





*A very warm*

# Welcome

*From Tom, Lucy, Jack & Verity*

## a bit about the hosts...



### AT A GLANCE

- A Large characterful house with countryside views
- Sleeping up to 16 guests
- 6 bedrooms - 1 Superking, 1 King, 4 twin/king rooms) including ground floor bedroom.
- Hot tub, Sauna, Games room and Movie room.
- Private access with space for at least 6 cars

### CONTACT DETAILS



#### ADDRESS

Splendour House  
Totnes Road,  
Paignton  
Devon  
TQ4 7PW



#### TELEPHONE

07917876658



#### EMAIL

bookings@splendourhouse.co.uk



#### WEBSITE

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



#### FACEBOOK

@splendourhousedevon

Splendour House was designed and built by Tom and Jacks grandparents over 30 years ago. For all those years it was a beloved family home. Now the family have moved on, we have come together to produce somewhere special in the hope of creating enjoyment for others with added luxuries.

#### Lucy and Tom

They have been married for 3 years and have two children, Henry, 5, and Darcy, 2. Both currently work in the restaurant industry, running a local Bistro in the local fishing town of Brixham.

#### Verity and Jack

They have been together for 6 years. They have 2 children, Rex, 2 and 6 month old Archer. Jack is an employed builder and Verity is a nurse at the local hospital.

Have a lovely stay

## Tom, Lucy, Jack & Verity



**Booking.com**

# Your Stay



## CHECK-IN & CHECK-OUT

You can check-in: between 3pm - 9pm

Please check-out: before 10AM



## INTERNET

Please see information in the lobby



## PARKING

There is parking for at least 6 cars on the property premises.

*We cannot be held responsible for damage to cars or contents on our property*



## PUBLIC TRANSPORT

The nearest bus stop is located 10 metres to the left of the entrance gates. With a direct route to Plymouth royal parade via Totnes. Opposite to the house there is direct routes to Paignton, Preston and Torquay Harbour. Paignton bus station has further routes available.

Torbay Taxis - 01803 211611

Torbay Cabs - 01803 322222

Price First Taxis - 01803 322322

Riviera Taxi - 01803 212600

The Wheelchair Taxi Company - 01803 644644



## NEAREST SUPERMARKET

- **Morrisons** - Totnes Road, Paignton, TQ4 7ET. (5min drive)
- **Asda** - Borough Close, Paignton, TQ4 7EP. (5min drive)
- **Sainsburys** - Yalberton Road, Paignton, TQ4 7PE (5min drive)
- **Aldi** - Brixham Road, Paignton, TQ4 7BD, (6min drive)
- **Lidl** - Waddeton Close, Paignton, TQ4 7RZ (7min drive)

## NO SMOKING

Please note smoking is not permitted inside the building. Thank you.

# How things work...

## SAUNA

- Switch the red power switch on located outside the wet room.
- At the bottom of the sauna heater there are 2 dials (temperature and timer) use them accordingly.
- When you are finished using the sauna, please switch the red switch to off.

## GAMES TABLE

- The table flips to either play pool or air hockey. Pull out levers from both ends to allow the table to flip. Please ensure the table is unplugged before you do this.
- Simply place the table tennis top on top of the table and clip on the net.
- To activate air hockey ensure it is plugged into floor socket and switched on.
- All game accessories are stored either side of table or/and in grey ottoman bench.

## HOT TUB

- Please see hot tub instructions displayed in the 'hot tub' cupboard in the kitchen.

## CENTRAL HEATING & HOT WATER

- To operate the central heating or/and hot water, please locate control panel in the utility room.
- Push the 'CH' and/or 'HW' buttons to select the desired setting.
- To adjust heating temperature please use thermostat located outside the dining room.
- Please note the hot water in this property runs off a cylinder system. If the hot water is on but you are not receiving any hot water please wait for the cylinders to refill (approximately 30 minutes).

## SKY Q

- A pin code is required for any age restricted programmes or films - the PIN code is **2709**.
- Please note any Sky Store or Box Office purchases are chargeable on your departure either payable by cash or an invoice through Airbnb after your departure.

## KEYS

- Four keys will be provided for the front door of the property. Please ensure all keys are accounted for on your departure.
- Every bedroom is lockable, all keys are located in the doors.

## FIRE PLACE

- This is a gas fire, all controls are located on the front, bottom of the fire.
- Push and turn anti-clock wise until resistance is felt at the 'pilot' setting. Push in further to ignite pilot light. After 10-15 seconds release knob and turn to your desired setting.
- Please ensure fire guard is always in place when in use, keeping children and pets away.
- Please ensure fire is switched off when not in the room.

## TUMBLE DRYER

- Please ensure the filter is cleaned after each use.
- This is a heat pump tumble dryer - water is stored in a tank located at the bottom of the machine, please ensure that this is emptied regularly, Simply unclip the bottom front panel and pull the drain tank out & empty in the sink.

### **Bin Day!**

General waste is collected on Tuesdays and Recycling on Wednesdays. No need to do anything - they will help themselves through the small side gate

### **Please note:**

The oven clock must be set before it will operate





ALL ABOUT

# OUR ROOMS



## LOUNGE

Spacious living area with large fireplace and ample seating, with doors leading to the patio.



## DINING ROOM

Large family dining room with bespoke wooden table seating up to 16, looking out to the garden.



## BATHROOMS

5 fully fitted bathrooms including a wet room and 1 large ensuite in the master bedroom.



## MASTER SUITE

Super King wooden sleigh bed with balcony, walk in wardrobe and ensuite. Option for an additional folding single guest bed.



## BEDROOM 2

King size solid wood framed bed with built in wardrobes and countryside views. Use of shared bathroom with bedroom 5.



## BEDROOM 3

Naturally decorated room with an option for 1 kingsize or 2 singles. With use of shared bathroom with bedroom 4.



## BEDROOM 4

Naturally decorated room with an option for 1 kingsize or 2 singles. With use of shared bathroom with bedroom 3.



## BEDROOM 5

Soft grey decor sleeping 2 kingsize beds or 4 singles. Option for an additional folding single guest bed. Use of shared bathroom with bedroom 2.



## BEDROOM 6

Ground floor bedroom with option for a kingsize bed or 2 singles. Use of one of the 2 ground floor bathrooms containing walk in shower or bath.



## MOVIE ROOM

65inch ultra HD TV with full movie package. Cosy interior and comfy bean bag seating.



## GAMES ROOM

7ft pool table with option for air hockey and table tennis. 65inch ultra HD TV with full SKY package including BT sports.



## OUTSIDE SPACE

Private large garden with a 7 seater luxury hot tub, outside seating for up to 16 people, bbq and garden games.



## KITCHEN

Large fully equipped kitchen with built in large double oven Including all essential cooking necessities. Includes small seating area leading out to the garden.



## UTILITY ROOM

Fully functional utility room equipped with washing machine, tumble dryer, iron/ ironing board and clothes airer.



## Pets Welcome



## Child Friendly



## No Smoking inside

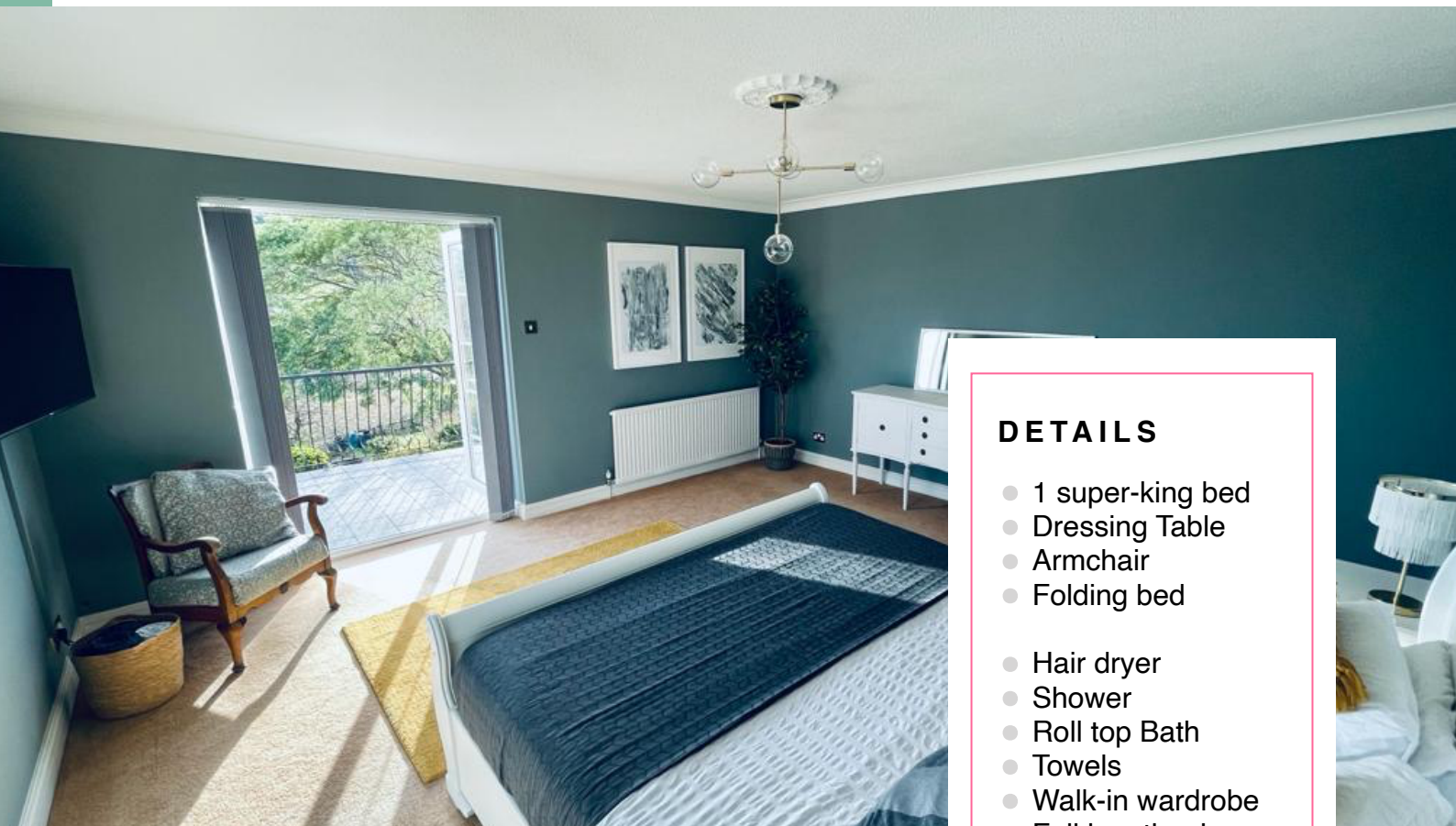
RELAX IN OUR

— — — — —  
SPLENDOUR HOUSE

# Master Bedroom

Contemporary decor with characterful gold accents. The double aspect windows flood the room with natural light complementing the white furniture and the deep coloured walls. The Master bedroom houses a grand superking bed facing out to uninterrupted countryside views, with french doors leading out to a large balcony area with comfortable seating. A large mirror and dressing table lends itself to the elegance of the room, while including comforts such as a 43inch TV and SIMBA mattress.

The bedroom consists of a walk-in wardrobe area and a newly fitted ensuite bathroom with walk in shower and roll top bath.



## DETAILS

- 1 super-king bed
- Dressing Table
- Armchair
- Folding bed
- Hair dryer
- Shower
- Roll top Bath
- Towels
- Walk-in wardrobe
- Full length mirror
- Free Wifi
- 43" Flat screen TV
- Balcony
- Rattan seating
- Countryside view





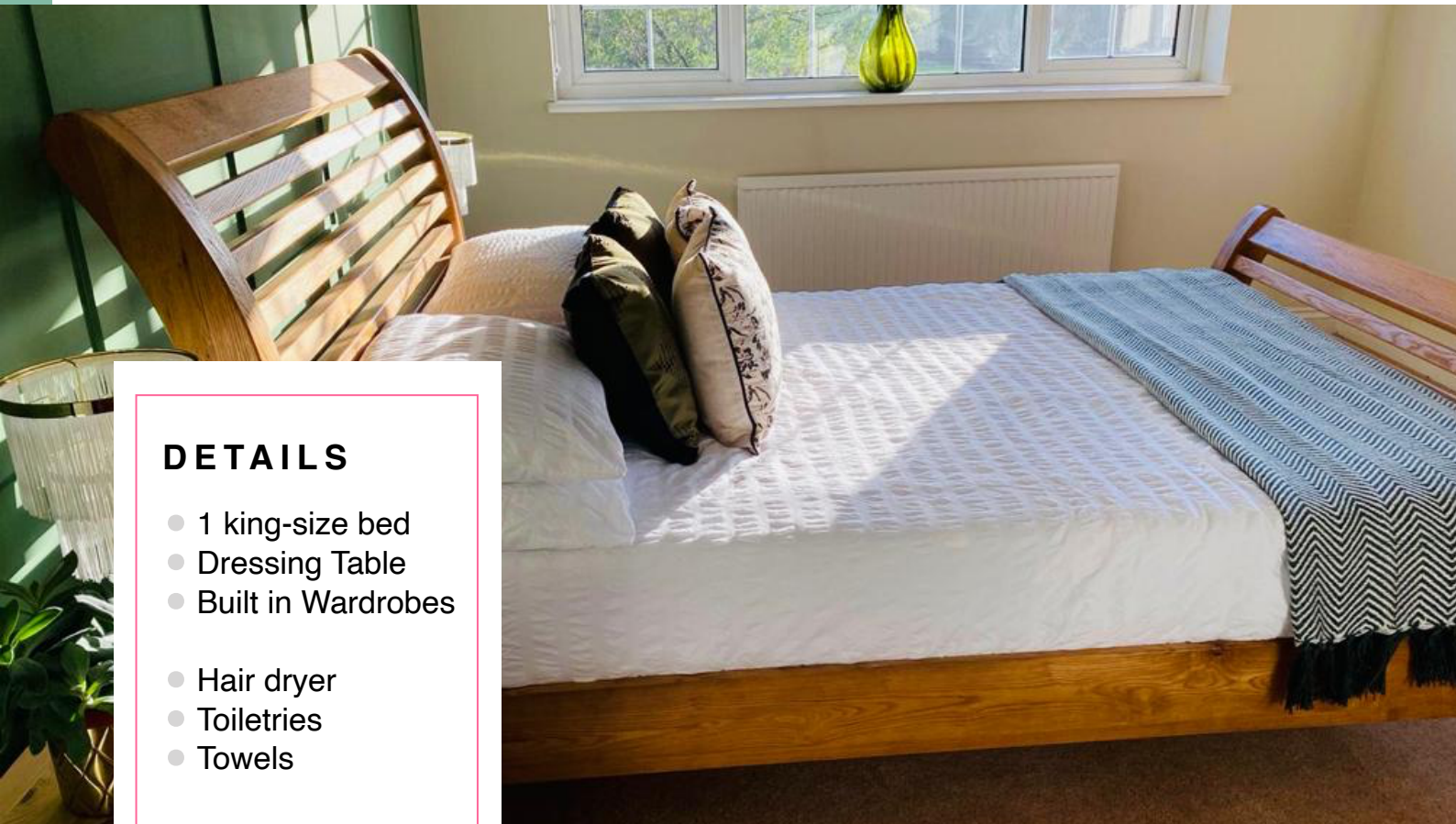
‘THE GREEN ROOM’

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SPLENDOUR HOUSE

# Bedroom 2

Bedroom two, also known as ‘the green room’ because of its vivid green panelled wall, contains a luxury solid wood kingsize bed. The sizeable room has a quaint dressing table and ample built in wardrobes to house all your personal belongings.

The modern yet natural decor complements the feel of the whole house, while bringing the outdoors in with the large window displaying the beautiful countryside.



## DETAILS

- 1 king-size bed
- Dressing Table
- Built in Wardrobes
- Hair dryer
- Toiletries
- Towels

- Free Wifi
- 43 inch TV
- Hangers
- Countryside Views

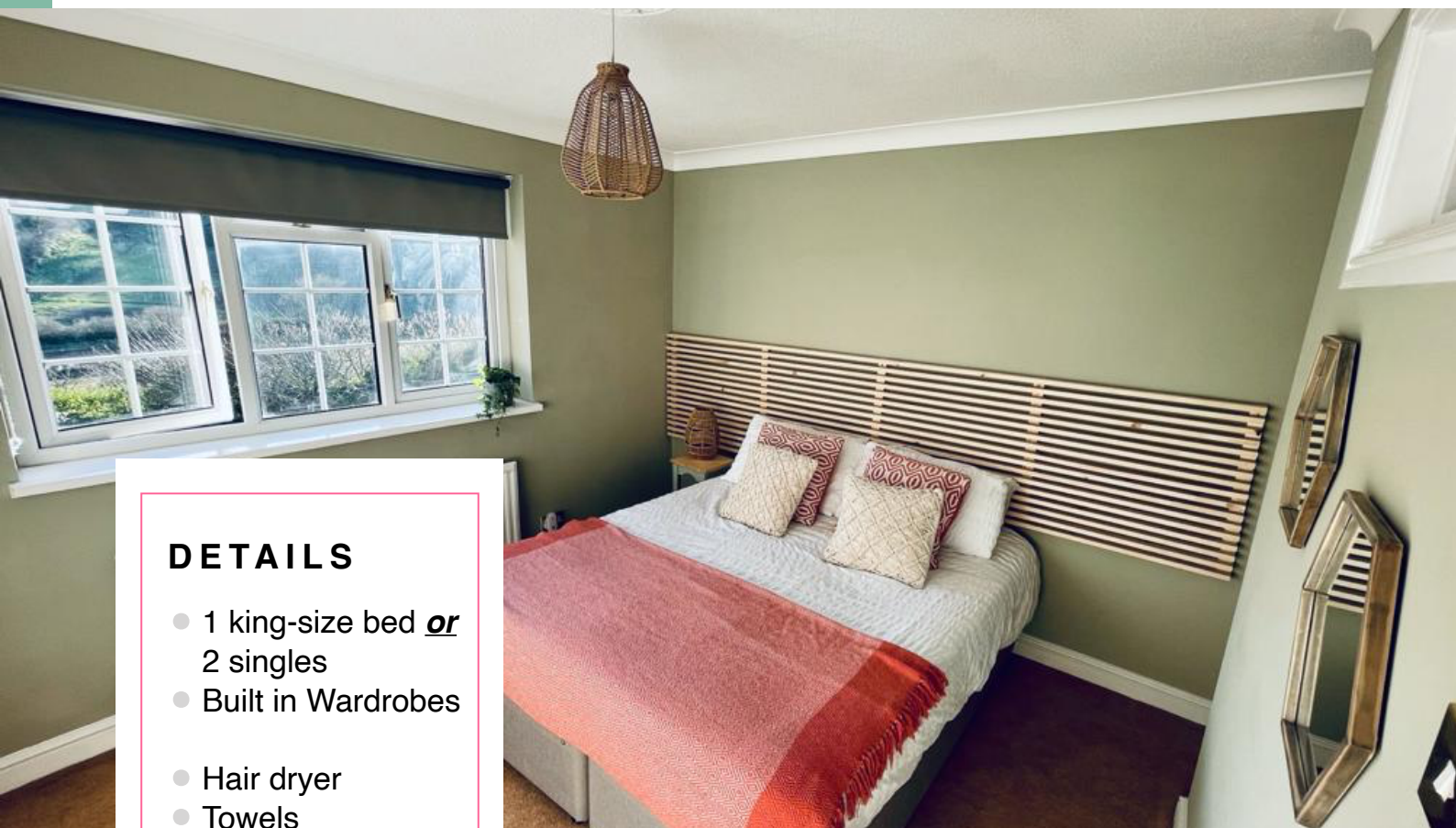


# Bedroom 3

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CROWN  
SPLENDOUR HOUSE

This softly decorated room has a bohemian feel while still reflecting the character of the house. The room can be configured to contain 1 kingsize bed or 2 singles, this allows us to adapt the room according to your requirements.

Bedroom 3 contains 2 large built in wardrobes to ensure you have all the space you need for your belongings. The room boasts a large window looking out onto the rolling countryside and the sizeable gardens.



## DETAILS

- 1 king-size bed or 2 singles
- Built in Wardrobes
- Hair dryer
- Towels
- Free Wifi
- Hangers
- Countryside Views





# Bedroom 4

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SPLENDOUR HOUSE

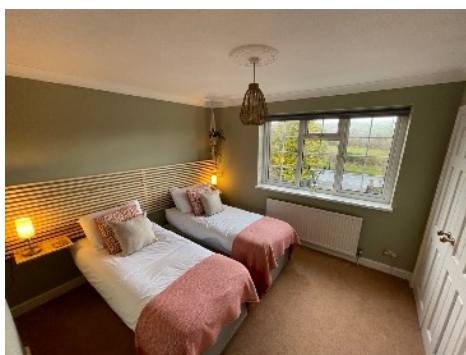
Bedroom 4 replicates bedroom 3 by adapting to either a kingsize bed or 2 singles. This enables the room to be configured to your liking.

The decor is the same soft green and vibrant oranges with the use of natural materials and furnishings. The large window floods the room with natural light and provides house front views with a glimpse of the distant countryside.



## DETAILS

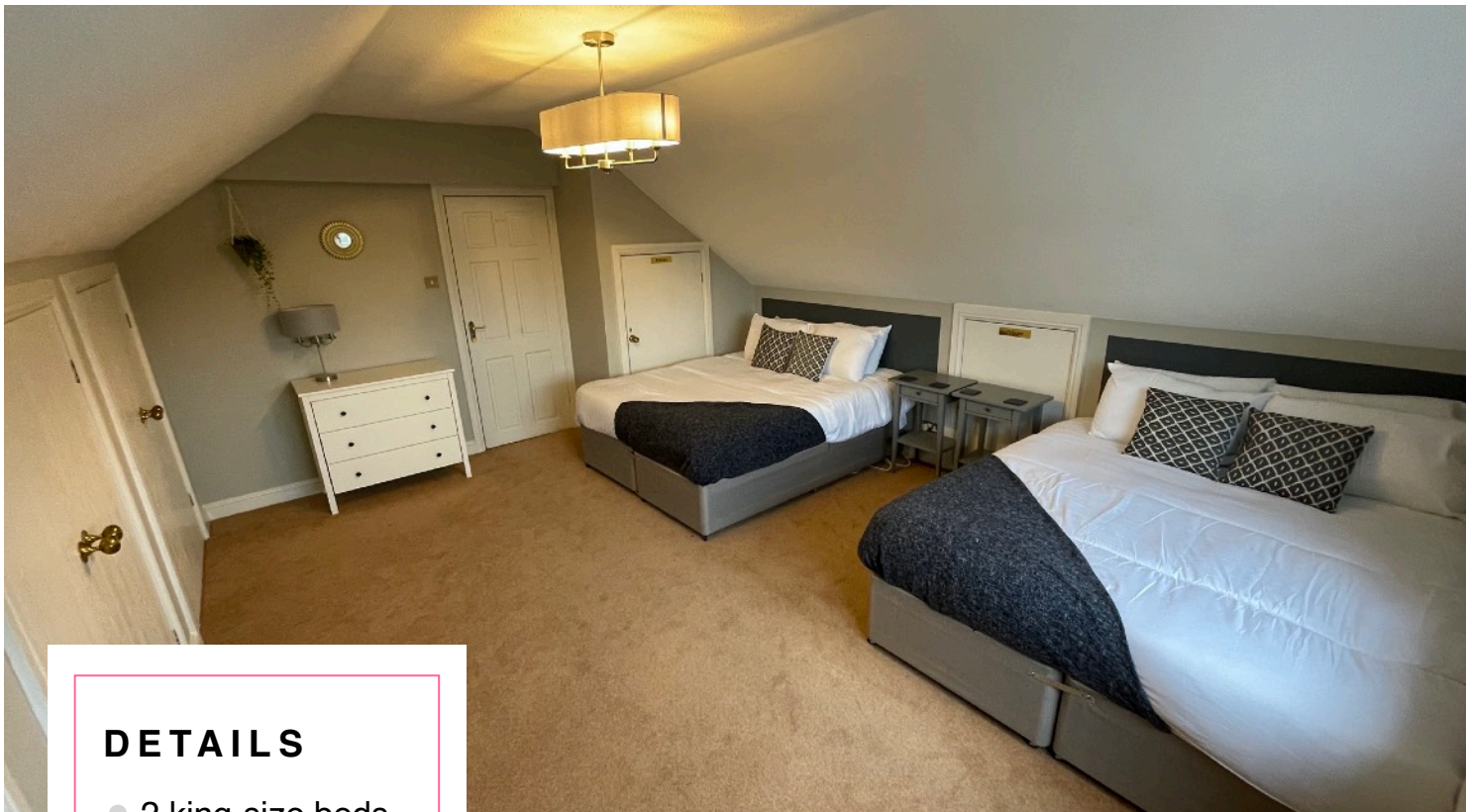
- 1 king-size bed or 2 singles
- Built in Wardrobes
- Hair dryer
- Towels
- Free Wifi
- Hangers
- Distant Countryside Views



# Bedroom 5

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CROWN  
SPLENDOUR HOUSE

This Large bedroom houses the most amount of people. It is perfect for a family, 4 friends or even 2 couples. The beds can be configured to include 2 kingsize beds or 4 singles or a kingsize and 2 singles. This room also stores 2 foldable guest beds for added adaptability.



## DETAILS

- 2 king-size beds or 4 singles
- Built in Wardrobes
- Optional folding beds
- Hair dryer
- Towels
- Free Wifi
- Hangers



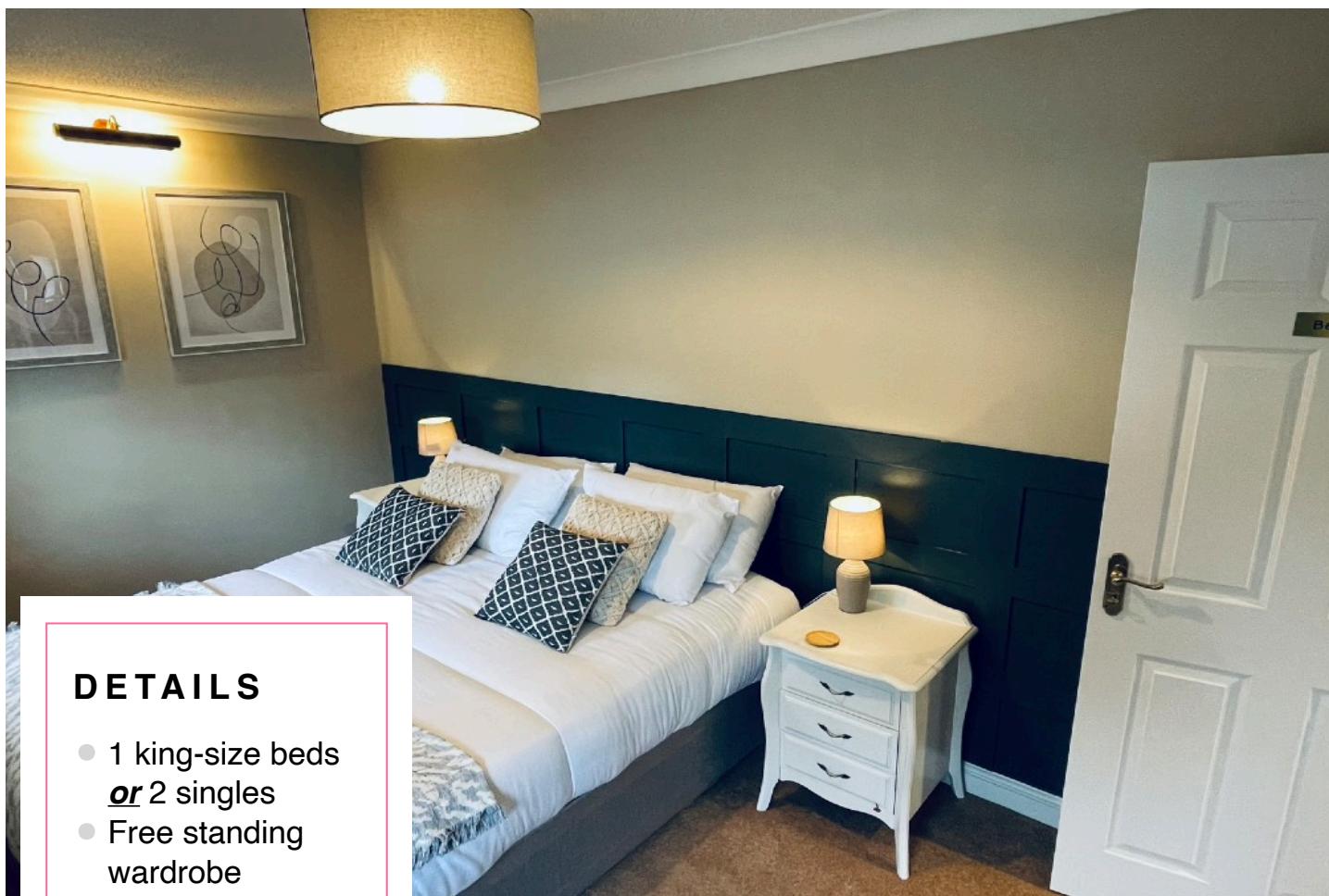


# Bedroom 6

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SPLENDOUR HOUSE

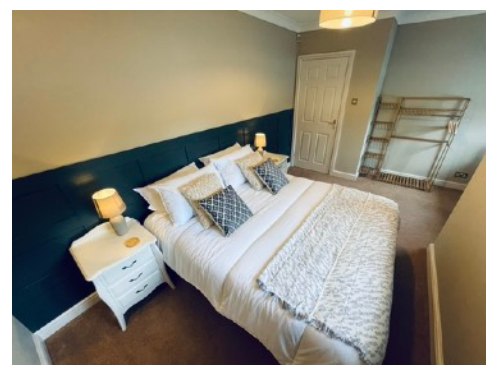
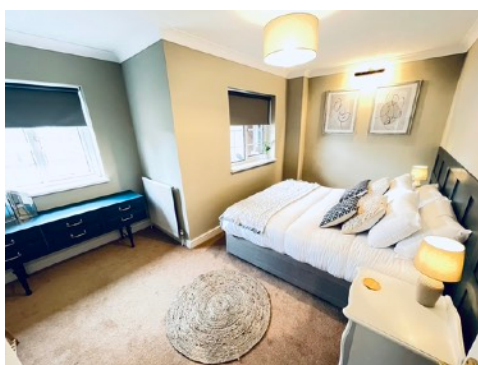
This ground floor bedroom is our accessible option. The bedroom comprises of either one kingsize or two singles, depending on your requirements. It includes a free standing wardrobe and dressing table for all your belongings.

This bedroom is most suitable for any guests who struggle with the stairs as it is located on the ground floor of the property and is in close proximity to the wet room, also situated on the ground floor. Please be aware there are two small steps leading into the property itself.



## DETAILS

- 1 king-size beds or 2 singles
- Free standing wardrobe
- Dressing Table
- Hair dryer
- Towels
- Free Wifi
- Hangers



# Bathrooms

The property consists of 5 bathrooms/shower rooms:

- Master Ensuite - Large roll top bath, walk in shower, toilet and vanity sink.
- Family Bathroom - Large walk in shower, bath, toilet and sink.
- Shower Room - Shower cubical, toilet and sink.
- Wet Room (ground floor) - Shower, toilet and sink.
- Bathroom (ground floor) - bath, toilet and sink.

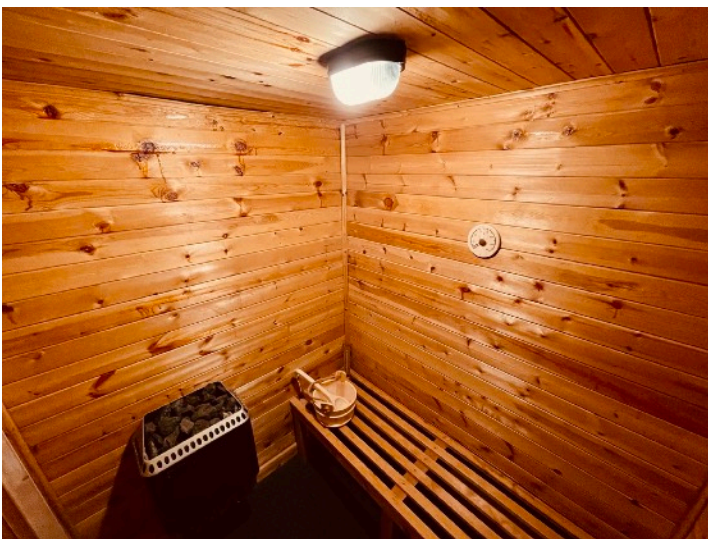
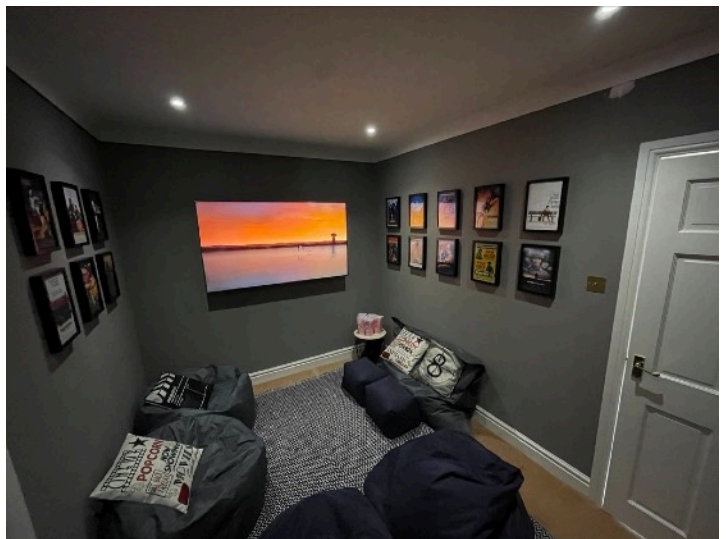
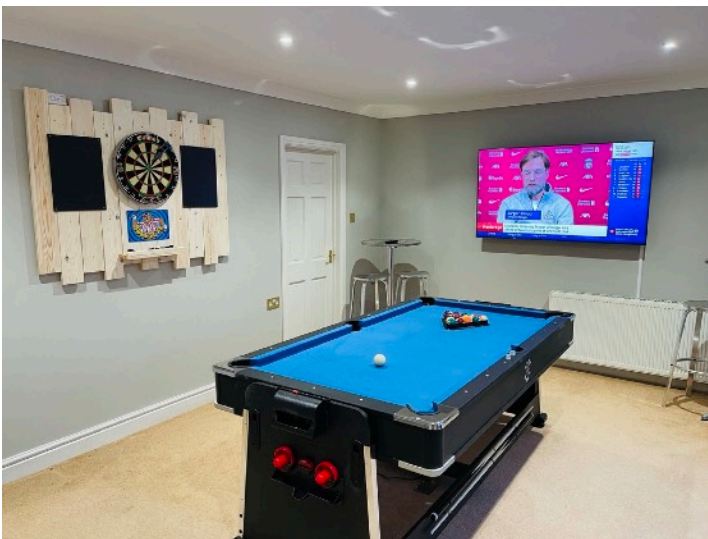
All have their own style and decor and provide all essential amenities.





# Added Luxuries

- Hot Tub (7 persons)
- Games Room (Pool, Air Hockey, Table Tennis, Dart Board & 65inch TV).
- Movie Room (65inch TV)
- Sauna
- Large balcony with countryside views





# Common areas

- Dining Room (seating up to 16 )
- Kitchen & utility
- Lounge
- Entrance Lobby
- First floor lobby

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SPLENDOUR HOUSE





A QUICK GUIDE

# THINGS TO DO.....

## PAIGNTON

- Paignton Zoo (5min drive)
- Geo Park
- Paignton Pier
- Splash Down Waterpark
- Goodrington Sands

## TORQUAY

- Model Village
- Babbacombe Downs
- Kents Cavern Prehistoric Caves
- Torquay Harbour - includes a range of pubs, clubs and restaurants

## BRIXHAM

- Crabbing on the harbour wall
- Shoalstone Pool (outdoor sea water pool)
- Berry Head National Nature Reserve (Of Historic & Scientific Importance)

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## LOCAL PUB's (walking distance)

**Cattleman's Steakhouse at The Parkers Arms** (8min walk).  
Serve a range of steaks from 6oz up to their famous 200oz.  
Served on hot volcanic lava stone to enable customers to cook to their liking.

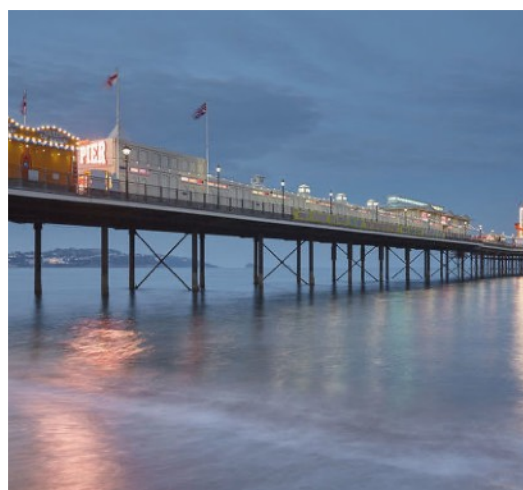
**The Blagdon Inn** (8min walk) - The Blagdon Inn seamlessly blends the traditional with the contemporary. Be transported into 15th Century in this beautiful example of a traditional thatched Devon building while enjoying excellent service, traditional fine dining and a deliciously tempting menu which features locally sourced and seasonal ingredients.

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## LOCAL TRAILS

Torbay has some of the most beautiful scenery in the country, which allows for some breathtaking walks. The website below details 10 of the most popular walks.

<https://www.englishriviera.co.uk/be-inspired/top-10-ideas/top-10-walks>



## RECOMMENDED PLACES

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# Food and Drink

### BREAKWATER TAKEAWAY & BEACH BAR

Located on the picturesque Breakwater beach in the quaint fishing town of **Brixham**. Vibrant beach bar - suitable for all. Live music on the beach, during the summer months. (See their Facebook page)

### CURIOUS KITCHEN

Located in the heart of **Brixham** town. Specialising in a range of local produce with a special focus on vegetarian and vegan meals.

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### TJ's RESTAURANT

Situated on **Paignton** harbour with a view of the stunning torbay coastline. (*David Attenborough recently enjoyed a meal here*).

### CANTINA KITCHEN & BAR

Conveniently located in **Paignton** on Goodrington Sands. Often hosts local musicians which lends itself to the beach vibe.

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### THE ELEPHANT

A Michelin star restaurant with an informal feel. Located on **Torquay** Harbour, the restaurant provides high end cuisine while incorporating local produce.

### ANGELS TEA ROOMS

Angels is located in **Torquay** on the beautiful Babbacombe Downs. It is renowned with the locals for its range of famous afternoon cream teas.

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### PIE STREET

Situated in **Totnes** town, Pie Street specialises in mouthwatering pies, using all sustainably source produce.

### RUMOURS

Located in the heart of **Totnes** high street, Rumours prides itself in delivering homemade seasonal food with a relaxed atmosphere.





# Our policies

## **A friendly reminder**

Absolutely enjoy the space but please be respectful of the environment. **All noise levels must be considerate, especially at night; we like to keep our neighbours as friends.**

## **Children**

This is a family oriented and child friendly home, however children and infants must be under active supervision by a parent or guardian, at all times. All responsibility and duty of care for them must be provided by you, including their personal equipment and needs.

## **Dogs**

Splendour House is a dog friendly property, however we expect you to clear up after your dog at all times, this includes the outside areas. Carpet spray and disinfectants will be provided incase accidents do occur in the house. Please refrain from allowing dogs on sofas and beds.

## **Smoking**

To maintain a fresh and healthy environment, this is a strict non-smoking premise. The openness of elevated houses causes cigarette smoke to drift.

Smoking is permitted in the garden - please dispose of your cigarettes responsibly.

## **Fire prevention**

Please do not leave any electrical appliances switched on when they are not in use, or when you are leaving for the day. This includes air conditioners, fans, hair straighteners and portable device chargers.

## **Security & safety**

Guests are particularly requested to lock all external doors at all times. We are not responsible for any loss / or damage to Guest's belongings & vehicles.

We cannot be held responsible for any unlikely injuries that may occur on the property.

For added security locks have been provided on all bedrooms incase you wish to use them.

The driveway gates are controlled manually.

CCTV is in operation above the front door and driveway only.

## **Damage**

The guest will be held responsible for any loss or damage to the property caused by themselves, their guests or any person for whom they are responsible.



# Thank You

## See you again

Thank you for visiting! We hope you enjoyed your stay.  
Please leave us a review on Tripadvisor and make sure you  
follow us on instagram and Facebook

**@splendourhousedevon**

**[www.splendourhouse.co.uk](http://www.splendourhouse.co.uk)**