancellation) you will be liable for the full amount. We suggest that you take out cancellation insurance, available at low cost from most insurance brokers, to cover yourself in this eventuality.

Arrival and Departure: Changeover day is Friday. Short breaks are three nights starting Friday and ending Monday. The farmhouse will be ready for you at 2.30pm on Friday. Please do not arrive early, as time is needed to prepare the property for you. For the same reason, please ensure that you vacate the property by 10am on the day of your departure. The property is thoroughly cleaned before your arrival. However, because there is only a limited time to clean the property, please leave it clean and tidy.

Linen: Bed linen for all beds is included and beds will be made up for you when you arrive. Linen for cots is NOT provided. Tea towels are provided but personal towels are not.

Swimming Pool: Do not dive into the pool. Do not swim in the pool under the influence of alcohol. Do not take breakable glasses into the pool. Always supervise children. Young children should not use the sauna or spa for health reasons.

Pets: Dogs are welcome but must be under proper supervision and control at all times. No Dogs allowed upstairs please. No pets other than dogs are permitted.

Smoking: Smoking is not permitted in any part of the farmhouse.