



## 4 Beautiful Cottages - in a superb holiday location



In a sheltered farm setting, a mile or two from sea and surf, this quartet of immaculately restored outbuildings exudes lightness, brightness and comfort. Oak floors are heated, plasma screens abound, kitchens burst with utensils, beds are electrically primed to recline and the whole place oozes Cornish chic. Phillippe Starck bathrooms are resplendent with white fluffy towels, beds are topped with super-soft pillows. Throughout are intriguing pieces of wood furniture; one cottage has outdoor seats built from a far off goldmine's supporting timbers; the owners are committed to quality and have thought of everything a couple or extended party may need.

Atlantic Cottages, West Grove  
Atlantic Highway, Bude  
Cornwall EX23 9TG

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Wireless internet available



# Atlantic COTTAGES



## Directions to Atlantic Cottages in Bude, Cornwall...

**BY CAR:** M5 to Exeter, leave at junction 31, follow A30 dual carriageway, take A386 signposted BUDE onto A3079 via Halwill to A3072 via Holsworthy to Bude.

or: M5 to Exeter, A30 to Launceston, then B3254 to Bude.

or: M5 to junction 27 at Tiverton, take North Devon link road A361 to Barnstaple, join A39 Atlantic Highway to Bude.

**SAT NAV:** West Grove Farm, Atlantic Highway, Bude EX23 9TG. Once close to Bude, please use eye reference only as SAT NAV takes you via an incorrect farm lane!

**BY TRAIN:** to Exeter St Davids Railway Station - then route X9 First National coach to Bude.

**BY COACH:** National Express to Exeter Coach Station, Route X9 First National to Bude.



# Periwinkle Cottage

**Sleeps 2+**

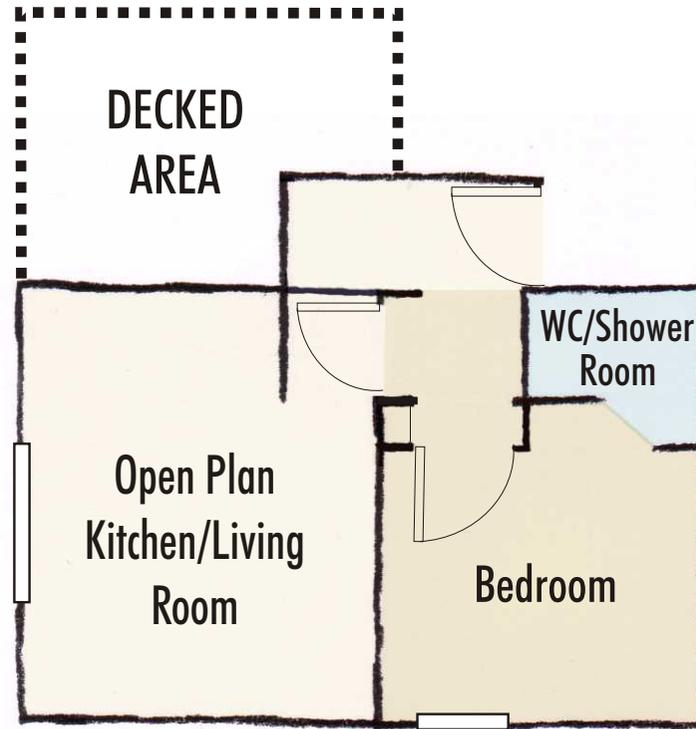
This cottage comprises a double bedroom with en-suite shower room and an open plan living area with oak floors, underfloor heating and an HD Plasma TV.

The kitchen is beautifully crafted out of oak and slate work-tops and fully fitted.

The bedroom is fitted with electric beds and has an LCD HD ready television.

The shower-room has a luxury shower complete with drench shower and body wash.

Outside is a small, secluded seating area in addition to the main garden.





# Abalone Cottage

## Sleeps 2+

This cottage comprises a double bedroom, delux shower room and an open plan living area. You walk out onto the main garden with easy access to the decked area and barbecue.

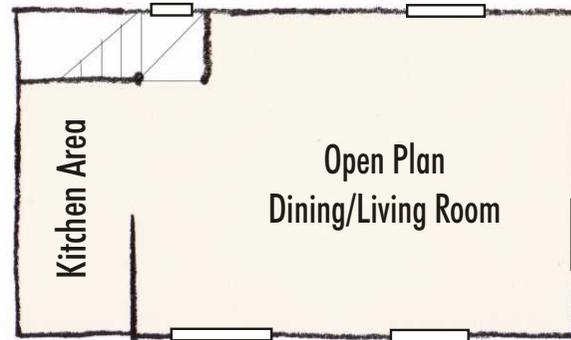
The kitchen is beautifully crafted out of oak and slate work-tops and fully fitted with hob, oven and dishwasher. There is a plasma television in the main area with a dining table for four.

The bedroom is fitted with electric beds and has an LCD HD ready television.

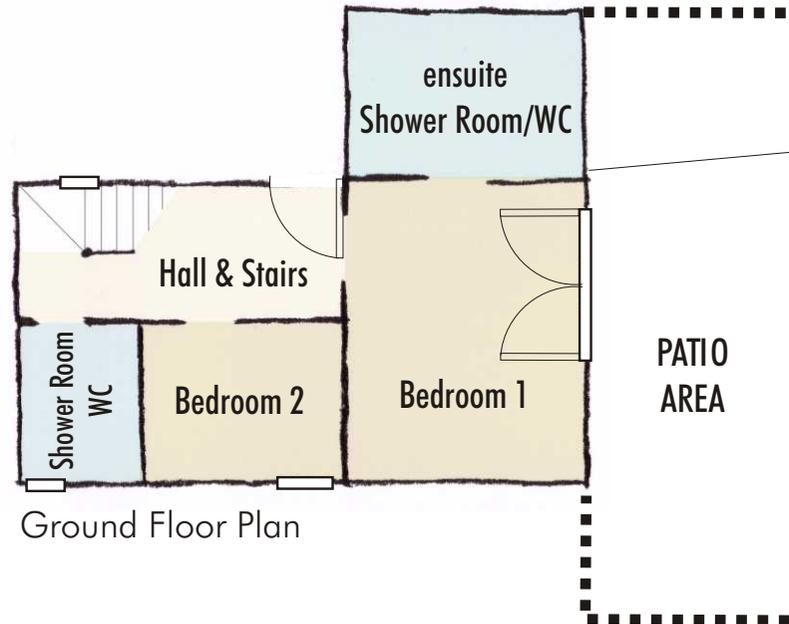
The shower-room has a luxury shower complete with drench shower and body wash.



# Oyster Cottage



First Floor Plan



Ground Floor Plan



## Sleeps 4+

This cottage is over two levels with oak floors and under floor heating throughout the cottage. The open plan living area with vaulted ceiling is on the top floor, overlooking the picturesque village of Marhamchurch. Downstairs is a double bedroom with en-suite shower room, a second twin room for the children and additional shower room. Outside is a secluded seating area in addition to the main garden.

The kitchen is beautifully crafted out of oak and slate work-tops and fully fitted.

The main bedroom is fitted with electric beds and an LCD HD ready television. The second bedroom also has an LCD television.

The shower-room has a luxury shower complete with drench shower and body wash.



## Cameo Cottage

### Sleeps 4+

This cottage is mainly over one level. The kitchen/dining area, shower room, second bedroom and lounge are on one level and four steps lead up to the main bedroom with en-suite.

Outside is a secluded seating area in addition to the main garden.

The kitchen is beautifully crafted out of oak and slate work-tops and fully fitted with hob, oven and dishwasher. There is a dining area for 6 people and a large plasma television.

The main bedroom is fitted with electric beds and has an LCD HD ready television and en-suite shower room. The second bedroom also has electric beds, which can be made up as a childrens' twin or double room. The room also has an LCD television.

The shower-rooms have luxury showers complete with drench shower and body wash.



### TERMS AND CONDITIONS :

**1. CONTRACT** - Atlantic Cottages offers short term holiday rentals. The Contract is between the Owners of the Property and the Client. Any issues arising under the Contract should be addressed to Atlantic Cottages. Atlantic Cottages act on behalf of the Owners. The Contract is entered into when Atlantic Cottages issues the confirmation booking email/form and will be subject to all the Booking Conditions. The Client is advised to check the confirmation booking form thoroughly.

**2. PAYMENT** - A deposit of thirty percent (30%) of the rental fee is payable if the booking is made more than two clear calendar months before the start of the rental. The balance shall be payable two clear calendar months before the commencement of the rental. Nonpayment of the balance of the rent on or before the due date shall be construed as a cancellation of the contract by the Client. For bookings made less than two clear calendar months before the commencement of the rental the total fee is payable. For bookings made less than 3 weeks before the commencement of the rental, no cheques can be accepted. All payments shall be made to: Atlantic Way by internet banking where possible or by cheque made out to 'Atlantic Cottages' addressed to:  
Atlantic Cottages, P.O.Box 12, Bude, Cornwall, EX23 8YZ

**3. CANCELLATION** - Any cancellation made by the Client for whatever reason shall be in writing and addressed to Atlantic Cottages at the address in Condition 2 above. On receipt of notice of cancellation, Atlantic Cottages will seek to re-let the property for the period of booking. If Atlantic Cottages succeeds in re-letting the property for the whole period it shall refund all the monies paid less

an administrative charge of £50 per booking. If Atlantic Cottages only succeeds in re-letting the property for part of the period booked it shall refund an amount equal to the money paid less (1) the rental for the period which is not re-let and (2) an administrative charge of £50. If Atlantic Cottages is unable to re-let the property at all then all monies paid by the Client shall be forfeit to Atlantic Cottages. Atlantic Cottages strongly recommends Clients to take out Cancellation Insurance.

**4. CHANGES OF DATE** - Atlantic Cottages may consider a request from a client to change the dates of the booking after confirmation has been issued. Agreement will be given subject to all of the following conditions being met: (1) the property owner agrees to change; (2) the request is received more than two clear calendar months away from the start of the booking; (3) the client pays an administration fee of £50 plus any increase in charge for a higher rate week where applicable.

**5. VAT** - VAT is included in the rental fee where applicable.

**6. PERIOD OF HIRE** - Rentals commence, unless otherwise notified at 4.00 pm on the day of arrival and terminate at 10.00 am on the day of departure.

\* Minimum stay over the Christmas and New Year period is 7 nights.

\* Minimum stay over the New Year period is 7 nights.

\* Minimum stay over the Easter period is 7 nights

\* Minimum stay over other bank holiday periods is 7 nights.

\* Weekly bookings run from Saturday to Saturday

**7. USE OF PROPERTY** - The number of persons occupying a property must not exceed the maximum number stipulated in the brochure/on the booking form. The property will be used for personal and domestic purposes only. The property shall not be used for any commercial purposes without the written consent of Atlantic Cottages. All Atlantic Cottages properties operate a no smoking policy. Atlantic Cottages reserves the right to refuse entry and/or to serve eviction notices effective immediately on the entire party if these conditions are not observed.

**8. COMPLAINTS** - Should there be any cause for complaint during the occupation of the property it must be notified promptly to Atlantic Cottages and in case of serious problems confirmed in writing.

**9. BREAKAGES OR DAMAGE** - The Client is legally bound to reimburse Atlantic Cottages for replacement, repair or extra cleaning costs on demand.

**10. CARE OF THE PROPERTY** - The Client shall take all reasonable and proper care of the property and its furniture, pictures, fittings and effects in or on the property and leave them in the same state of repair and condition and in the same clean and tidy condition at the end of the rental period as at the beginning.

**11. PETS** - Pets are only accepted by arrangement. Any agreement to allow pets onto the property is conditional that under no circumstances are they to be allowed into the bedrooms. Pets should not sit or lie on any of the sofas, chairs or other soft furnishings. Pets are accepted on the condition that they are not allowed to foul in the garden areas and otherwise in the vicinity of the property. The pet

owner will clean up any mess caused. For the consideration of other guests, pets must be kept under strict control at all times and not left in the property unattended at any time. Failure to comply will render the contract terminated and you may be asked to remove the pet from the premises.

**12. LIABILITY** - Atlantic Cottages (for itself, its employees and agents) and the Owner shall not be liable to the Client or third parties for any accident, damage, loss, injury, expense or inconvenience, which may be suffered, incurred, arise out of or in any way connected with the rental. No term of the Contract is enforceable under the Contracts (Rights of The Third Parties) Act 1999 by a person who is not a party to the Contract. If the property which the Client has booked becomes unavailable or unusable for some reason prior to the date of a booking, then Atlantic Cottages's obligation will be to (1) use their best endeavour to find a suitable alternative property, or failing which (2) to reimburse the Client for any monies paid.

**13. WARRANTIES** - Atlantic Cottages does not warrant and is not responsible for the accuracy of any verbal information given or statements made by its servants or agents.

**14. RIGHT OF ENTRY** - Atlantic Cottages shall be allowed the right of entry to the property at all reasonable times for purposes of inspection or to carry out any necessary repairs or maintenance.

**15. DETAILS OF GUESTS** - Clients are requested and agree to provide the following information:  
\* number of guests

\* names of every guest

\* ages and number of guests under 18 (eighteen) years of age

\* addresses and telephone numbers (mobile and land line) of the adult who sends payment

**16. ADULT SUPERVISION** - Clients are requested and agree that all guests under the age of 18 (eighteen) years of age will be supervised by an adult for the whole duration of the rental. At the discretion of Atlantic Cottages an adult who will be held responsible for all minors under eighteen (18 yrs) may submit their name, address and telephone number and pay a refundable security/damage deposit (amount to be agreed prior to booking).

**17. PRICE RESTRUCTURING** - Atlantic Cottages reserves the right to restructure prices for available rentals at any time.

**18. LINEN** - All bed linen (not cot) is supplied and all bath towels (not beach) are supplied for the duration of the rental period.

**19. SMOKING** - Atlantic Cottages has a NO SMOKING policy. Atlantic Cottages reserves the right to serve eviction notices effective immediately on the entire party if Condition 19 is not observed.

### DOGS

We are unable to accommodate your pets, but we have an arrangement with an excellent local kennel where you can board your pets and collect each day.

We are able to accept well behaved dogs between September and July in Cameo and Periwinkle. This is at the discretion of the owner. We make a small charge per pet and ask that you follow our Terms and Conditions.





# Accessibility Statement

## Access Information

Atlantic Cottages are a collection of 4 holiday cottages around a garden area. We have tried to provide as much information as possible in this statement. If you have any further queries please let us know. We look forward to welcoming you to Atlantic Cottages.

## Pre-Arrival

1. We have a modern website which can viewed under [www.atlantic-cottages.co.uk](http://www.atlantic-cottages.co.uk)
2. Bookings and enquiries can be made through the website, via email or telephone.
3. The nearest bus stop is in Bude 1.5 miles away.
4. The nearest train station is at Exeter St Davids, 50 miles away.
5. The nearest town is Bude which is 1.5 miles away. It takes 30 minutes to walk. Taxis are available
6. Morrisons Supermarket is 1.5 miles away, Somerfield and the Co op are in Bude itself with a variety of Bakeries and Butchers etc.

## Arrival and Car Parking Facilities

Upon arrival at Atlantic Cottages you approach through a tarmaced area at the entrance gate off the main road, sign posted West Grove farm. Follow the drive and turn right for Atlantic Cottages, follow the drive until you pass our nursery and you will see the car park. Parking for the cottages is along the hedge directly opposite. The car park is brick paved and brick paved paths lead to each cottage. There is a

trolley to help you load and unload your luggage. If you require further assistance please contact us.. There are solar powered lights along all the pathways and external lights outside each cottage next to the front doors. There are no steps to reach any of the cottages along the pathways and the ground is level.

**Reception:** *Not Applicable.*

**Public Areas and Public WC:** *Not Applicable.*

**Restaurant and Lounges:** *Not Applicable.*

**Conference and Meeting Rooms:** *Not Applicable.*

## Laundry Facilities

There are separate laundry facilities with a Heavy duty washing machine, tumble dryer, iron and ironing board. Each cottage has a clothes airer and there is a drying area next to the Orchard Garden.

The laundry room also contains a Dyson and additional cleaning materials for your use.

## All Cottages

1. Have oak flooring with under floor heating throughout.
2. All bathrooms have slate floor tiles.
3. All showers have a drench shower, hand held attachment and foot shower

## General Information about the Cottages

1. All duvets and pillows are Perfect Balance hypo-allergenic. Mattresses are Memory foam and the beds are electrically reclining.
2. Sheets, duvet covers and pillow cases are all Egyptian cotton

3. Free-view televisions with built-in DVD players are provided in each living room and bedroom with remote controls for each appliance.

## Periwinkle Cottage

Periwinkle cottage has two steps into the cottage and one from the porch into the main areas.

The door ahead of you leads to the bedroom which has an en-suite shower room. The door to the right leads to the open plan living room. The kitchen has a Hob, oven, fridge and microwave.

Periwinkle Cottage is not suitable for people with very limited mobility.

## Oyster Cottage

Oyster Cottage is accessed through the main path and is the first cottage on the left. It has a large bricked patio area. You enter the cottage to find the bedrooms on the ground floor. The master bedroom and en-suite are to you left, the twin room is directly opposite you and the second bathroom is to the right. Upstairs is a large open living space with kitchen, dining area and lounge areas. The kitchen has oven, hop, dishwasher and microwave.

Oyster cottage is not suitable for people with limited mobility.

## Abalone Cottage

Abalone Cottage is accessed via the path and is the cottage ahead of you as you enter Seashells gardens..

You enter in the lounge, kitchen and dining room which are open-plan, a shower room leads off this room. There are two steps up to the master bedroom leading to the master bedroom. This cottage is suitable for people with limited mobility.

## Cameo Cottage

Cameo cottage is the first cottage to your right as you enter the Seashells Gardens. You enter the kitchen / dining room via double doors and a bathroom, twin room and lounge are all on the same level. There are double doors from the lounge onto the gardens. Four steps lead up to the master bedroom which has an en-suite shower room.

## Additional Information

1. No Smoking policy throughout all of the cottages.
2. Light switches and heating thermostats at a sensible height to reach from a sitting and standing position. .
3. Wi-Fi Internet access available throughout the site.
4. Pets are allowed at the owners discretion.

## Contact Information

1. Address: Atlantic Cottages, west Grove farm, Bude, EX23 9TG
2. Telephone Number: 01288 355288, Fax; 01288 355144
3. Email: [info@atlantic-cottages.co.uk](mailto:info@atlantic-cottages.co.uk)
4. Website: [www.atlantic-cottages.co.uk](http://www.atlantic-cottages.co.uk)

If you have any questions regarding any requirement or need for further explanation of a particular cottage then please let us know.