



# Hillfield

Cottages & Country House



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



Thank you for requesting our Hillfield Cottages & Country House brochure, featuring 28 individually designed and styled holiday properties situated in an idyllic setting in the South Devon countryside, yet within a short drive of the historic maritime town of Dartmouth.

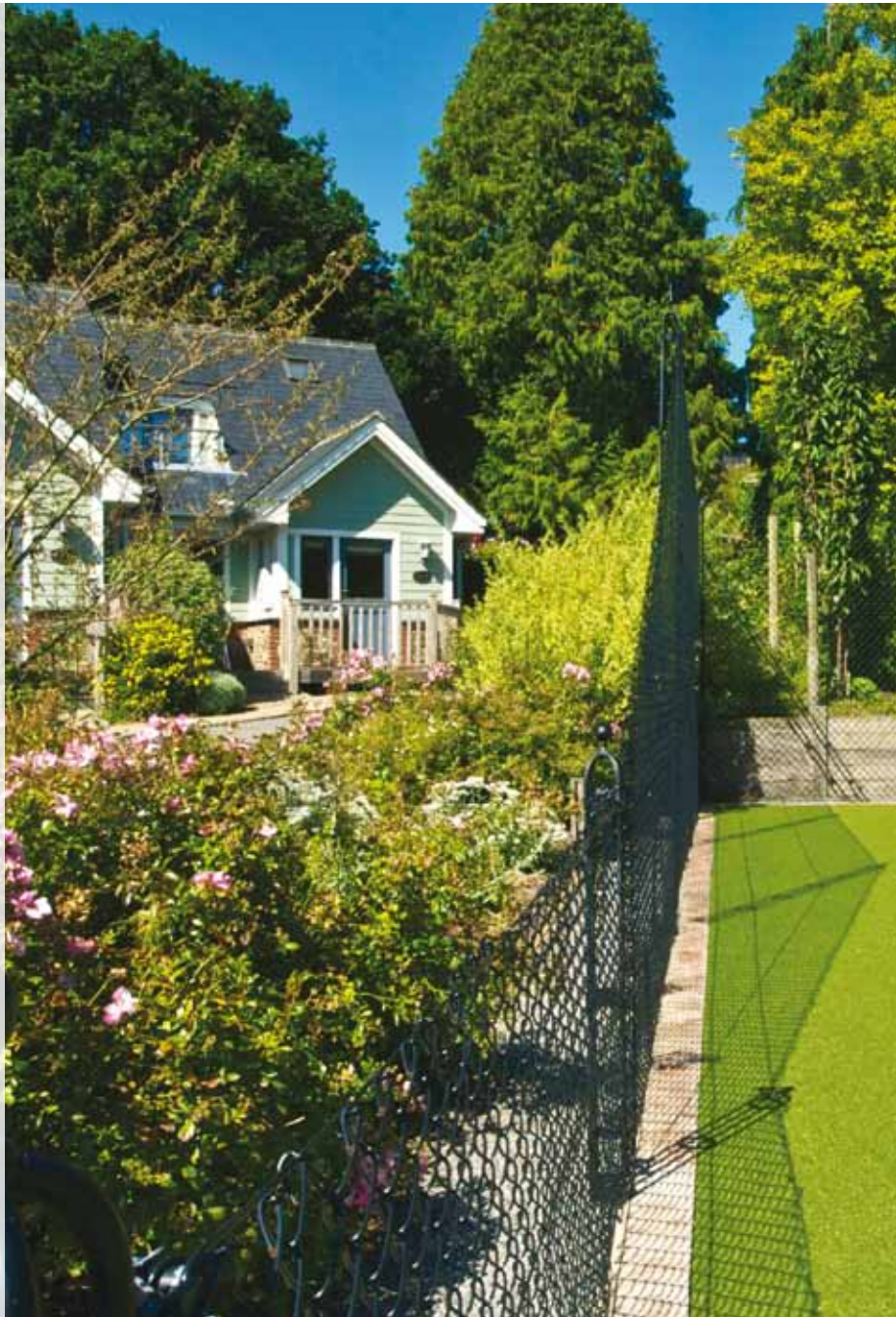
Working closely with designers and developers and most importantly putting ourselves 'in your shoes', we have created self-catering holiday accommodation with style, luxury and relaxation in mind. From that important first impression – as you are welcomed into one of our immaculately presented properties – through to your departure at the end of your stay, we hope to have thought of everything to make your holiday as enjoyable as possible. The comments in our visitor's books and high number of repeat bookings certainly suggest so!

Each property is different but furnished to the highest standards including leather settees in all apartments, handcrafted kitchens, fully tiled bathrooms, large flatscreen TV's and DVD players with cinema surround sound. Wi-Fi connections are available. All beds have high-quality memory foam mattresses, many bathrooms include whirlpool baths and some properties even have their own outdoor hot tub! Our properties are also ideally set up for families, with baby friendly facilities including cots and highchairs provided free of charge. Please visit [www.coastandcountry.co.uk](http://www.coastandcountry.co.uk) for full property specifications and to see further images of each property. Further information can also be found at [www.hillfieldcottages.com](http://www.hillfieldcottages.com).

With properties sleeping 2 to 12, we can accommodate all types of parties, whether you are looking for a short break to 'recharge those batteries' or a relaxing week away. Set in beautiful gardens and nestling on a secluded South-facing hillside, Hillfield boasts stunning views across soft-rolling hills plus an all-weather tennis court, outdoor pool and children's play area.

We look forward to welcoming you to Hillfield Cottages & Country House sometime soon.

*Caroline, Michael & Partners*







# Hillfield

Cottages & Country House

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Cover photograph: Cream tea at Vantage Point © Terry Reeve



## OUR AREA

**Hillfield is situated just 3 miles from Dartmouth**, in the beautiful South Hams, the southernmost tip of Devon. With the area boasting the mildest year-round climate on mainland Britain, Hillfield is the ideal location for a holiday or short break all year round. Located just a 10 minute drive from the spectacular award-winning

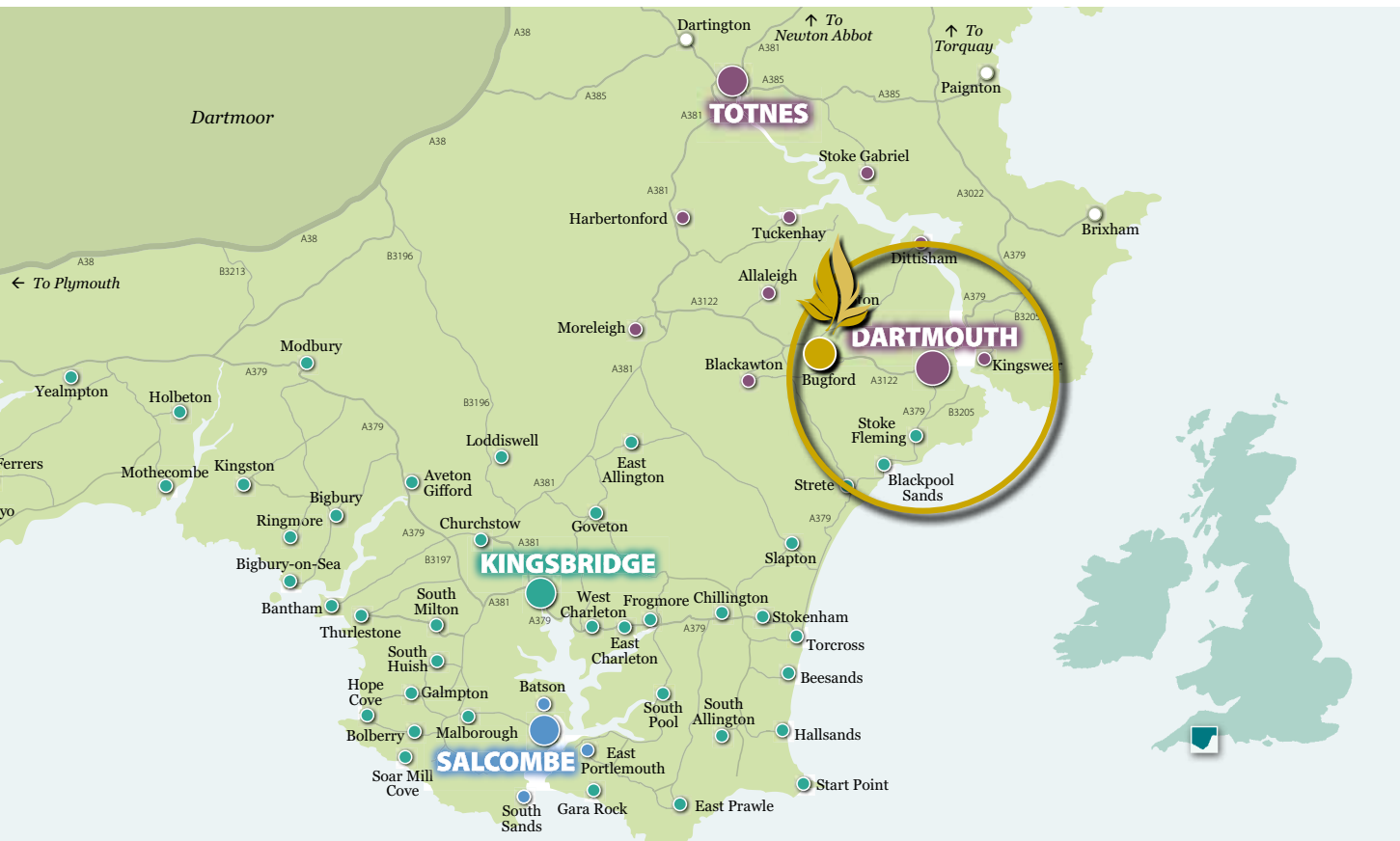
beach at Blackpool Sands and with miles of fabulous coastline to explore, plus local farms and attractions to visit, this really is the perfect destination for a family holiday. With picturesque Dartmouth, its fabulous waterfront and pretty streets full of interesting shops, art galleries, tea rooms and restaurants just a short drive away, a stay at Hillfield Cottages & Country House offers something for everyone whatever time of year they visit.



## PLANNING YOUR STAY

**Whatever you are looking for from your holiday or short break**, our useful 'Planning Your Stay' guide helps you make the most of your stay. From organic food delivery companies, restaurant suggestions and local food and wine producers, to boat hire companies, ideas for great days out, a beach guide and town maps for Dartmouth and Salcombe, use the guide to help you plan your stay at Hillfield.





## TRAVELLING TO HILLFIELD

**Car:** M4/M5 or M25/M3/A303/A30 to Exeter, then A38 to Buckfastleigh, A384 to Totnes, A381 to Halwell, A3122 to Dartmouth and then Hillfield is signposted off this road after approximately 4.5 miles. Maps and further directions available at [www.hillfieldcottages.com](http://www.hillfieldcottages.com).

**Rail:** Direct to Totnes, Newton Abbot or Plymouth from London, the Midlands and the North. Tel: 08457 484950 or visit [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

**Coach:** To Totnes (National Express) Tel: 08717 818 181 or visit [www.nationalexpress.co.uk](http://www.nationalexpress.co.uk)

**Air:** To Bristol or Exeter [www.bristolairport.co.uk](http://www.bristolairport.co.uk), [www.exeter-airport.co.uk](http://www.exeter-airport.co.uk)

Travel Directions to Hillfield will be provided. Taxi and public transport information is available in our 'Planning Your Stay' guide and the Information Folder at your holiday property.



# Country House Apartments



*Courtyard conservatory*



*Terrace lounge*



*Garden bedroom*





Seale lounge

### **Juliet** SLEEPS 2 / FRI

An extremely comfortable first floor apartment with French windows and a Juliet balcony overlooking the courtyard and water feature. Open plan living area with leather settee and large flat screened TV/DVD, bespoke kitchen and dining area overlooking courtyard. Spacious double bedroom with King size bed and en suite with whirlpool bath.

### **Seale** SLEEPS 4 / FRI

A superb first floor apartment with French windows and Juliet balcony with South facing views. Comfortable lounge with large flat screen TV/DVD. Bespoke pine kitchen and dining area. Spacious master bedroom with King size bed and South facing views plus second double bedroom with views to the West. Family bathroom with whirlpool bath.

### **Terrace** SLEEPS 4 / SAT

A delightful ground floor apartment with French windows leading onto the shared South facing terrace. Spacious lounge with large flat screen TV/DVD. Bespoke pine kitchen and dining area. Master bedroom with King size bed and French windows with South facing views plus second double bedroom with views to the West. Family bathroom with whirlpool bath.

### **Manor** SLEEPS 6 / FRI

A wonderful first floor apartment with large windows offering fabulous South facing views. Spacious lounge/dining area with bay window and flat screen TV/DVD. Bespoke pine kitchen. Three bedrooms – master with King size bed and en suite, plus two twin rooms and family bathroom with whirlpool bath.



### **Garden** SLEEPS 6 / SAT

A South facing ground floor apartment with French windows leading onto the terrace. Spacious lounge/dining area with large flat screen TV/DVD. Bespoke pine kitchen. Three bedrooms – master with King size bed and en suite, plus two twin rooms and family bathroom with whirlpool bath.

### **Courtyard** SLEEPS 7 (4+3) / SAT

A magnificent ground floor split-level apartment with private patio. Spacious lounge with large flat screen TV/DVD, bespoke pine kitchen plus elegant conservatory dining area. Master bedroom with twin beds and en suite. Double bedroom plus children's bedroom with double/bunk bed and TV/CD. Family bathroom with whirlpool bath.





# Valley View



## SLEEPS 11 (8+3) / FRI

An extensive bungalow, set in its own mature gardens and enjoying superb South facing views down the valley. Large decking area with private hot tub, illuminated gazebo and patio area. Barbecue available. With accommodation on one level and large door/hallway, this property is suitable for wheelchair users.

Spacious lounge with comfortable settees and large screen TV/DVD. Bespoke pine kitchen and stylish dining area. Five bedrooms –master bedroom with South facing views, King size bed and en suite shower room. Second double bedroom has an en suite bathroom. Third double bedroom plus twin bedroom and children's room sleeping three in double/bunk. Family bathroom with whirlpool bath.







# The New Coach House



*Gamekeepers Cottage lounge*

## **Gamekeepers Cottage** SLEEPS 4 / FRI

A superb two-storey cottage with outside seating area in the courtyard. First floor living area with cathedral ceiling and large church-style window with garden views, large flat screen TV/DVD. Bespoke pine kitchen and dining area. Master bedroom with King size bed and en suite shower room plus twin bedroom and family bathroom with whirlpool bath.

## **Gardeners Cottage** SLEEPS 4 / FRI

A delightful ground floor cottage with sloping vaulted ceiling and South facing French windows leading to outside seating area. Comfortable lounge/dining area and bespoke pine kitchen. Master bedroom with King size bed and en suite shower room plus twin bedroom and family bathroom with whirlpool bath.



*Gamekeepers Cottage bedroom*



*Carriage Loft Cottage lounge/dining area*

## **Carriage Loft Cottage** SLEEPS 4 / SAT



A superb first floor loft cottage with comfortable lounge with cathedral ceiling, French windows and a Juliet balcony offering country views. Bespoke, split-level pine kitchen and dining area. Master bedroom with King size bed and en suite shower room plus twin bedroom and family bathroom with whirlpool bath.





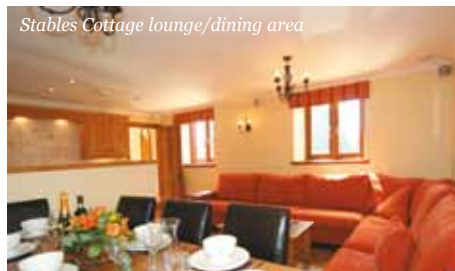
# The Old Coach House

## The Coach House SLEEPS 8 / THUR

A beautiful barn with family lounge/dining room with sloping vaulted ceiling, comfortable sitting area, large flat screen TV/DVD and French windows to private patio. Bespoke pine kitchen. Four bedrooms – master with King size bed and en suite shower room, second room with twin beds and en suite shower room. Third bedroom with double bed and en suite shower room and fourth bedroom with twin beds plus family bathroom with whirlpool bath.



*The Coach House kitchen*



*Stables Cottage lounge/dining area*

## Stables Cottage SLEEPS 8 (6+2) / FRI

A superbly situated barn with outdoor seating area and impressive family lounge/dining area with large flat screen TV/DVD. Bespoke pine kitchen with modern range. Four bedrooms – master with King size bed and en suite shower room, second room with twin beds. Third bedroom with double bed and en suite shower room and fourth bedroom with double/bunk for children, plus family bathroom with whirlpool bath.



# Coachmans Cottages



## Coachmans 1 SLEEPS 6 / SAT

Comfortable semi-detached cottage with lounge/dining room with large flat screen TV/DVD and pine kitchen. Three bedrooms – master double with King size bed and en suite bathroom, plus two twin bedrooms and family shower room.



## Coachmans 2 SLEEPS 6 / FRI

Comfortable semi-detached cottage with secluded paved courtyard, lounge/dining room with large flat screen TV/DVD and pine kitchen. Three bedrooms – master double with King size bed and en suite bathroom, plus two twin bedrooms and family shower room. N.B.\* Please see Keepers Cottage 1.



# Keepers Lodge



**SLEEPS 10 (8+2) / SAT**

A delightful lodge in a peaceful location within the old-walled garden, with private decking areas, barbecue and a large private hot tub.

Comfortable living room with impressive cathedral ceiling and gallery, large flat screen TV/DVD and dining area. Bespoke pine kitchen and utility area. Four bedrooms – master bedroom with double bed and en suite shower room, second double with en suite shower room. Third and fourth bedrooms with twin beds plus family bathroom. Additional seating with TV area and twin beds on the gallery area.

# Keepers Cottages



## **Keepers Cottages EACH SLEEPS 4 (2+2) 1 & 2 – FRI; 3 – THUR; 4 & 5 – SAT;**

Five delightful cottages, each with private decking areas. Barbecue available on request.

Each cottage offers a comfortable living/dining area with a cathedral ceiling and views to a gallery above plus large flat screen TV/DVD and bespoke pine kitchens. The cottages each have a master en suite bedroom, with King size bed and en suite bathroom with whirlpool bath. Gallery bedroom with twin beds plus a ground floor family shower room.

Keepers Cottage 1 has a secluded paved courtyard with café style tables and chairs shared with Coachmans Cottage 2 – booked together Keepers 1 and Coachmans 2\* provide accommodation for 10 guests with access via the courtyard through the French windows.



# Court Lodge

**SLEEPS 10 + 2 / FRI**

Overlooking the tennis court and enjoying a peaceful location, this delightful lodge boasts an extensive decking area with barbecue and a large hot tub.

An impressive open plan living/dining room has a cathedral ceiling and views to the gallery above. The gallery offers additional seating, TV and DVD. The contemporary kitchen includes granite work surfaces and quality appliances, plus a utility room with additional shower. Five bedrooms – two doubles with en suite shower room; third bedroom with twin beds. The fourth bedroom has twin beds, bed settee and en suite shower room, whilst the fifth bedroom has twin beds, bed settee plus an en suite shower room. Family bathroom with whirlpool bath.



# Court Cottages



## Court Cottages EACH SLEEPS 4 1 & 2 – SAT; 3 & 4 – THUR; 5 & 6 – FRI



Six delightful cottages, overlooking the tennis courts, each with private decking areas with barbecue and first floor balconies.

Each cottage offers a comfortable living area with large flat screen TV/DVD and contemporary kitchens equipped to a high standard with granite work surfaces. The cottages each have two en suite bedrooms – a master bedroom on the ground floor with en suite bathroom with whirlpool bath and a twin bedroom on the first floor with en suite shower room and French windows leading onto the balcony. N.B. VisitBritain award is for 1 Court Cottages.





# Vantage Point



## SLEEPS 8 / FRI

A unique property in a spectacular location overlooking the tennis court, boasting wonderful views across the grounds and valley from the 'wrap around' viewing deck. Two extensive elevated decked areas and barbecue plus large private hot tub and infra red sauna and shower.

Stunning first floor living room with glazed apex and large screen TV/DVD over feature fireplace, plus dining area with lovely views. Contemporary kitchen equipped to a high standard with granite work surfaces and French windows leading onto the decking – perfect for an alfresco breakfast. Four bedrooms – two doubles each with a King size leather bed, en suite bathroom and Southerly aspect through French windows. The third and fourth bedrooms are both twin with French windows and there is a family bathroom with whirlpool bath and separate shower.



## COUPLES

**With smaller properties available for couples all year round**, including the very popular Juliet Apartment, we can also offer reduced rates for couples or smaller groups at some of our larger Hillfield properties at certain times of year. For special occasions, hampers, wine, flowers or catering can all be arranged – please just call for details or see our *Planning Your Stay* supplement for suggestions to make your stay even more special.

## LATE AVAILABILITY & SPECIAL OFFERS

**Spring and Autumn are perfect for a long weekend at Hillfield.** Short breaks are often available, especially out-of-season – come without the crowds and when it's cheaper too! Call *Coast & Country Cottages* on 01803 839600 or visit [www.coastandcountry.co.uk](http://www.coastandcountry.co.uk) for further information about short breaks, to find out the very latest availability at Hillfield and for details of our current Special Offers.



## LARGE GROUPS

**With properties sleeping eight or more**, plus several smaller properties conveniently located close to each other, Hillfield is the ideal location for those looking for accommodation for larger groups or for more than one family or group holidaying together. For special occasions, catering can be arranged. See the Village Plan on [www.hillfieldcottages.com](http://www.hillfieldcottages.com) for the location of properties or discuss your requirements with the team before booking.







# How to Book

It couldn't be easier to book your Hillfield holiday with *Coast & Country Cottages* ...

## FAMILIES

**With the award-winning Blackpool Sands** just a 10 minute drive from Hillfield, plus local attractions including farms, places of interest and adventure parks offering entertainment whatever the weather, Hillfield is a popular base for a family summer holiday. Hillfield's spacious grounds, new play area, grassy areas for ball games and all-weather tennis court are perfect for families – peak school holiday weeks can book up months ahead – so hurry! Cots and high chairs are provided free of charge in all Hillfield properties (except Juliet Apartment) – please see individual Hillfield property details on [www.coastandcountry.co.uk](http://www.coastandcountry.co.uk) or speak to our team on 01803 839600 to check and confirm your requirements.



## ONLINE [www.coastandcountry.co.uk](http://www.coastandcountry.co.uk)

To make an online reservation, please check availability on the website and then follow the simple booking procedure from the respective property page.

All online bookings require payment to be made at the time (ie. there is no 'provisional' status) – it is therefore very important that you have carefully selected your chosen property and read our Booking Conditions (which are on our website) beforehand.

We will send you an email as soon as your payment is formally processed confirming the details of your holiday.

## TELEPHONE 01803 839600

To make a reservation by telephone please call our office with your selection – we will then check availability and confirm the full cost to you.

It is important that you read our Booking Conditions which are available on our website. If you are happy we can then make a provisional booking for you which will be held for up to five working days pending receipt of your deposit/ full payment and booking form (if appropriate, and can be downloaded from our website).

We will send you a letter or email as soon as your payment is processed confirming the details of your holiday.



## VISITBRITAIN

**For your added reassurance** and in addition to our regular in-house property inspections, several properties at Hillfield have been assessed by VisitBritain, under its National Quality Assessment Scheme with all gaining 4 Star Gold, 5 Star or 5 Star Gold awards.

We plan to have more Hillfield properties assessed – see the individual property details for the latest ratings and visit [www.coastandcountry.co.uk](http://www.coastandcountry.co.uk) for more information about VisitBritain.



# Hillfield Prices 2013

Rental prices in £s  
(including a £25.00 non-refundable booking fee)

**Please Note:** Short breaks available, either as a 3 night weekend break or 4 night midweek break. Please call for further details.



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Devon TQ6 9NG  
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e: [hillfield@coastandcountry.co.uk](mailto:hillfield@coastandcountry.co.uk)  
[www.coastandcountry.co.uk](http://www.coastandcountry.co.uk)

SEASON	EARLY	LOW	MID 2	MID 1	HIGH 4	HIGH 3	HIGH 2	HIGH 1				
<b>JULIET APARTMENT</b>												
<b>Maximum no. of people</b>	2	2	2	2	2	2	2	2				
Full Week	321	341	391	421	441	471	501	612				
Short Break	231	245	280	301	315	336	405	-				
<b>KEEPERS COTTAGES &amp; SEALE APARTMENT</b>												
<b>Maximum no. of people</b>	4	2	4	2	4	2	4	4				
Full Week	391	336	421	361	501	429	581	497	641	691	731	922
Short Break	280	242	301	259	357	307	413	341	517	557	589	-
<b>TERRACE APARTMENT</b>												
<b>Maximum no. of people</b>	4	2	4	2	4	2	4	2	4	4	4	4
Full Week	421	361	471	404	561	480	641	548	721	777	821	1,022
Short Break	301	259	336	289	399	343	455	390	573	618	653	-
<b>GAMEKEEPERS COTTAGE, GARDENERS COTTAGE &amp; CARRIAGE LOFT COTTAGE</b>												
<b>Maximum no. of people</b>	4	2	4	2	4	2	4	2	4	4	4	4
Full Week	451	387	491	421	581	497	681	582	761	811	861	1,072
Short Break	322	277	350	301	413	355	483	414	605	645	685	-
<b>COURT COTTAGES &amp; COACHMANS COTTAGES</b>												
<b>Maximum no. of people</b>	4	2	4	2	4	2	4	2	4	4	4	4
Full Week	471	404	521	446	621	531	721	616	831	891	931	1,172
Short Break	336	289	371	319	441	378	511	438	661	709	741	-
<b>MANOR APARTMENT</b>												
<b>Maximum no. of people</b>	6	4	6	4	6	4	6	4	6	6	6	6
Full Week	491	421	551	472	651	557	761	642	861	921	981	1,222
Short Break	350	301	392	337	462	396	532	456	685	733	791	-
<b>GARDEN APARTMENT &amp; COURTYARD APARTMENT</b>												
<b>Maximum no. of people</b>	6	4	6	4	6	4	6	4	6	6	6	6
Full Week	531	455	591	506	711	608	821	693	931	1,001	1,061	1,322
Short Break	378	325	420	361	504	432	574	491	741	807	855	-
<b>STABLES COTTAGE &amp; THE COACH HOUSE</b>												
<b>Maximum no. of people</b>	8	4	8	4	8	4	8	4	8	8	8	8
Full Week	681	582	781	659	921	788	1,061	907	1,221	1,301	1,381	1,722
Short Break	483	414	546	468	644	551	742	634	983	1,047	1,111	-
<b>KEEPERS LODGE &amp; VALLEY VIEW</b>												
<b>Maximum no. of people</b>	10	4	10	4	10	4	10	4	10	10	10	10
Full Week	961	822	1,081	924	1,301	1,111	1,491	1,272	1,701	1,821	1,931	2,422
Short Break	672	575	766	646	920	787	1,053	900	1,367	1,463	1,551	-
<b>COURT LODGE</b>												
<b>Maximum no. of people</b>	10	4	10	4	10	4	10	4	10	10	10	10
Full Week	1,191	1,017	1,341	1,145	1,631	1,391	1,861	1,587	1,961	2,191	2,431	3,022
Short Break	843	712	948	811	1,151	983	1,312	1,120	1,575	1,759	1,951	-
<b>VANTAGE POINT</b>												
<b>Maximum no. of people</b>	8	4	8	4	8	4	8	4	8	8	8	8
Full Week	1,231	1,051	1,401	1,196	1,681	1,434	1,921	1,638	2,031	2,261	2,511	3,122
Short Break	871	735	990	847	1,186	1,013	1,354	1,156	1,631	1,815	2,015	-





## Season Dates

All dates shown below are for weeks commencing on a Friday (regardless of the advertised changeover day for the property). Each property is individually priced and the range of rentals (from the lowest to highest), including a £25.00 non-refundable booking fee. Weekly rentals may vary within the season dates shown (eg. there may be up to four different 'High' season prices for a property) so it is advisable to check specific pricing for your chosen holiday period – via our website or by telephone – prior to booking. Please note that all prices displayed online include any discounts or special offers where applicable.

4 Jan 2013	22 Mar 2013	7 June 2013	23 Aug 2013	8 Nov 2013
11 Jan 2013	29 Mar 2013	14 June 2013	30 Aug 2013	15 Nov 2013
18 Jan 2013	5 Apr 2013	21 June 2013	6 Sept 2013	22 Nov 2013
25 Jan 2013	12 Apr 2013	28 June 2013	13 Sept 2013	29 Nov 2013
1 Feb 2013	19 Apr 2013	5 July 2013	20 Sept 2013	6 Dec 2013
8 Feb 2013	26 Apr 2013	12 July 2013	27 Sept 2013	13 Dec 2013
15 Feb 2013	3 May 2013	19 July 2013	4 Oct 2013	20 Dec 2013
22 Feb 2013	10 May 2013	26 July 2013	11 Oct 2013	27 Dec 2013
1 Mar 2013	17 May 2013	2 Aug 2013	18 Oct 2013	
8 Mar 2013	24 May 2013	9 Aug 2013	25 Oct 2013	
15 Mar 2013	31 May 2013	16 Aug 2013	1 Nov 2013	

HIGH  
 MID  
 LOW  
 EARLY

## How to Book

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