



## **Kings Orchard Self-catering**

Kings Orchard is situated on Kings Manor Farm on the side of the Yar Estuary between the pretty port of Yarmouth and Freshwater. The Farm is a 650 acre organic sheep and arable farm which has some of the most exciting environmental schemes on the South Coast of England. Set within an area of outstanding natural beauty, the farm surrounds the River Yar and the family owners have preserved the estuary in its natural state for 40 years, treating the tidal area as a wildlife sanctuary.

Kings Orchard provides comfortable accommodation for 10/12 people both summer and winter. It is positioned amongst fields and has a large enclosed garden.

In winter it provides a cosy haven with an open fire in the sitting room, outstanding bird watching and a great location for walking and short breaks.

The farm also holds a collection of original farm machinery, tractors, implements, a model aeroplane and a unique collection of 600 photographs describing Harry Ferguson's life and inventions.

## **Kings Orchard Details**

Kings Orchard is a spacious farm house with plenty of living space. Flagstone and wooden floors on the ground floor complement the building and its furnishings. The house has an en-suite master bedroom, 3 twin bedrooms and a downstairs 'children's dormitory/family room sleeping up to 4. There is a large family bathroom upstairs and downstairs a wetroom/bathroom as well as an additional ground floor cloakroom.

The house is centrally heated and for our winter guests there is a beautiful open fire. The lounge has Wi-Fi and Freeview TV/DVD and music system. French windows lead from the kitchen on to a patio (which also has a small sheltered conservatory) with outdoor furniture and a barbecue. The patio leads down onto the lawn which is dotted with trees and stretches down between hedges to a small piece of woodland. It is possible to walk across the fields to the estuary.

As Kings Manor Estate is the home to the owners as well, everything is personally managed and the family is always on hand for some local advice or help.

Special features:

- Use of Tennis Court
- Logs provided for open fire
- Linen and towels provided
- Travel cot and High Chair
- Complementary welcome hamper on arrival
- Well behaved dogs welcome

**Lindeth Agencies Ltd**  
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By arrangement:

- Use of swimming pool (hours to be agreed)
- Stabling or turn-out for horses
- Fishing
- Storage/mooring for boats
- Pre-ordered meal available for day of arrival.

## **Ground Floor Layout**

Large farmhouse kitchen/dining room with double oven, hob, microwave, fridge/freezer. Fully equipped for 12 people.

Spacious sitting room with TV/DVD/music system

Playroom equipped with a supply of books/games and double sofa-bed

Family/children's bedroom with 2 full size bunk beds, and a double bed.

Downstairs cloakroom/WC

Bathroom/wet room with bath, shower, WC

Washing machine, tumble dryer, freezer.

## **First Floor Layout**

Master bedroom with super-kingsize bed and en-suite bathroom including bath and shower.

Twin bedroom 1

Twin bedroom 2

Twin bedroom 3

Large family bathroom.

## **General Information**

### **Linen, Towels and Laundry**

All linen and towels are provided for the house but please bring your own towels for beach/swimming pool.

### **Parking**

There is ample parking in the enclosed driveway in front of the house.

### **Tennis**

The tennis court at Kings Manor can be used at most times by booking with Susie on 01983 756050



### **Swimming Pool**

There is a heated outdoor swimming pool at Kings Manor that can be used by arrangement in summer.

### **Fire and First Aid**

There are two fire extinguishers in the house, one in the hall and one in the bedroom upstairs. There is a small emergency First Aid kit in the kitchen.

**We would remind all our guests at Kings Orchard that Kings Manor Farm is a working farm and they should be aware of the potential dangers of machinery and livestock. In addition there are large areas of open water with the river estuary, and ponds.**