

# HIGH HOUSE FARM

Bowcombe Creek • Kingsbridge • TQ7 2DJ

*on the banks of the*

**Kingsbridge/Salcombe Estuary**

## *Holiday Cottages & Manor House*

[www.kingsbridge.info](http://www.kingsbridge.info)



Across Bowcombe Creek to High House Point



**Kingsbridge** the “capital” of South Hams lies midway between Dartmouth and Plymouth, and is situated at the head of a five mile ria or flooded valley system. The town was first mentioned in an Anglo-Saxon charter dated 962, and the market, which started before 1200, still operates every Tuesday. The towns’ history can be followed by a walk along Fore Street: St. Edmunds Church built in the early 15th century; The Shambles, the commercial area where parts of the buildings date from 1585; The Kings Arms a coaching inn from 1775; Cookworthy Museum housed in a building dated from 1670. Today, Kingsbridge offers a wide range of restaurants, pubs and bistros, speciality shops including art galleries, cycle-hire facilities and an excellent leisure centre and pool.

You can enjoy a leisurely 15 minute walk across the footpaths from High House to Kingsbridge and catch the ferry to Salcombe. Cruising the estuary offers visitors the chance to share the magic of a unique maritime nature reserve, and may encounter seals, egrets, herons and maybe even migrating ospreys. At Salcombe you can either spend the day around the port, or take a ferry to one of the golden sandy estuary coves such as Mill Bay and South Sands.



The beautiful estuary town of Salcombe is situated at the southernmost tip of Devon. The town has many quaint colourful narrow streets and passageways. There are excellent waterside restaurants, inns and bistros, and the area is surrounded by miles of National Trust land. The estuary attracts many maritime visitors and the fine golden sandy bays and coves are a magnet for sunbathers.



There are excellent coastal beaches either side of the estuary. Two that demand a visit during your holiday are: **Bigbury** – at low tide a sandy causeway allows walkers to cross to **Burgh Island**, where you can enjoy a drink and snack at the Pilchard Inn; **Slapton Sands** – a 3 mile shingle bar which separates the sea from **The Ley**, a freshwater lake and site of scientific interest. Among the many coves that should not be missed are **Hope Cove** and **Blackpool Sands**.

High House Farm is a 100 acre estate on the banks of Bowcombe Creek, part of the Salcombe/Kingsbridge Estuary and one and a half miles from the centre of Kingsbridge.

The entire estuary is designated an area of Outstanding Natural Beauty, a Local Nature Reserve and a Site of Special Scientific Interest.

To reach High House, you leave Kingsbridge on the A379, with the estuary on your right. The A379 crosses Bowcombe Creek via “New Bridge” – the bridge was built in 1845 and originally included a swing section, which pivoted on twelve cannon balls.

Do not cross the bridge, but proceed along the northern (creek on your right) shore. The lane leads past the wildlife observation platform. If you can spend some time here, most of the birds of the creek, including curlews, oystercatchers, herons, egrets and kingfishers, will walk, fly or float past.

The single track lane of the High House drive leaves the creek and bisects the meadows and, as you reach the brow of the hill, High House comes into view.

The holiday accommodation consists of twelve cottages and two Manor House suites.

All the cottages have been refurbished with pine furniture throughout, and are equipped with microwaves, fridge/freezers, colour TVs (videos in suites). The beds are equipped with duvets and pillows.

**Bed linen (sets of: duvet cover, sheet, and pillow case) is supplied. ELECTRIC, AND BED LINEN, IS INCLUDED IN THE RENTAL.**

Patio garden furniture is available, as well as the use of a barbecue area.

Car parking areas are provided within 75 yards of the cottages.

A launderette facility is available to visitors.





## Farm Cottage with WALLED GARDEN

### Ground Floor

Kitchen/diner: Beamed ceiling; electric oven/hob; fridge/freezer; and pine furnishings.

Lounge: Beamed ceiling and open fire, and is equipped with a colour television and DVD, pine coffee table and dresser.

Bathroom; corner bath, fitted shower, washbasin and WC.

6 People Band 7

Electric and bed linen included in rental



### 1st Floor

**Bedroom:** double bed, dressing table and wardrobe.

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bathroom:** fitted shower, washbasin and WC.

**CENTRAL HEATING**

## The Granary

### Ground Floor

The lounge has a beamed ceiling and open fire, and is equipped with a colour television, pine coffee table and dresser. The kitchen/diner is equipped with an electric cooker, fridge/freezer and microwave and furnished with a pine table and chairs.

**Bathroom:** bath, washbasin and WC.

### 1st Floor

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bedroom:** bunk pine beds, dressing table and wardrobe.

**Bathroom:** bath, fitted shower, washbasin and WC.



6 People Band 5

Electric and bed linen included in rental



## Ivy Cottage

### Ground Floor

The lounge has a beamed ceiling and open fire, and is equipped with a colour television, pine coffee table and dresser. The dining room is equipped with a pine table and chairs. The kitchen is equipped with an electric cooker, fridge/freezer and microwave.

**Bedroom:** one double pine bed, dressing table and wardrobe.

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bedroom:** four single pine beds, dressing table and wardrobe.

**Bathroom:** bath, fitted shower, washbasin and WC.

6/8 People Band 5

Electric and bed linen included in rental





*The Georgian Manor House is divided into two suites:*



### *Gwineth (Ground)*

The lounge is equipped with a colour television and video and a double fold-away bed.

The kitchen/diner is equipped with an electric cooker, fridge/freezer and microwave.

**Bedroom:** one double pine bed and one single bed.

**Bedroom:** two single pine beds.

**Bathroom:** bath/shower, washbasin and WC.

**Electric and bed linen included in rental**

**5 People**

**Band 4**

### *Pickwick (1st Floor)*

The lounge is equipped with a colour television and video and a double fold-away bed.

The kitchen/diner is equipped with an electric cooker, fridge/freezer and microwave.

**Bedroom:** one double pine bed and one single bed.

**Bedroom:** one double pine bed and two single pine beds.

**Bathroom:** bath/ shower, washbasin and WC.

**Electric and bed linen included in rental**



**7 People**

**Band 4**



4/6 People

Band 3

Electric, bed linen and heating included in rental.

## Beech Cottage with WALLED GARDEN

### Ground Floor

The lounge has a beamed ceiling and is equipped with a colour television, pine coffee table and dresser and a double pull-down bed. The kitchen/diner is equipped with an electric cooker, fridge/freezer and microwave and furnished with a pine table and chairs.



### 1st Floor

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bathroom:** bath, fitted shower, washbasin and WC.

**CENTRAL HEATING**

## Cedar Cottage with WALLED GARDEN

### Ground Floor

The lounge has a beamed ceiling and is equipped with a colour television, pine coffee table and dresser and a double pull-down bed. The kitchen/diner is equipped with an electric cooker, fridge/freezer and microwave and furnished with a pine table and chairs.

### 1st Floor

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bathroom:** bath, fitted shower, washbasin and WC.

**CENTRAL HEATING**



4/6 People

Band 3

Electric, bed linen and heating included in rental.



4/6 People

Band 3

Electric, bed linen and heating included in rental.

## Dart Cottage with WALLED GARDEN

### Ground Floor

The lounge has a beamed ceiling and is equipped with a colour television, pine coffee table and dresser and a double pull-down bed. The kitchen/diner is equipped an electric cooker, fridge/freezer and microwave and furnished with a pine table and chairs.

### 1st Floor

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bathroom:** bath, fitted shower, washbasin and WC.

**CENTRAL HEATING**





## Elm Cottage

### Ground Floor

The lounge has a beamed ceiling and is equipped with a colour television, pine coffee table and dresser. The kitchen/diner is equipped with an electric cooker, fridge/freezer and microwave and furnished with a pine table and chairs.

**Bedroom:** two single pine beds, dressing table and wardrobe.

### 1st Floor

**Bedroom:** two single pine beds, dressing table and wardrobe.

**Bathroom:** bath, fitted shower, washbasin and WC.

4 People Band 2

Electric and bed linen included in rental



## Fir Cottage

### Ground Floor

The lounge has a beamed ceiling and is equipped with a colour television, pine coffee table and dresser. The kitchen/diner is equipped with an electric cooker, fridge/freezer and microwave and furnished with a pine table and chairs.

**Bedroom:** with exposed trusses, four single pine beds, dressing table and wardrobe.

**Bathroom:** bath, fitted shower, washbasin and WC.

### 1st Floor

**Gallery Bedroom:** two single pine beds and wardrobe.



4/6 People Band 2

Electric and bed linen included in rental



4 People Band 7

Electric Bed linen Heating included in rental

## Otter Cottage with WALLED GARDEN

### Ground Floor

The lounge has a beamed ceiling and is equipped with a colour television, pine coffee table and dresser. The kitchen/diner is equipped with an electric cooker, fridge/freezer and microwave and furnished with a pine table and chairs.

### 1st Floor

**Bedroom:** with double bed, dressing table and wardrobe.

**Bedroom:** with two single pine beds, dressing table and wardrobe.

**Bathroom:** bath, fitted shower, washbasin and WC.

CENTRAL HEATING

## Gorse Cottage

### Ground Floor

The lounge has a beamed ceiling and is equipped with a colour television, pine coffee table and dresser. The kitchen/diner is equipped with an electric cooker, fridge/freezer and microwave and furnished with a pine table and chairs.

### 1st Floor

**Bedroom:** with two single pine beds, dressing table and wardrobe.

**Bedroom:** with two single pine beds, dressing table and wardrobe.

**Bathroom:** bath, fitted shower, washbasin and WC.



2/4 People Band 1

Electric and bed linen included in rental





## Holly Cottage

### Ground Floor

The lounge has a beamed ceiling and is equipped with a colour television, pine coffee table and dresser, and a double pull-down bed. The kitchen/diner is equipped with an electric cooker, fridge/freezer and microwave and furnished with a pine table and chairs.

**Bedroom:** with two single pine beds, dressing table and wardrobes.

**Bathroom:** bath, fitted shower, washbasin and WC.

**Bed Linen:** Duvets & pillows supplied.



2/4 People Band 1

**Electric and bed linen included in rental**

## Jasmine Cottage

### Ground Floor

The lounge has a beamed ceiling and is equipped with a colour television, pine coffee table and dresser, and a double pull-down bed. The kitchen/diner is equipped with an electric cooker, fridge/freezer and microwave and furnished with a pine table and chairs.

Access to balcony.

**Bedroom:** with two single pine beds, dressing table and wardrobes.

**Bathroom:** bath, fitted shower, washbasin and WC.



2/4 People Band 1

**Electric and bed linen included in rental**



From M5 follow A38 (Plymouth) 20 miles.

At Buckfast exit onto A384 (Totnes) for 4.3 miles. Left onto A385 (Totnes) for 1.5 miles.

Right onto A381 (Kingsbridge) for 11 miles into Kingsbridge.

Straight ahead into Embankment Road (A379) (Slapton) for 1 mile.

At New Bridge keep left and proceed along Bowcombe Road for 0.5 mile until High House entrance.

All correspondence to:

**Holiday Torbay**

318 Torquay Road Paignton Devon TQ3 2DZ

Office Phone/Fax: 01803 522207

Farm Manager: 01548 852224

enquiries@kingsbridge.info

# Holiday Torbay Booking Form

**Person responsible for the booking:**

Name ..... Voucher No.....

Address .....  
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..... Postcode.....

Email Address.....

Mobile No..... Telephone No.....

**Other visitors in party (age to be shown if under 18 yrs)**

Title	Name	Age
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**Accommodation required:**.....

**Start Date:** ..... **End Date**.....

**Special Requirements:** .....

**Deposit (£100 per property per week)**.....

**How did you learn of the accommodation:**

Repeat visitor / Recommendation / Internet / Kingsbridge Guide/English Riviera Guide

**Signature:** ..... **Date** .....

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**Accommodation required:**.....

**Start Date:** ..... **End Date**.....

**Special Requirements:** .....

**Deposit (£100 per property per week)**.....

**How did you learn of the accommodation:**

Repeat visitor / Recommendation / Internet / Kingsbridge Guide/Riviera Guide

**Signature:** ..... **Date** .....

## TERMS & CONDITIONS

### GENERAL

In arranging bookings and reservations of holiday accommodation, Holiday Torbay act as agents for the owners of the holiday homes. The contract exists between the holidaymaker and the owner. Holiday Torbay do not own or operate the accommodation and therefore cannot accept liability for any loss, damage or expense of any kind sustained by you or members of your party, unless such a claim results from the proven negligence of Holiday Torbay or its employees.

All correspondence should be addressed to:

Holiday Torbay  
318 Torquay Rd  
Paignton  
Devon  
TQ3 2DZ

Cheques should be made payable to:

Holiday Torbay

### BOOKINGS

Provisional reservations can be made by telephoning **01803 522207** and giving details of your required holiday. We can then reserve the accommodation for a period of 5 days. On receipt of a completed booking form and rental cheque, or booking option via the Internet, booking documentation will be sent to you.

### RENTAL PAYMENTS

When the time between the booking and the start of the holiday is less than 4 weeks, the full rental is due at the time of booking. Otherwise, a non-returnable deposit of £100 per property per week booked, must be sent with the booking form. The balance is due 4 weeks before the commencement of the holiday and details will be shown on the 'Remittance' section of the booking documentation.

### BED LINEN

All properties are fully equipped with bed linen (duvet covers, sheets, and pillow cases).

### OCCUPATION

The accommodation will be made available from 15:00 hrs on the day of arrival, and must be vacated by 10:00 on the day of departure unless arranged otherwise. Only those shown on the booking form can stay in the property.

### ARRIVAL/RECEPTION

Visitors will be met at the booked accommodation by a representative of the owner(s).

### SPECIAL REQUIREMENTS

COTS can be provided (no charge), but no highchairs. Should you have any other requirements please let us know.

### CANCELLATION/INSURANCE

Due to changes in the Financial Services Authority regulations relating to the sale of a contract of insurance, we are no longer able to issue certificates or accept premiums.

If you require travel insurance please contact P J Hayman & Co Ltd on 0845 230 3526 or visit [www.ukplusinsurance.co.uk](http://www.ukplusinsurance.co.uk) to view cover.

If the holiday is cancelled and you do not have any insurance cover, you may be liable for the full rental—if we are able to re-let the property, any receipts in excess of the deposit will be refunded.

### PETS

Pets are not accepted in any properties.

# Holiday Torbay

318 Torquay Rd., Paignton, TQ3 2DZ

Telephone 01803 522207

## 2014 PRICES

For vacancy details, 'Special Offers', and a comprehensive guide to the High House and Harbour Mews properties, and our unique visitor's guide to the places, pubs, activities, attractions, beaches and events in South Devon, visit our internet web sites:

[www.holidaytorbay.co.uk](http://www.holidaytorbay.co.uk)

[www.kingsbridge.info](http://www.kingsbridge.info)

[www.kingsbridgeholidaycottages.co.uk](http://www.kingsbridgeholidaycottages.co.uk)

[www.paigntonholidayapartments.co.uk](http://www.paigntonholidayapartments.co.uk)