

Lakeview Manor front desk **01404 891 287**  
Daniel Clarke, Lodge Ownership Sales **07917 868 629**  
Email: [daniel@lakeviewmanor.co.uk](mailto:daniel@lakeviewmanor.co.uk)



## ABOUT LAKEVIEW MANOR

Lakeview Manor is tucked away in an Area of Outstanding Natural Beauty, with another beginning on our doorstep. Added to that, the remarkable Jurassic Coast (a UNESCO World Heritage Site) is just 16 miles away.

The estate itself boasts 45 acres of private parkland, pristine gardens bar and restaurant serving fresh local produce, and three fishing lakes, available exclusively to our lodge owners and our limited number of holiday guests. Because of the size of our estate and the wide-open space around us, owning your own lodge is a sure way to holiday without a care in the world right now. And you can rest assured we've also taken all the necessary steps to ensure your safety and wellbeing at all times, wherever you go on our estate.

## THE ULTIMATE DESTINATION

From great fishing to great food, we've got you covered for your luxury holiday in Devon.



a  
Hidden  
Gem

## THE DABBLING DUCK BAR AND RESTAURANT

The Dabbling Duck Bar and Restaurant is a classic country pub on the Lakeview Manor estate, serving up locally brewed ales and a fine selection of wines, a delicious menu of gastro-pub dishes prepared with ingredients sourced from local farmers, fishermen and suppliers and it offers a warm welcome. Open daily to guests and non-residents, our oak-panelled bar and restaurant with garden views brings you the perfect place to grab a bite to eat and a refreshing drink.

- *Area of Outstanding Natural Beauty*
- *45 acres of private parkland*
- *Pristine gardens and three fishing lakes*
- *Dog friendly*



## FISHING

There aren't many places that match Lakeview Manor for the sheer variety and quality of fishing. Our lakes, local rivers and the sea off the Devon coast are a fisherman's dream, whatever your sport. Fishing on the lakes is free for our guests, and you will have 2 lakes to choose from across our beautiful 45 acre estate. Our lakes are well stocked, with variations of fish of up to 30lb.

## PET FRIENDLY

If you own a dog, your four-legged friend will love Lakeview Manor as much as you do, with loads of off-lead dog walks, well away from the noise and pollution of urban life.



Lakeview Manor is set in one of the UK's most sought-after holiday destinations, bringing you the very best of Devon's countryside and coast. You'll also find a whole host of picture-postcard villages and fascinating places to visit all within easy reach. You'll soon start to feel like a local when you own your lodge.

Because of the size of our estate and the wide-open spaces around us, lodge ownership at Lakeview Manor is a sure way to holiday without a care in the world in these uncertain times.

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## New lodge development coming for 2021

### A CHOICE OF NEW AND OFF-PLAN OPPORTUNITIES

We are building 18 brand new stunning lodges in this peaceful & tranquil environment, ready in 2021, with lake view positions available.

Lakeview Manor is a Devon hotel retreat with bar and restaurant serving fresh local produce, and with a development of luxury lodges in its 45-acre lakeside grounds. We strictly limit the number of lodges we have on site so as not to damage the tranquillity or privacy of our wonderful setting.

Our lodges start from just £189,000 and are designed and built by some of the most trusted names in the business to provide all the comforts of home (including luxury kitchens, dreamy bedrooms and plenty of practical storage space).

20ft wide lodges from only **£189,000**

We're also happy to show you options on how to make your lodge bespoke to you, to tailor your lodge to your exact requirements providing you with unlimited holiday memories.



You can now secure your perfect spot for your new luxury lodge in our new development. As they say, the early bird catches the worm, and with limited lake view positions we advise securing your preferred plot now to avoid disappointment.

***To arrange a viewing of your next dream lodge location, please call Daniel direct at the development on 07917 868 629.***

For a fantastic holiday home that's yours to love or yours to let from time to time, it has to be Lakeview Manor.

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## Benefits of owning your own lodge:

### AMAZING LOCATION WITH GREAT ONSITE DINING ✓

Located in the heart of East Devon and only 15 miles from the sea, our lodges at Lakeview Manor bring you the very best of Devon's countryside, in a peaceful and tranquil environment, that will give you the wow factor from the moment you arrive. We have an onsite bar and restaurant, The Dabbling Duck, which is open Monday – Sunday for breakfast, lunch and dinner, as well as weekend lunches and offering a delicious menu of gastro-pub dishes, prepared with ingredients sourced from local Devon farmers and fishermen. We also serve local ales from nearby suppliers. It's a perfect spot to relax in and an ideal alternative to self-catering, right on your doorstep.

### EARN AN INCOME BY SUBLETTING YOUR LODGE ✓

As Lakeview Manor is located in an area of natural beauty, the demand to buy here is very high. Your lodge is exclusively yours to enjoy all year round whenever the mood takes you. However, some of our owners choose to sublet their homes for any weeks they choose not to use them. We are experts in the holiday rental market, and if you'd like to sublet your lodge, you can rely on us to help generate high value bookings, as well as offering you a fully managed service that welcomes your paying guests and takes care of all their needs during their stay.



### THE PERFECT LODGE FOR YOU ✓

Should you decide to purchase off plan, you would have the opportunity to choose a lodge layout that suits you as well as tailor the internal finishing's to your individual tastes and requirements. From colour schemes, to feature fireplaces as well as appliances, you can really design the perfect lodge to suit your family. We offer amazing outside living options too, which can enhance your lodge experience even further. Decking options include steel subframes, non-slip UPVC deck board and glass panels, with the opportunity to extend your deck and add your very own hot tub. You can create your very own version of the perfect space to escape.

- *Area of Outstanding Natural Beauty*
- *45 acres of private parkland*
- *Pristine gardens and three fishing lakes*
- *Dog friendly*



### **TAILOR YOUR LODGE TO SUIT YOUR NEEDS** ✓

Our lodges come with the opportunity to tailor your lodge to your exact requirements. From glass balconies and feature fireplaces, to private hot tubs, you can create the perfect space to escape to.

### **FREEDOM TO ESCAPE** ✓

Lakeview Manor is open all year round, giving our guests the opportunity to visit us in every season. There's no need to pre-book, spend hours checking reviews or searching for the best prices, just jump in the car whenever you fancy and enjoy, whatever the weather.

### **OUR GREAT REPUTATION** ✓

We're a small, friendly team, offering high levels of professionalism with an informal and relaxed tone, meaning that we like you to get to know us on a first name basis and we're always around to help. Our services are backed by some of the biggest names in the UK holiday market and our lodges are manufactured to residential standard, BS3632, so they're built to last. We strictly limit the number of lodges we have on site so as not to damage the tranquillity or privacy of our wonderful setting. The grounds are managed on site by us, so you can sit back and relax and enjoy your stay and never feel owning your lodge is a burden.



### **BECOME PART OF THE FAMILY** ✓

Enjoy the privacy and tranquillity of your own luxury lodge or make new friends and immerse yourself in our community of like-minded people. It's your choice.

BUYING A LODGE AT LAKEVIEW MANOR IS EASY AND STRAIGHTFORWARD... YOU RELAX, WHILE WE DO THE WORK AND GUIDE YOU EVERY STEP OF THE WAY.



### STEP 1

#### COME AND EXPERIENCE LAKEVIEW MANOR

Come visit us at Lakeview Manor, where we will give you a site tour, showing you everything from the location of the new lodge development and the extensive grounds to the bar and restaurant. We want you to feel the tranquil and peaceful vibe that resonates throughout the estate, but also want to welcome you warmly.

### STEP 2

#### CHOOSE YOUR LODGE AND A POSITION TO SUIT YOU

With 18 new lodges coming to Lakeview Manor, there are plenty of options for you to choose from ... first select your preferred lodge range (Prestige & Homeseeker, Aspire, Wessex and Pathfinder to name a few) then also choose the finishings of your lodge. From the bathroom tiles, to the colour on the walls, your lodge is yours to make your own, so you create the perfect place to escape to, that is tailored both to your needs and to your taste.

### STEP 3

#### COMPLETE THE PAPERWORK

Once you're 100% happy with your lodge specification, there are just a few bits of paperwork that we need to complete together in order to finalise the purchase. But don't worry, we're on hand to take you through this every step of the way. Owners are then required to make a down payment of 20% of the total lodge value to secure both the build slot and the date for your brand-new lodge.



### STEP 4

#### START ENJOYING YOUR WONDERFUL NEW LIFESTYLE HERE AT LAKEVIEW MANOR

That's it! There is nothing else for you to do but sit back until your lodge arrives. The team at Lakeview Manor will take delivery of your lodge and make sure everything is in full working order and equipped for you to move straight in. Once it is ready, we'll let you know, then arrange for the remaining 80% of the balance to be paid, and hand over the keys to your new holiday home.

*What could be simpler than that!*

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## **BENEFITS OF PURCHASING THIS TYPE OF HOLIDAY HOME PROPERTY**

- No stamp duty
- No conveyancing needed
- Lodges come fully furnished and with large appliances pre-installed
- All lodges are built to BS3632  
- residential spec

## **OWNERSHIP FEATURES – WHY PEOPLE CHOOSE LAKEVIEW MANOR!**

- Low density lodge development
- 75 years licence from purchase date
- 12 month holiday season  
*(strictly no full time residential option)*
- Pet friendly
- Subletting management service

