










# "Luxury Self-Catering South Devon Holidays"

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The unique split-level arrangement of Estuary House means it can easily swallow up a large family or by using part of the house, you can create a cosy environment for a smaller group. The rooms are spacious, of the highest quality and beautifully furnished. Light floods through south-facing French windows into the main living accommodation. The outside terrace and upstairs balcony are perfect for outdoor entertaining.

Furnished to a high standard, the house comprises:

**Ground Floor:** one double bedroom, one twin bedroom, a separate bathroom, fully equipped kitchen with washing machine, tumble dryer and dishwasher, comfortable conservatory/sun-room which has a seating area with TV, DVD and video, dining area which seats 4, and triple aspect views of the gardens.

**First Floor:** Master bedroom with 5ft bed and ensuite shower room, further large double with 5ft bed and children's room with 2ft 6 in bunk beds. Large family bathroom with separate power shower, airing/laundry cupboard with washing machine and tumble dryer. Spacious living/dining area with log burner, wide screen TV/DVD and table seating up to 10. Fully equipped spacious kitchen with Rangemaster cooker, dishwasher, two fridges and a freezer.

High chair, stair gate, travel cot, toys, books and board games are all provided. Outside there are well-stocked gardens, including an orchard and a sun terrace with BBQ, table and chairs.

A Canadian canoe is also provided for your use on the estuary and ample parking space allows you to bring small boats and dinghies.



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For further information please telephone t: 01691 682 856 m: 07595 563 065 or email [info@estuary-house.co.uk](mailto:info@estuary-house.co.uk)

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