



# HARLYN farmHOUSE

HARLYN BAY

Padstow PL28 8SQ Cornwall

*Harlyn Farmhouse is a comfortable, spacious family home situated in a magnificent position overlooking the sea.*



This part of Cornwall is designated an Area of Outstanding Natural Beauty. The views are wonderful!

You will look out at Gulland Rock, the rugged coastline and open farmland. The house is set in its own gardens of half an acre, which are grassed and suitable for children. There is parking space for several cars.

St Merryn village is just over a mile away and is well provided with shops including post office, general stores, off licence, pubs, restaurants etc. Harlyn Bay is well known for its excellent sandy beach, and is within easy walking distance of Harlyn Farmhouse. Many other beaches and coves are dotted along the coastline and are easily explored from Harlyn.

Trevoze Golf Club with its many facilities is only a short walk away, temporary membership for tennis and swimming is available, as well as for the 18 hole and two 9 hole golf courses. Rick Stein's famous Seafood Restaurant is three miles away in Padstow and the popular Camel trail starts here.

There are numerous family attractions in Cornwall, including the Eden Project, the National Maritime Museum in Falmouth and many beautiful and interesting gardens.

## Accommodation

*English Tourism Council* ★★★★★

The house is equipped to a high standard for ten and a baby. We redecorate regularly in order to maintain an attractive and comfortable standard. Tenants must bring their own linen, i.e. sheets, pillow cases and towels, but our caretaker can provide linen at extra cost if desired. There are five bedrooms, one being on the first floor, making it suitable for a one or two family holiday. The four ground floor bedrooms each have a wash basin, and there is a bathroom with separate shower and WC and a shower room with WC. The large breakfast room has an oil-fired Aga which heats the water, the cost of which is included in the rental.



The breakfast room, with a large pine table, is heated by the Aga. There are night storage heaters throughout the house and an open fire in the lounge. The recently fitted kitchen is very well equipped and contains a washing machine, dishwasher, fridge, freezer, electric cooker, microwave and ample cupboard space.

The dining room is a large room with an oak table that will seat 12 in comfort. A good quality cot is provided, plus baby bath, high chair and stair gate, also plenty of toys, games and books. Two colour TVs and video are provided.

Electricity is charged by taking a meter reading at the beginning and end of the holiday. The charge for electricity consumed will be deducted from the security deposit; we charge at cost to us.

## Terms of Tenancy

The tenancy shall commence from 3.30 p.m. on the day the tenancy begins.

On the last day of the tenancy the house must be vacated by 11.00 a.m. Tenants are asked to leave the house tidy but the cost of cleaning is included in the rental.

The rent for the tenancy should be sent by cheque to Hazel Perry (address below) not less than one month before the commencement of the tenancy. 25% is due when the booking is confirmed and is not normally returnable. A security deposit of £\_\_\_\_\_ is payable prior to the holiday which is to cover losses, damages and additional cleaning charges if the property is left in an unsatisfactory condition. Charges for extra services such as electricity will be deducted from this deposit. The deposit, less charges, will normally be refunded within 14 days of the end of the tenancy except in those cases where an estimate has to be obtained for the cost of repairs or replacements.

## General Information

You may find the following information helpful:

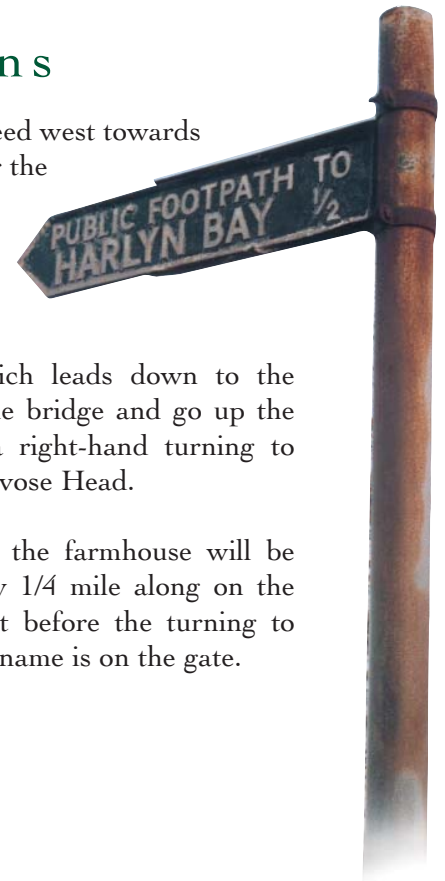
### BEDS

Bedroom 1	5' double	view of the sea
Bedroom 2	Twin beds <i>(these are two x 5' zip and link beds)</i>	view of the sea
Bedroom 3	5' double	view of the garden
Bedroom 4	Twin beds	view of the countryside
Bedroom 5	First Floor Double	view of the countryside

All beds are equipped with continental quilts. Blankets and eiderdowns are available if preferred. There is ample room for a cot in any of the bedrooms.

## Directions

From Padstow proceed west towards St Merryn, and after the turning for Trevone, look out for a right hand turning to Harlyn Bay.



Take this road which leads down to the beach, cross over the bridge and go up the hill until you see a right-hand turning to Constantine and Trevoise Head.

Take this road and the farmhouse will be found approximately 1/4 mile along on the right hand side, just before the turning to Trevoise Head. The name is on the gate.



## Telephone & Broadband

Calls to land line numbers are free. All other calls will be charged, e.g. to mobiles, 0870, 0845 etc.

Broadband – up to two gigabytes per week are free.

*We advertise with the Regional Tourist Board, who inspect annually, and in the Padstow Guide.*

Hazel Perry

35 Westbury Hill, Westbury on Trym, Bristol BS9 3AG. Telephone 0117 9624831

email: [harlynfarmhouse@blueyonder.co.uk](mailto:harlynfarmhouse@blueyonder.co.uk)

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

