

## **Sandyholme**

### **Additional information**

#### **Details of the property**

Sandyholme is a substantial character house standing in its own grounds in the peaceful village of Studland. It has been set up to give greatest possible flexibility and can be let as a whole with up to 25 beds (plus 7 occasional beds), by floor giving up to 11 beds on the ground floor and 14 beds on the first floor (both plus occasional beds), or by individual units from 2 beds upwards. The units are as follows:

#### **Unit 1 – Kimmeridge – sleeping 7**

This is on the ground floor and comprises:

- A lounge/dining room with a kitchen area.
- Bedroom 1 with 2 single beds.
- Bedroom 2 with two sets of bunks and a single bed providing beds for 5.
- A bathroom with bath, wash basin, shower and toilet.
- This unit has wheelchair access.

#### **Unit 2 – Studland – sleeping 4**

This is also on the ground floor and comprises:

- A lounge/dining room with an area with 2 single beds that can be screened off.
- A separate bedroom containing one set of bunk beds providing beds for 2.
- A bathroom with bath, wash basin, shower and toilet.
- A separate kitchen.
- This unit contains its own outside entrance and is therefore suitable for well controlled dogs by prior arrangement.

#### **Unit 3 – Lulworth – sleeping 12**

This is on the first floor and is sub-divided into three family rooms. It comprises:

- Family room 1 with two sets of bunks and a wash basin, providing sleeping for 4.
- Family room 2 with two sets of bunks and a wash basin, providing sleeping for 4.
- Family room 3 with two sets of bunks providing sleeping for 4.
- A separate shared kitchen/dining room.
- There are toilets on the landing.
- There are also showers on the landing.

#### **Unit 4 – Durdle Door – sleeping 2**

This is also on the first floor and comprises a lovely studio room containing 2 single beds, a lounge/dining area, bay window overlooking the garden and a kitchenette. There are toilets and showers on the landing.

#### **Occasional beds**

In addition to the 25 single beds and bunks, the house has a fold out double futon and 5 fold up single beds that can be provided for additional guests if required.

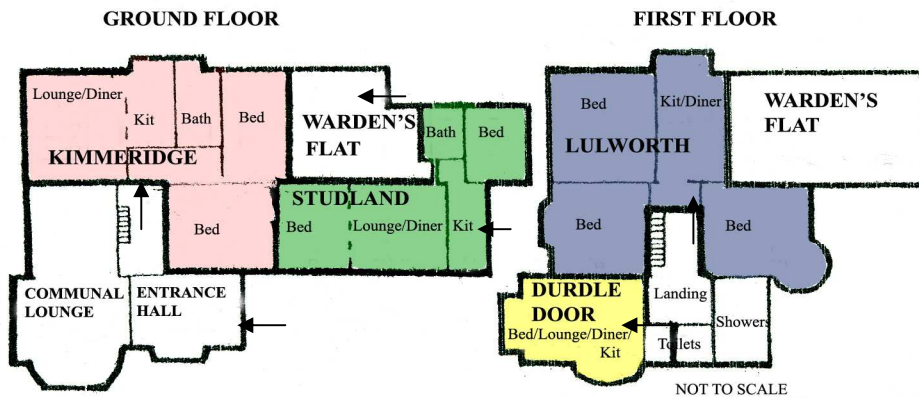
#### **General areas**

In addition to the individual units, there is a spacious lounge/meeting/games room for use by all the guests and a spacious entrance lobby. The property stands in its own grounds which are laid out to patio, lawn and wooded surroundings. It has its own driveway and there is parking for several cars.

#### **Booking conditions**

A booking conditions paper is attached.

## Property layout



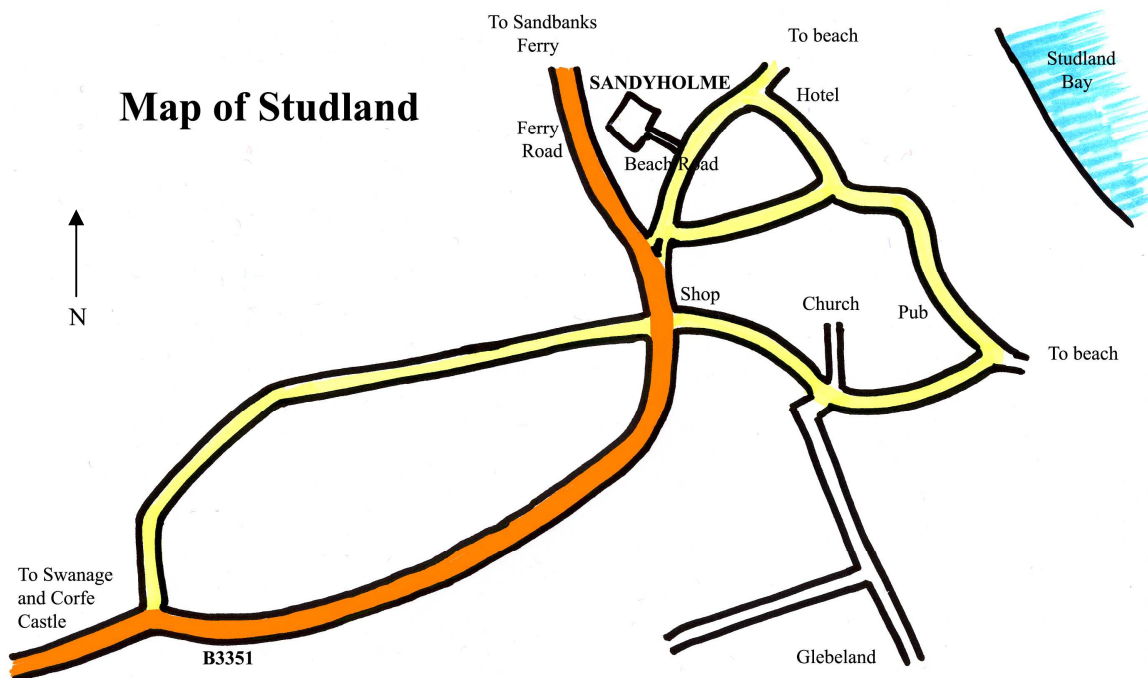
## How to find us

The address of Sandyholme is Beach Road, Studland, Swanage, Dorset, BH19 3AP.

To reach Sandyholme, take the Sandbanks Chain Ferry and follow Ferry Road until you enter the village of Studland. Beach Road is the first turning on the left after entering the village. Go down Beach Road for 200 meters, over the brow of a slight hill and the drive to the house is on the left immediately before a row of thatched cottages. The house is at the end of the drive.

Alternatively, the property can be reached from Corfe Castle by taking the B3351 to Studland and driving through the village. Beach Road is the last road on the right just before leaving the village.

There is a link to Google Maps on the website.



*We hope you enjoy your stay at Sandyholme!*