

2015 | edition

 | SYKES | cottages

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The South Coast Selection



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and Hampshire

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across the UK &
Ireland

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£228

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South Coast

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Cottages from
just £228
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 **tripadvisor®**
awarded Sykes Cottages

for quality & service

Over 5,000
cottages online
across the UK & Ireland
www.SykesCottages.co.uk



Welcome to your exclusive South Coast Selection 2015 brochure, packed with old favourites as well as exciting new additions.

Expect amazing locations like the Isle of Wight and its dazzling, 60-mile coastline, the scented orchards and White Cliffs of Dover in Kent, the centuries-old woodlands of Hampshire's New Forest and the South Downs National Park in Sussex. Add top-class activities, wonderful wildlife, seaside hotspots and numerous visitor attractions – all the ingredients for a fantastic cottage holiday. And when you book with Sykes, you will always enjoy our award-winning quality, choice and value for money.

Browse the following pages to take your pick from a wealth of charming cottages, or visit our website www.SykesCottages.co.uk for the full UK and Ireland collection. Whether you're seeking a romantic escape, a holiday with friends or a cottage that will welcome the dog you're sure to find just the place. And if you need any help, our friendly cottage experts are just a phone call away.

Just remember to book early to secure your perfect place to stay!

Best Regards

Clive Sykes





The historic town of Rye



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“We have found Sykes so efficient, friendly and helpful. It has been a pleasure to deal with you.”

Mrs Stroud, Norfolk

Book early for the best choice

The best cottages get snapped up quickly, so book now to secure your favourite for 2015.

And booking couldn't be simpler - online or over the phone, the choice is yours...

Book online at

 www.SykesCottages.co.uk

Or call us on

 01244 352280

Our dedicated cottage advisors are here to help 7 days a week, from 9am to 9.30pm.



Choose

Whether you're planning a large family gathering or a romantic retreat, there are plenty of cottages to choose from.

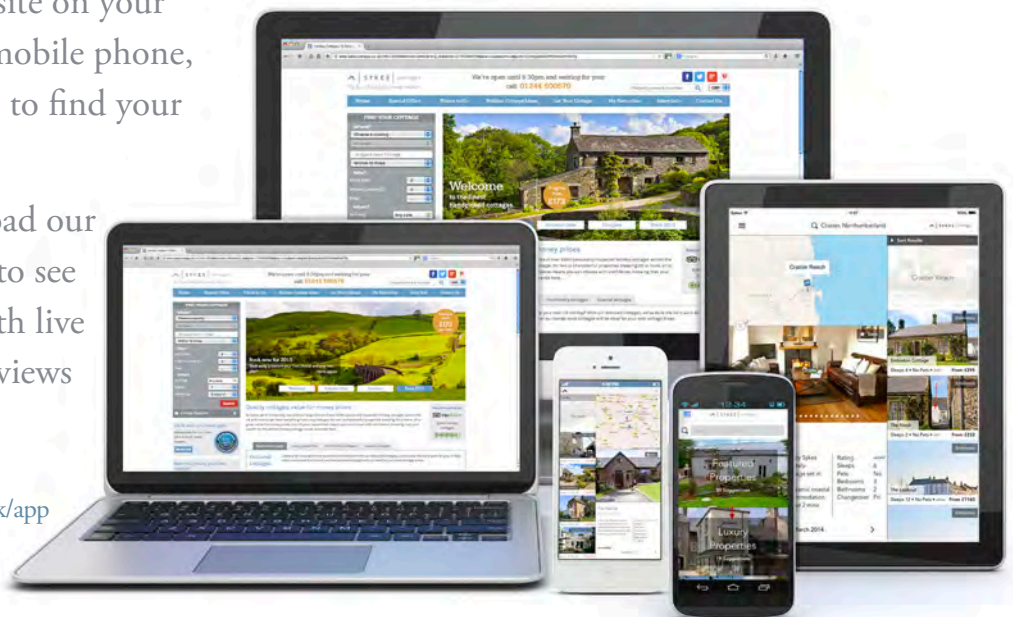
Browse through your brochure then visit the website to find out more about each property and the surrounding area, with more images and reviews from previous guests.

Your way

You can use our website on your computer, tablet or mobile phone, making it even easier to find your perfect cottage.

Go online or download our Cottage Finder App to see the full collection with live availability, visitor reviews and much more.

 Download our free app at www.SykesCottages.co.uk/app



For enquiries  info@SykesCottages.co.uk

Check

When you've found a cottage you like you can check availability instantly online or over the phone.

Join

Join our social community to be the first to hear about our latest deals - you can even share details of your chosen cottage with friends.



Relax

Sykes Cottages provides an award-winning service that has been trusted by holidaymakers for over 25 years.

We're very proud of our commitment to each cottage, and the hard work of our property owners. We have over 12,000 independent reviews on TripAdvisor with 95% rating us either four or five stars.

You'll find these reviews on our website along with comments from our own customer surveys - perfect for helping you to make the right decision.



And book with confidence

When you've found your ideal property it's easy to book online or over the phone.

And don't forget, the earlier you book the more choice you'll have!

Pick your ideal cottage

Every cottage is as individual as you are – that’s what makes a Sykes holiday so special. Just tell us your wish list and we’ll help you pick your perfect cottage!

“The whole experience with Sykes was exceptional. Many thanks to all.”

Mr Bliss, June 2014

Beach & Coastal Cottages

There's nothing quite like a holiday by the coast for enjoying fun-filled days on the beach, long walks along cliff-top paths and rock-pooling with your net and jam jar. From traditional cottages to modern apartments, we have properties that are simply perfect for an invigorating coastal break, with many just a pebble's throw from the sea.



Choose your ideal cottage at www.SykesCottages.co.uk/beach

Choose your ideal cottage at www.SykesCottages.co.uk/coastal

Pet-friendly Cottages

Pets need holidays too! So you'll be pleased to hear that lots of our properties welcome dogs. They'll love running around in the wide open countryside, and you'll love having your family friend by your side as you explore.



Choose your ideal cottage at www.SykesCottages.co.uk/pet-friendly

Family Holidays

We want you to take home some brilliant memories from your family holiday with us. That's why we offer you a huge choice of perfectly equipped properties with everything from highchairs for the little ones to games rooms for teens, so the whole family enjoys every moment!



Choose your ideal cottage at www.SykesCottages.co.uk/family

Luxury Cottages

Why not indulge yourself with a little luxury? We've a great selection of cottages in breathtaking locations that are more than just a little bit special. With lavish interiors, beautiful gardens and indulgent features like spas, swimming pools and snooker tables, you may want to stay forever.

Ref 16229



Choose your ideal cottage at www.SykesCottages.co.uk/luxury

Large Groups

If you're arranging a break for a large group of family or friends you want to make sure you accommodate everyone's needs. We've got a great selection of properties and cottage complexes to suit any party size, many of which offer a huge range of activities on site and nearby.



Choose your ideal cottage at www.SykesCottages.co.uk/large-groups

Romantic Retreats

Spoil your other half with the perfect romantic getaway. Snuggle up and watch the sun set into the sea or enjoy a country stroll hand-in-hand. With a choice of stunning cottages offering four poster beds, roaring fires and hot tubs too, you won't want to leave!



Choose your ideal cottage at www.SykesCottages.co.uk/romantic

Cottages with Pools

Take the plunge and enjoy staying in one of our properties with its own pool. After all, a swim's a great way to start the day, and it's an even better way to cool down when the sun's shining. It's also a fantastic way for the grown-ups to relax while the kids splash around and have fun!



Ref 2906

Choose your ideal cottage at www.SykesCottages.co.uk/swimming-pool

Cottages with Hot Tubs

If you're looking for the ultimate indulgence, why not book a cottage with a hot tub? It's like having your own personal spa, perfect for reinvigorating tired legs and reflecting on the day you've just enjoyed – or maybe just to relax and unwind before dinner.



Ref 20969

Choose your ideal cottage at www.SykesCottages.co.uk/hot-tub

Short Breaks

Make the most of a long weekend and take a break for a few days. A huge number of our cottages offer a variety of short breaks in the countryside or on the coast.



See page 50 for more details.

Choose your ideal cottage at www.SykesCottages.co.uk/short-breaks

Be inspired to try somewhere new

We've added some suggestions for cottages in other parts of the country. Of course, if these aren't exactly what you're looking for, or you need more inspiration, then we're always happy to help.



www.SykesCottages.co.uk

How about...



Cornwall

Sweetpea St Dennis near St. Austell

REF: 1794



Sleeps 4 - 2 bdrms (1D 1T)

A lovingly renovated barn conversion on the rural outskirts of Indian Queens. Modern, open plan living with two bathrooms and a warming woodburner. Newquay 9 miles.



1.5 miles 1.5 miles

WSB

WSB:278 A:304 B:354 C:421 D:493 E:558
F:631 G:692 H:785 I:835 X:785 NY:785



“The house was very well presented, I couldn't have asked for more!”

Miss Bothwell, County Armagh

Cottages start from £229 per week at www.SykesCottages.co.uk/Cornwall

How about...



Devon

The Byre Truckham Farm near Combe Martin

REF: 10149



Sleeps 4 - 2 bdrms (1D 1T)

Superb Exmoor barn conversion on a working farm. Rural setting, woodburning stove, glorious views - a welcoming, stylish retreat. Combe Martin 2.5 miles.



2.5 miles 2.5 miles WSB OSB LMB

WSB:260 A:313 B:363 C:418 D:473 E:495
F:554 G:639 H:723 I:776 X:723 NY:723



“The cottage was comfortable and the view over the valley was fabulous.”

Mrs Wood, Hampshire

Cottages start from £196 per week at www.SykesCottages.co.uk/Devon

How about...

Dorset



The Hayloft
Tolpuddle near Dorchester

REF: 1594 ✓✓✓✓
Sleeps 6 - 3 bdrms (3D) 🌿🐕🚫

A charming, semi-detached cottage, on the edge of the village of Tolpuddle. Quality, characterful accommodation with log burner. An excellent area for walking.

tripadvisor ●●●●●
 SHOP 3.5 miles 🚗 10 mins WSB OSB
WSB:284 A:315 B:397 C:461 D:524 E:550
 F:602 G:707 H:760 I:817 X:760 NY:760



“The cottage was lovely; we didn’t want for anything. We will definitely be recommending it.”

Mrs Reilly, Norfolk

Cottages start from £274 per week at www.SykesCottages.co.uk/Dorset

How about...

Somerset



The Retreat
Washford near Watchet

REF: 5488 ★★★★★
Sleeps 4 - 2 bdrms (1D 1T) 🌿🚫🚫

Luxury two-bedroom Washford cottage in West Somerset. En-suite facilities facilities, private sauna and shared use of a swimming pool. Watchet 2 miles.

tripadvisor ●●●●●
 SHOP 5 mins 🚗 5 mins
WSB:N/A A:328 B:388 C:435 D:504 E:583
 F:590 G:715 H:739 I:777 X:669 NY:669



“The Retreat was a very comfortable cottage and the owners were friendly and informative.”

Mrs Hewitt, North Yorkshire

Cottages start from £224 per week at www.SykesCottages.co.uk/Somerset

How about...

South Wales & Pembrokeshire



Pwll Cottage
Marros near Amroth

REF: 12112 ✓✓✓✓
Sleeps 5/6 - 3 bdrms (1D 1F 1S) 🌿🐕🚫

A charming, detached cottage in quiet countryside. Character beams and woodburner. Sandy beach 3 miles. Amroth 3 miles.

tripadvisor ●●●●●
 SHOP 3 miles 🚗 3 miles WSB OSB LMB XSB
WSB:298 A:330 B:385 C:446 D:446 E:539
 F:638 G:707 H:842 I:923 X:842 NY:842



“A beautiful property and a proper home-from-home.”

Mr Chesterman, Derbyshire

Cottages start from £226 per week at www.SykesCottages.co.uk/South-Wales

How about...

Anglesey



Bwthyn Gwyn Penmynydd

REF: 3876

Sleeps 4 - 2 bdrms (1D 1T)   

A delightful, detached, single-storey barn conversion in Penmynydd, Anglesey. Complete with woodburner and boasting wonderful views of the surrounding mountains and countryside.

 tripadvisor 

 3 miles  2.6 miles WSB OSB LMB

WSB:218 A:293 B:315 C:336 D:358 E:409
F:474 G:531 H:587 I:641 X:498 NY:498



“A very nice, comfortable cottage with great views of Snowdonia.”

Mrs Freeman, Gloucestershire

Cottages start from £248 per week at www.SykesCottages.co.uk/Anglesey


How about...

North Wales & Snowdonia



Nant Cottage Llanrwst near Betws-y-Coed

REF: 645

Sleeps 6 - 3 bdrms (2D 1T)   

A superb, stone-built cottage in an idyllic woodland setting, just 1 mile from Llanrwst. Beams, inglenooks and a superb garden with waterfalls nearby. Betws-y-Coed 3 miles.

 tripadvisor 

 1 mile  1 mile WSB LMB

WSB:266 A:353 B:398 C:424 D:467 E:518
F:568 G:653 H:738 I:790 X:738 NY:738



“Quite simply a beautiful cottage in a beautiful part of the country.”

Dr Drummond,
Greater Manchester

Cottages start from £184 per week at www.SykesCottages.co.uk/North-Wales




How about...

Shropshire



The Granary Stapleton near Shrewsbury

REF: 1146

Sleeps 5 - 3 bdrms (1D 1T 1S)   

A superb barn conversion in the rural village of Stapleton. Exposed beams, woodburner, tranquil location. Church Stretton 7 miles.

 tripadvisor 

 1 mile  1 mile

WSB:N/A A:360 B:402 C:419 D:448 E:470
F:496 G:521 H:538 I:566 X:538 NY:538



“We had an excellent week away. A perfect property in a beautiful setting.”

Mrs Martin, Nottinghamshire

Cottages start from £235 per week at www.SykesCottages.co.uk/Shropshire

How about...

Herefordshire & The Wye Valley



Point Cottage
Preston-on-Wye near Hereford

REF: 10048



Sleeps 4/6 - 2 bdrms (1D 1T 1BS)

A detached, 18th century, stone-built Hereford cottage just 5 minutes' walk from the village pub. Boasting original beams and set in beautiful countryside, this cottage has a real romantic atmosphere. Hereford 9.5 miles.



4 miles 5 mins WSB OSB LMB

WSB:284 A:329 B:362 C:396 D:419 E:452
F:487 G:511 H:532 I:572 X:532 NY:532



"A cosy cottage in a peaceful and beautiful location with great walks from the door."

Mrs Lear, Dorset

Cottages start from £240 per week at www.SykesCottages.co.uk/Herefordshire

How about...

Norfolk



5a Hideways
Hunstanton

REF: 5657



Sleeps 4 - 2 bdrms (2D)

A lovely, single-storey barn conversion, suitable for wheelchair users, within minutes' walk of the beach and the seaside funfair at Hunstanton.



5 mins 5 mins WSB OSB LMB XSB

WSB:261 A:294 B:359 C:410 D:410 E:492
F:533 G:562 H:592 I:634 X:533 NY:533



"The standard of the property was incredible and the owner's attention to detail was fantastic."

Mr Walters, Northamptonshire

Cottages start from £203 per week at www.SykesCottages.co.uk/Norfolk

How about...

Suffolk



Faith Cottage
Bradfield St. George near Felsham

REF: 1934



Sleeps 4/6 - 2 bdrms (1D 1T 1BS)

A delightful, Grade II listed, detached cottage situated in a rural hamlet on the outskirts of Felsham. Exposed beams and two woodburners. Bury St. Edmunds 8 miles.



1.5 miles 1.5 miles WSB OSB LMB

WSB:297 A:331 B:395 C:434 D:434 E:576
F:650 G:676 H:701 I:751 X:701 NY:701



"Quite simply one of the best places I've stayed. I will definitely return to Faith Cottage again!"

Mrs Stow, Essex

Cottages start from £229 per week at www.SykesCottages.co.uk/Suffolk

The Seven Sisters - East Sussex

South Coast

Explore the stunning coastline, rolling countryside and historic towns of the Isle of Wight, Kent, Sussex & Hampshire

Cottages start from
£228
per week

Choose from over
150
quality cottages



Explore the full range of properties at SykesCottages.co.uk/South-Coast

“The stunning South Coast has long been recognised as a fantastic holiday destination. It’s bursting with history and offers the perfect combination of coast and country.”

Our diverse landscape takes you from spectacular coastlines through lush green countryside to timeless villages and historic cities. From the beautiful beaches of the Isle of Wight to the great gardens of West Sussex and vineyards of Kent; pony trekking in Hampshire’s New Forest to the parades and festivals of East Sussex; there’s so much to see and do!”



Pam Stansfield
South Coast Local Manager



Delightful Days Out

Relax in the New Forest, stroll along one of the many Blue Flag beaches, or enjoy the excitement and atmosphere of Cowes, Brighton, or the Glyndebourne Festival Opera.



Stunning Scenery

Take in the world-famous White Cliffs of Dover, the breathtaking Seven Sisters on East Sussex’s Heritage Coast and spectacular views over the Solent to the Isle of Wight from the South Downs Way.



Historic Treasures

Visit the stunning cathedrals at Winchester and Canterbury, Battle Abbey – set on the site of the 1066 Battle of Hastings, and Osborne House, Queen Victoria’s seaside palace on the Isle of Wight.

“Impressed by Sykes Cottages. The booking process was quick and easy and we will certainly be using your company again.”

Mrs Norman, April 2014



The Isle of Wight is the perfect place for a family holiday. With an abundance of Blue Flag beaches and many Areas of Outstanding Natural Beauty it's ideal for walking, riding, cycling and watersports. Why not try one of the many festivals including the famous Cowes Sailing Regatta?

Cottages start from
£228
per week

For more information about this area go to

www.SykesCottages.co.uk/Isle-of-Wight



Bay Cottage
Gurnard near Cowes

REF: 7782
Sleeps 4
Saturday Arrival

A cosy, semi-detached Victorian town cottage, within a few minutes' walk of Gurnard's main street and beach, in this quiet coastal village, 1.2 miles from bustling Cowes on the Isle of Wight. The cottage, which enjoys some sea views, has been lovingly brought back to life, and has been finished to a high standard, boasting a kitchen which looks out onto the enclosed hedged garden, a safe place for the children to play and perfect for alfresco dining. Facilities on the doorstep include a shop, a newsagent, a pub, a lovely waterfront cafe and a fashionable restaurant whose lawned area stretches right up to the sea wall. Gurnard is just a mile west of the popular sailing town of Cowes, well-known the world over for hosting some of the best yachting events in the world. The high street is pedestrianised and is packed with independent shops, boutiques, pubs, restaurants and galleries as well as chandlers and purveyors of the most famous brands of sailing gear. This charming cottage in Gurnard has everything you would need for a family break or romantic holiday by the sea.



Accommodation Two bedrooms: 1 x double, 1 x twin (2'6" beds). Ground floor wet room with shower, basin and WC. Fitted kitchen with dining area. Sitting room with electric woodburner-effect fire.

Amenities Storage heating with electric fire in sitting room. Electric oven, halogen hob, microwave, fridge, dishwasher, TV with Freeview, DVD, books and games. Electricity inc. in rent. Bed linen and towels inc. in rent. Roadside parking. Enclosed lawned garden with furniture. Sorry, no pets and no smoking. Shops and pub 2 mins walk. Beach 4 mins walk. Note: Steep, narrow stairs, stairgates do not fit. Care to be taken with young children.



View more images online at
www.SykesCottages.co.uk

WSB	OSB	LMB	XSB
WSB: 233	A: 279	B: 352	C: 407
D: 460	E: 540	F: 564	G: 609
H: 653	I: 699	X: 699	NY: 699



Willow View Cottage
Gurnard Pines

REF: 18122
Sleeps 4
Saturday Arrival



A semi-detached, single-storey cottage, nesting in a woodland setting within the popular, family-friendly holiday village of Gurnard Pines, just a mile from Cowes on the Isle of Wight. Decorated to a high standard to provide contemporary family accommodation, this lovely cottage is perfect for couples or families looking to enjoy all of the facilities that Gurnard Pines has to offer. All on the ground floor, there are two bedrooms and an open plan living area with enchanting views of the local wildlife including red squirrels, woodpeckers and wild ducks. Outside, there is a front decked area, a perfect spot for planning your daily excursions while indulging in alfresco dining. Gurnard Pines offers a wide variety of leisure facilities on site, including indoor and outdoor swimming pools, tennis courts, a gym, an outdoor children's playground, an indoor children's soft play area and a restaurant and bar. Just opposite your cottage you will find the beginning of the David Bellamy Gold Award-winning woodland where you can discover wildlife and wild flowers. A wonderful cottage.



Accommodation All ground floor. Two bedrooms with TV: 1 x double, 1 x adult bunks. Bathroom with bath, shower over, basin and WC. Open plan living area with kitchen, dining area and sitting area.



Amenities Gas central heating, Electric oven and hob, microwave, fridge/freezer, washing machine, 3 x TVs with Freeview, DVD, CD/radio, iPod dock, WiFi in communal clubhouse, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private decked area with furniture. Shared use of children's playground and woodland walks. Shared use of facilities including indoor and outdoor pool (May - Sept), tennis court and gym, at additional charge - leisure passes can be purchased from Gurnard Pines reception; rates are from £16 per adult and £12 per child. Sorry, no pets and no smoking. Clubhouse and site amenities 2 mins walk. Shop and beach 12 mins walk.

WSB	OSB	LMB	XSB
WSB: 212	A: 254	B: 319	C: 369
D: 416	E: 489	F: 510	G: 550
H: 590	I: 631	X: 510	NY: 510



Yar Cottage
Yarmouth

REF: 24050
Sleeps 4
Saturday Arrival

This semi-detached coastal cottage is located in the centre of the lovely market town of Yarmouth on the Isle of Wight. Providing spacious and contemporary accommodation, the cottage is perfect for families and friends looking to enjoy their time together on the picturesque west coast of the Isle of Wight. It offers two good-sized bedrooms, a bright kitchen with dining area, and a spacious, comfortable sitting room. From the French doors in the kitchen you will find a private lawned garden with patio and furniture, ideal for alfresco dining or simply unwinding in the sun. The stunning town of Yarmouth boasts a bustling ferry port, and several of the best pubs and restaurants on the island, just a few minutes' walk from your delightful cottage. Visit the historic castle, take a stroll along the pretty pier or hire a boat for a fishing trip in The Solent or around the iconic Needles. The Yar's estuary offers a fantastic trail all the way to Freshwater, and here you can journey on foot or by bike amongst beautiful scenery and an array of bird life. Compton Bay is a stunning beach that can be easily reached, and here you can hunt for fossils and admire the breathtaking sunsets. The perfect cottage to be enjoyed at any time of the year.



Accommodation Two bedrooms: 1 x double, 1 x twin. Ground floor bathroom with bath, shower over bath, basin and WC. Additional WC. Kitchen with dining area. Utility. Sitting room.

Amenities Gas central heating. Electric oven and hob, microwave, fridge, washing machine, dishwasher, TV with Freeview, DVD, radio, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Stairgate on request. Off road parking for 1 car. Enclosed lawned garden with furniture. Sorry, no pets and no smoking. Shops and pubs 3 mins walk, beach 5 mins walk.



"It was perfect for a family holiday."

Mr Worsley, July 2014



WSB	N/A	A: 287	B: 339	C: 414
D: 456	E: 525	F: 560	G: 626	
H: 663	I: 738	X: 560	NY: 560	



BOATHOUSE APARTMENTS

Yarmouth

Yarmouth 0.75 miles. Constructed on the site of a former boathouse, these seven Yarmouth self-catering apartments are in an enviable, idyllic location, situated on the shingle beach and coastal path, close to Fort Victoria Country Park, just to the west of the attractive harbour town of Yarmouth on the Isle of Wight. Renovated to a good standard, many of these Yarmouth self-catering apartments have sensational sea views, plus all have access to a private slipway for launching your own boat. Adjacent to these Yarmouth self-catering apartments is a licensed cafe, where you can sit out and eat alfresco. Yarmouth has lovely narrow streets to explore, and many shops and inns to enjoy, plus a visit to Henry VIII's castle is essential. The highlights of the rest of the island, such as Tennyson Down, the beaches at Colwell and Totland bays and the towns of Newport and Ryde are all easily accessible. A great Yarmouth self-catering base looking out to an ever-changing seascape.



Starboard Yarmouth

REF: 4220
Sleeps 2
Saturday Arrival



This delightful, ground floor self-catering apartment provides light and airy studio accommodation, with an open plan living area, including sleeping area and separate shower room. It boasts panoramic views across the sea and is ideal for couples on a romantic retreat. Note: This apartment can be booked with 6 other properties, together they sleep 20.



Accommodation All ground floor. Open plan studio apartment with double bed, kitchen, dining area and sitting area. Shower room with shower, basin and WC.



Amenities Electric convector heaters. Electric oven and hob, microwave, fridge, TV with Freeview. Fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for 1 car. Use of private slipway. One well-behaved dog welcome at £10 per week. Sorry, no smoking. Licensed cafe next door. Shop and pub 10 mins walk. Note: Property has direct access to the beach; children and pets should be supervised. Note: Swimming is discouraged outside the apartment due to the strong tide and currents.

"Best accommodation we've had for a long time."

Mrs Freeman, May 2014



WSB OSB LMB XSB			
WSB: 224	A: 250	B: 285	C: 337
D: 388	E: 414	F: 463	G: 507
H: 532	I: 564	X: 532	NY: 532

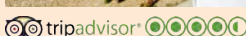


Sail Loft Yarmouth

REF: 4221
Sleeps 4
Saturday Arrival



A delightful, first floor open plan apartment set in the eaves of a lovely building, constructed on the site of a converted boathouse, on the shingle beach and coastal path, within walking distance of the town of Yarmouth. The apartment has been well furnished and provides light and airy accommodation with two bedrooms and a loft-style living area, which includes large windows and a Juliet balcony that overlooks the beach and sea. A wonderful apartment, perfect for families. Note: This apartment can be booked with 6 other properties, together they sleep 20.



Accommodation All first floor. Two eaves bedrooms: 1 x double, 1 x twin. Shower room with shower, basin and WC. Spacious open plan living area in eaves with kitchen, dining area, sitting area with electric fire and Juliet balcony.

Amenities Storage heaters and electric convector heaters, electric fire in sitting area. Electric oven and hob, microwave, fridge, small freezer, TV with Freeview. Fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for 1 car. Use of private slipway. Sorry, no pets and no smoking. Licensed restaurant adjacent to apartment. Shop and pub 10 mins walk. Note: Property has direct access to the beach; children should be supervised. Note: Swimming is discouraged outside the apartment due to the strong tide and currents.

WSB OSB LMB XSB

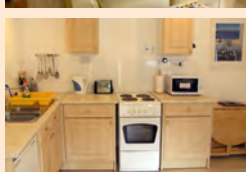
WSB: 245	A: 278	B: 354	C: 398
D: 455	E: 532	F: 553	G: 597
H: 669	I: 713	X: 669	NY: 669

Sail Loft Annexe Yarmouth

REF: 4222
Sleeps 2
Saturday Arrival



This delightful ground floor self-catering apartment provides cosy studio accommodation, with an open plan living area including sleeping area, and a separate shower room. It is only seconds from the beach, coastal path, and a private slipway, and is perfect for a romantic retreat. Note: This apartment can be booked with 6 other properties, together they sleep 20.



Accommodation All ground floor. Open plan studio accommodation with double bed, kitchen, dining area and sitting area. Shower room with shower, basin and WC. Note: Steps lead down to the door from the parking area.

Amenities Electric convector heaters. Electric oven and hob, microwave, fridge, TV with Freeview. Fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for 1 car. Communal use of private shingle beach and slipway at the front of the boathouse. One well-behaved dog welcome at £10 per week. Sorry, no smoking. Licensed cafe next door. Shop and pub 10 mins walk. Note: Property is very close to the beach; children and pets should be supervised. Note: Swimming is discouraged outside the apartment due to the strong tide and currents.

"A beautiful location, we would definitely return."

Mrs Rose, May 2014

WSB OSB LMB XSB

WSB: 201	A: 227	B: 266	C: 299
D: 323	E: 354	F: 382	G: 398
H: 421	I: 449	X: 421	NY: 421

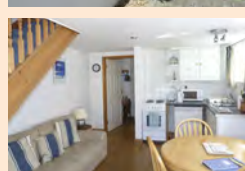


West Sea View No 5 Yarmouth

REF: 905105
Sleeps 3
Saturday Arrival



This delightful beachfront coastal apartment offers a tranquil and rustic open plan living accommodation with superb panoramic coastal views across the Solent towards Lymington from the upper floor. Once an old boathouse, the cottage now boasts a loft-style bedroom, while on the ground floor you can recharge on the comfy sofas. From your patio door, take a relaxing walk along the shingle beach and enjoy the ever-changing scenery the Solent has to offer. An ideal, coastal and romantic retreat. Note: This apartment can be booked with 6 other properties, together they sleep 20.



Accommodation One family bedroom with 1 double and 1 single. Ground floor wet room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area.

Amenities Electric convector heaters. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, radio, selection of books and games. Power by meter reading, first £5 inc. in rent. Bed linen inc. in rent. Off road parking for 1 car. Use of private slipway. Shared use of the decked patio area. One well-behaved dog welcome at £10 per week. Sorry, no smoking. Licensed café/bistro next door. Shop and pub 1 mile. Note: Property has direct access to the beach; children and pets should be supervised. Note: Swimming is discouraged outside the apartment due to the strong tide and currents.

WSB OSB LMB XSB

WSB: 248	A: 277	B: 316	C: 374
D: 432	E: 461	F: 516	G: 565
H: 593	I: 630	X: 593	NY: 593

West Sea View No 4 Yarmouth

REF: 905106
Sleeps 3
Saturday Arrival



This charming beachfront apartment offers a warm rustic open plan living accommodation with fantastic panoramic coastal views across the Solent towards the mainland from the upper floor. It is a converted old boathouse, and now consists of a loft-style bedroom, while on the ground floor you can unwind in the inviting sofa, planning your next day's activities. From your patio, why not enjoy a walk along the shingle beach, while enjoying the ever-changing scenery and sometimes extremely dramatic waters of the Solent? The perfect romantic coastal retreat. Note: This apartment can be booked with 6 other properties, together they sleep 20.



Accommodation One family bedroom with 1 double and 1 single. Ground floor wet room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area.

Amenities Electric convector heaters. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, clock radio, selection of books and games. Power by meter reading, first £5 inc. in rent. Bed linen inc. in rent. Off road parking for 1 car. Use of private slipway. Shared use of the decked patio area. One well-behaved dog welcome at £10 per week. Sorry, no smoking. Licensed café/bistro next door. Shop and pub 1 mile. Note: Property has direct access to the beach; children and pets should be supervised. Note: Swimming is discouraged outside the apartment due to the strong tide and currents.

WSB OSB LMB XSB

WSB: 248	A: 277	B: 316	C: 374
D: 432	E: 461	F: 516	G: 565
H: 593	I: 630	X: 593	NY: 593

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



**North West Sea View No. 3
Yarmouth**

REF: 905107
Sleeps 3/4
Saturday Arrival



This delightful beachfront coastal cottage apartment offers light and spacious open plan living accommodation with stunning panoramic coastal views across the Solent towards Lyminster. Formerly a boathouse, the now consists of a loft-style bedroom, while on the ground floor you can snuggle down in the comfy sofas, as you enjoy the ever-changing scenery that the Solent has to offer. From the large patio doors, step out onto the private patio area with direct access onto the shingle beach. The perfect romantic retreat for a getaway on the coast. Note: This apartment can be booked with 6 other properties, together they sleep 20.



Accommodation One family bedroom with 1 double, 1 single and pull-out bed. Ground floor wet room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area.

Amenities Electric convector heaters. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, selection of books and games. Power inc. in rent. Bed linen inc. in rent. Off road parking for 1 car. Use of private slipway. Shared use of patio. One well-behaved dog welcome at £10 per week. Sorry, no smoking. Licensed cafe next door. Shop and pub 10 mins walk. Note: Property has direct access to the beach; children and pets should be supervised. Note: Swimming is discouraged outside the apartment due to the strong tide and currents.



View more images and check live availability online at www.SykesCottages.co.uk

WSB OSB LMB XSB

WSB: 240	A: 273	B: 347	C: 390
D: 445	E: 520	F: 541	G: 584
H: 654	I: 697	X: 654	NY: 654



**Port Side
Yarmouth**

REF: 906577
Sleeps 2
Saturday Arrival

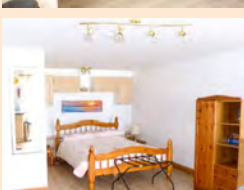


This charming ground floor apartment offers spacious studio accommodation with stunning panoramic views across the Solent. Light and airy throughout, this coastal self-catering apartment has open plan studio accommodation and large patio doors which open onto a shared patio area with direct access onto the shingle beach. The perfect romantic retreat for couples, at any time of the year. Note: This apartment can be booked with 6 other properties, together they sleep 20.



Accommodation All ground floor. Open plan studio accommodation with double bed, kitchen, dining area and sitting area. Shower room with shower, basin and WC.

Amenities Electric convector heaters. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, selection of books and games. Power inc. in rent. Bed linen inc. in rent. Off road parking for 1 car. Use of private slipway. Shared use of patio. One well-behaved dog welcome at £10 per week. Sorry, no smoking. Licensed cafe next door. Shop and pub 10 mins walk. Note: Property has direct access to the beach; children and pets should be supervised. Note: Swimming is discouraged outside the apartment due to the strong tide and currents.



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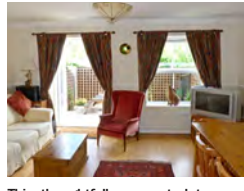
WSB OSB LMB XSB

WSB: 220	A: 245	B: 279	C: 330
D: 380	E: 405	F: 453	G: 496
H: 520	I: 552	X: 520	NY: 520



**4 Wellington Square
Yarmouth**

REF: 28198
Sleeps 7
Friday Arrival



This thoughtfully presented terraced cottage nestles on the edge of the lively market town of Yarmouth on the Isle of Wight. Attentively appointed throughout to provide bright and spacious holiday accommodation, this is the perfect base for friends and families wishing to explore the beautiful west coast of the Isle of Wight. Set over three floors, the cottage boasts stunning views across the surrounding saltmarshes from two of the double bedrooms, whilst downstairs is a fitted kitchen and a comfortable sitting room with dining area and double French doors leading to a quaint, enclosed garden. Guests can congregate outside over breakfast on a warm morning to discuss their holiday plans or enjoy a barbecue, perfect on a balmy summer evening. The charming port of Yarmouth has a vibrant community and boasts several of the best pubs and restaurants on the island. Visit the historic Yarmouth Castle, or venture on a boat trip to visit The Needles, a stunning sight, especially as the sun sets across the shore. Enjoy a walk or a bike ride along the River Yar, passing stunning scenery and an array of bird life, or simply spend a relaxing afternoon on one of the many award-winning beaches of this beautiful island. This perfect cottage is in an ideal location for enjoying all the delights that west Wight has to offer.



Accommodation Over three floors. Four bedrooms: 1 x king-size double with TV and en-suite shower, basin and WC, 1 x second floor double with TV, 1 x twin, 1 x second floor single. Second floor bathroom with bath, hand-held shower, basin and WC. Kitchen. Sitting room (seats 6) with dining area.

Amenities Gas central heating. Electric oven, gas hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, CD/radio, iPod dock, WiFi, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Cot, highchair and stairgate. Off road parking for 1 car. Enclosed lawned garden with furniture and BBQ. Sorry, no pets and no smoking. Shops, pubs and restaurants 6 mins walk, beach 10 mins walk. Note: Guests can get 10% off their meals at The King's Head Yarmouth. Contact the owner for more details.

WSB OSB LMB XSB

WSB: 352	A: 417	B: 496	C: 562
D: 628	E: 670	F: 809	G: 915
H: 1020	I: 1191	X: 1110	NY: 1110



**Chartfield
Yarmouth**

REF: 15493
Sleeps 9
Friday Arrival



This immaculately-presented coastal cottage proudly stands on the highest point in the picturesque harbour town of Yarmouth. Luxuriously appointed throughout to provide spacious, elegant accommodation, this cottage is perfect for families and friends wishing to enjoy time together in one of the most unspoilt parts of the country. Set over two floors, you will find spectacular panoramic views from the upper floor, whilst downstairs offers a stunning living space, with a second sitting room and impressive fitted kitchen with dining area, which leads into your sunny conservatory. Outside, you will find a beautiful, south-facing garden, perfect for alfresco dining at the end of energetic days, and another beautifully shaded patio area, for the times you need to relax out of the way of the sun's rays. In the heart of lively Yarmouth, you will find a range of shops, restaurants and pubs. Under four miles away, you will find Compton Bay, one of the island's stunning beaches, where you can find dinosaur prints and breathtaking sunsets. The perfect cottage, at any time of the year.



Accommodation Five bedrooms: 1 x super king-size double (zip/link, can be twin on request), 1 x twin, 1 x king-size double with en-suite bath, basin and WC, 1 x double with en-suite shower, basin and WC, 1 x single. Bathroom with roll-top bath, shower, basin and WC. Ground floor WC. Fitted kitchen with dining area, conservatory and French doors. Sitting room (seats 6). First floor sitting room (seats 8) with gas fire.

Amenities Gas central heating. Gas AGA with double electric oven and 4-ring electric hob, microwave, fridge, fridge/freezer, washing machine, tumble dryer, dishwasher, 2 x TVs (one with Freeview, one with FreeSat+), DVD, radio/CD, iPod dock, WiFi, selection of books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Enclosed garden with furniture and BBQ. Sorry, no pets and no smoking. Shops, pubs and restaurants 3 mins walk, beach 6 mins walk.



Check live availability online at www.SykesCottages.co.uk

WSB

WSB: 639	A: 798	B: 914	C: 1030
D: 1145	E: 1261	F: 1377	G: 1608
H: 1839	I: 2059	X: 2059	NY: 2059





Tuppence Cottage
Shalfleet

REF: 905414
Sleeps 6/8
Friday Arrival



This immaculately-presented, excellently located, coastal cottage is situated in the heart of the ancient civil parish of Shalfleet, on the North West of the Isle of Wight. Charmingly-appointed throughout, providing spacious accommodation, this is perfect for families and friends looking for a relaxing and stress free environment. Set over two floors, you will find three spacious bedrooms, all with superb views of the surrounding farmland towards the Newton River, while downstairs, there's a generous living area and plush seating for you to relax into at the end of your day. Through stable doors leading from the kitchen, you will find a front, gated garden, whilst through French doors leading from the sitting room, you will find a rear, private, enclosed patio and lawned garden, which is ideal for children to play in and also offers furniture and a gas barbecue; a wonderful setting for alfresco dining. The historical village of Shalfleet offers some stunning walks down to Newtown Creek, where you will find the 17th century Shalfleet Quay, as well as the many paths that take you through the breathtaking nature reserve, with its abundance of birdlife. A perfect cottage to be enjoyed at any time of the year.



Accommodation Three bedrooms: 2 x double (one with en-suite shower, basin and WC), 1 x twin. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Kitchen with dining area (seats 6). Utility. Sitting room (seats 6) with sofa bed.

Amenities Gas central heating. Electric oven, gas hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, CD/radio, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 3 cars. Enclosed front and rear garden with furniture and BBQ. One well-behaved dog welcome. Sorry, no smoking. Shop and pub 2 mins walk. Beach 1.5 miles.



Book early to secure your perfect holiday cottage online at www.SykesCottages.co.uk

WSB OSB LMB			
WSB: 425	A: 509	B: 590	C: 687
D: 810	E: 881	F: 929	G: 985
H: 1060	I: 1165	X: 929	NY: 929



Stonewind Farm
Totland near Freshwater

REF: 23533
Sleeps 6
Saturday Arrival



This comfortable, well-presented, beautifully-located country cottage is nestled in the heart of the farming community in Totland, Isle of Wight. Well appointed throughout, providing real home-from-home accommodation, it is ideal for families and friends looking to enjoy a tranquil time together in the most superb countryside surroundings. Set all on the ground floor, you will find stunning farmland views from all rooms, and a spacious living area with plenty of seating for you to relax into at the end of your action-packed day. Outside to the front is a pretty cottage garden, with lawn, flower beds and a patio area, perfect for soaking up all that nature has on offer, or simply watching the family playing in their spacious surroundings. The tranquil rural village of Totland is linked with some picturesque bays around the West Wight's 48km stretch of coastal landscape, and offers many coastal attractions from boat charters, kayaking, sailing, sea fishing and scuba diving to name a few, as well as stunning walks, cycling and golf. Further around to the south you will see the famous dinosaur beach that is Compton Bay, perfect for BBQs while watching the most spectacular sunsets. The perfect cottage for all the family, all year round



Accommodation All ground floor. Two bedrooms: 1 x king-size double, 1 x family room with 2 singles and 1 adult bunks. Bathroom with bath, separate shower, basin and WC. Kitchen with breakfast bar. Sitting room with dining area and electric coal-effect fire.



Amenities Oil central heating with electric fire. Electric oven and hob, microwave, fridge, counter-top freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Lawned front garden with patio, furniture, BBQ and children's swing. Two well-behaved dogs welcome. Sorry, no smoking. Shops, pubs and restaurants 1 mile. Note: Three steps to master bedroom, one step into kitchen.



WSB OSB LMB XSB			
WSB: 281	A: 318	B: 361	C: 413
D: 464	E: 484	F: 546	G: 630
H: 715	I: 766	X: 546	NY: 546



4 Afton Barns
Afton near Freshwater

REF: 23770
Sleeps 5
Saturday Arrival



This charmingly presented terraced cottage is situated within a picturesque mews, among a collection of converted barns, in the hamlet of Afton, near the village of Freshwater on the Isle of Wight. Tastefully appointed throughout to provide light and contemporary accommodation, while maintaining some of its original charm, the cottage is perfect for families wishing to experience the joys of the countryside offers, with the additional benefit of some of the best beaches on the Isle of Wight within easy reach. Set over two floors, you will find three bedrooms, all maintaining original features, while downstairs offers an open plan living area with a kitchen, a dining area and a sitting area, which has comfortable seating for you to relax into at the end of an eventful day. To the front is a large lawned communal garden area, while to the rear there is a private enclosed patio area. Afton boasts stunning bird life within its marshes and an extremely challenging links golf course, which offers striking views and breathtaking sunsets across the Channel. Just outside Afton is Tennyson Down, plus walk towards the Tennyson Monument while taking in the beautiful translucent seas, and continue further to take in the sheer beauty of the famous Needles. This delightful cottage can be enjoyed all year round.



Accommodation Three bedrooms: 1 x king-size double with TV, 1 x twin, 1 x single. Bathroom with bath, shower over, basin and WC. Open plan living area with kitchen, dining area and sitting area.

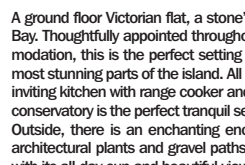
Amenities Gas central heating. Electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, 2 x TVs with Freeview, DVD, CD/radio, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Travel cot and highchair. (please bring own cot bedding). Off road parking for 2 cars. Communal front lawned garden, plus private enclosed rear patio with furniture. Two well-behaved dogs welcome. Sorry, no smoking. Shop 1 mile, pub 9 mins walk. Beach 1 mile. Note: Sloping ceilings in bedrooms.



WSB OSB LMB XSB			
WSB: 281	A: 337	B: 388	C: 445
D: 496	E: 527	F: 624	G: 701
H: 783	I: 839	X: 624	NY: 624

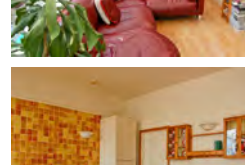
1 Ocean View
Freshwater

REF: 13827
Sleeps 6
Saturday Arrival



A ground floor Victorian flat, a stone's throw from the coastal inlet of Freshwater Bay. Thoughtfully appointed throughout to provide spacious and modern accommodation, this is the perfect setting for an idyllic, nostalgic holiday in one of the most stunning parts of the island. All on one floor, the cottage offers an extremely inviting kitchen with range cooker and large bedrooms with en-suite facilities. The conservatory is the perfect tranquil setting to relax at the end of a fun-packed day.

Outside, there is an enchanting enclosed garden, planted with typical seaside architectural plants and gravel paths, which leads you to the decked patio area, with its all-day sun and beautiful views towards the bay. Freshwater Bay provides stunning scenery, and there are fabulous walks from the cottage along the headland towards The Needles. An ideal cottage, in a picturesque setting.



Accommodation All ground floor. Three bedrooms with TV: 1 x king-size double with en-suite shower and basin, 1 x double with en-suite shower, basin and WC, 1 x twin with en-suite shower, basin and WC. Additional WC. Kitchen with island. Sitting room with dining area. Conservatory.

Amenities Gas central heating. Range cooker with electric oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, 5 x TVs with Freeview, DVD, WiFi, books, games, toys. Fuel and power inc. in rent. Bed linen, towels and beach towels inc. in rent. Travel cot and highchair. 2 small children's mattresses available. Off road parking for 4 cars. Enclosed garden with deck, furniture and BBQ. Sorry, no pets and no smoking. Shop 5 mins walk, pub and beach 1 min walk. Note: Owner is happy to collect guests from ferry, by prior arrangement. Note: Wet room can accommodate guests with mild disabilities by prior arrangement with shower seat and grab rails. Note: Property is wheelchair accessible when inside. From the drive there are 7 steps over approx. 30ft leading to the garden, then 2 steps onto the decking plus a threshold. Note: Check-in time is 4pm.



WSB: N/A			
A: 396	B: 470	C: 535	
D: 596	E: 637	F: 755	G: 848
H: 943	I: 1010	X: 755	NY: 755



Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



21 Millways
Freshwater

REF: 11895
Sleeps 6
Saturday Arrival



Freshwater 0.5 miles. This superbly-maintained, perfectly-located, semi-detached cottage is within walking distance of the beautifully-traditional Colwell Bay, and only 1.5 miles from the harbour town of Yarmouth. Traditionally appointed throughout, this lovely cottage offers everything for families and friends looking for a holiday by the sea, with the added benefit of the countryside just minutes away. Set over three floors, the cottage provides plenty of space for everybody; the living area is welcoming with plush sofas to sink into after a busy day, while outside, there is an enclosed, lawned area perfect for the children to play safely, and a decked area providing the ideal space for alfresco dining while planning your daily excursions. Freshwater Bay is open to the Channel and provides the most stunning scenery at all times of the year. Freshwater itself provides an array of quaint shops and a varied choice of restaurants that remain open all year round. Just outside Freshwater, why not explore Yarmouth Harbour which is guarded by Yarmouth Castle? The town itself is also always bustling with activity. Colwell Bay is a must, with its clean, soft, sandy beaches and warm waters, perfect for safe swimming and watersports. This is the perfect cottage, in an exquisite location, to be enjoyed all year round.



Accommodation Over three floors. Four bedrooms: 1 x second floor king-size double with en-suite bath, double walk-in shower, basin and WC, 1 x double, 1 x adult bunks, 1 x children's single. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and French doors to the garden.

Amenities Gas central heating. Electric oven, gas hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot. Off road parking for 2 cars. Enclosed garden with decked area, furniture and BBQ. Sorry, no pets and no smoking. No hen/stag. Shops and beach 0.5 miles, pub 3 mins walk. Note: Max. 6 people.



WSB OSB			
WSB: 360	A: 426	B: 507	C: 576
D: 642	E: 686	F: 816	G: 915
H: 1015	I: 1090	X: 1090	NY: 1090

Check live availability
online at
www.SykesCottages.co.uk



Hill Farm Cottage
Freshwater

REF: 12722
Sleeps 7
Saturday Arrival



This lovingly-restored cottage is a 400-year old thatched farmhouse with a Victorian extension with Welsh slate roof, within the grounds of a friendly riding stables, amidst picturesque countryside in Freshwater. Sympathetically modernised to provide contemporary accommodation with character features, this cottage is perfect for countryside living, with a beach a short walk away. The cottage has a modern farmhouse kitchen, a light and airy sitting room, and boasts stunning panoramic views of the surrounding countryside. Outside, there is a large lawned garden perfect for children to play, while you enjoy a refreshing drink and soak up the views. With a riding stables on the doorstep, learn to ride or enjoy a hack through stunning countryside. Yarmouth offers an array of cafes, pubs, boutique shops and art galleries. Whether you're on foot, bicycle, or horseback, this cottage is perfectly situated for exploring West Wight.



Accommodation Four bedrooms: 1 x double with en-suite shower, basin and WC, 1 x double with TV and DVD player, 1 x twin with countryside views, 1 x single. Ground floor bathroom, with Jacuzzi bath, hand-held shower, basin and WC. Fitted kitchen with dining area and door to garden. Sitting room with woodburner-effect gas fire.



Amenities Electric convector heaters with gas boiler for hot water and gas fire in sitting room. Electric oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, CD, radio, WiFi, selection of books, DVDs and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent (please bring own beach towels) Cot, highchair and stairgate available on request. Off road parking for 3 cars. Private garden with far-reaching views, furniture and BBQ. Two well-behaved dogs welcome. Sorry, no smoking. Shops 1.2 miles, pub 1 mile, beach 10 mins walk. Note: Dogs must be kept on a lead around the property due to horses in neighbouring riding stables.

tripadvisor			
WSB OSB LMB XSB			
WSB: 424	A: 486	B: 579	C: 656
D: 735	E: 784	F: 932	G: 1048
H: 1202	I: 1248	X: 1248	NY: 1248



Little Sedge
Freshwater

REF: 16904
Sleeps 2/3
Friday Arrival



Freshwater 0.67 miles. This immaculately-presented coastal cottage is situated at the gateway to Freshwater Bay, just a 10 minute walk from the bay itself. Thoughtfully appointed throughout to provide contemporary accommodation, this all ground floor cottage is situated in an Area of Outstanding Natural Beauty and is ideal for a couple looking to unwind in each other's company, whilst enjoying the magnificent views that West Wight has in abundance. Outside, is private gated access leading to a large patio with table, chairs and a BBQ, perfect for enjoying alfresco dining whilst viewing the visiting wildlife, including the Isle of Wight's native red squirrels that regularly visit this cottage from the adjacent Afton Marsh Local Nature Reserve. Nature lovers will enjoy visiting the reserve next to the cottage and spotting the water voles, breeding birds and an array of butterflies and dragonflies, just some of the wildlife to look out for on your visit. West Wight has a natural white light much favoured by artists and photographers alike, enhanced by this rural location on the Isle of Wight. The perfect place to create lasting holiday memories.



Accommodation All ground floor. One double bedroom. Shower room with walk-in shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with sofa bed.

Amenities Gas central heating. Electric oven and hob, microwave, slow cooker, fridge, TV with Freeview, DVD, CD/radio, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Off road parking for 1 car. Bike storage. Enclosed patio with furniture, BBQ and outside tap. Sorry, no pets and no smoking. Shop 5 mins walk, pub 10 mins walk. Beach 10 mins walk. Note: Children aged 16 and over only at this property.



"A lot of thought and effort has gone into Little Sedge."

Mrs Short, July 2014

WSB OSB LMB XSB			
WSB: 219	A: 266	B: 330	C: 378
D: 425	E: 439	F: 478	G: 529
H: 577	I: 617	X: 478	NY: 478



The Maltings
Freshwater

REF: 14477
Sleeps 6
Saturday Arrival



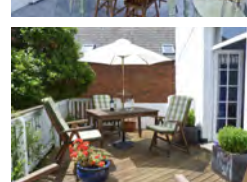
This attractive 19th century mock Tudor cottage is conveniently located within a six minute walk of the stunning cove at Freshwater Bay on the wonderful Isle of Wight. This cottage has been traditionally furnished throughout to provide comfortable and spacious accommodation for families and friends who wish to enjoy a relaxing holiday together by the sea. This welcoming cottage is set over two floors and offers a large kitchen, a warm and sunny sitting room with French doors, two bathrooms and three comfortable bedrooms. Outside, there is off road parking at the rear, whilst at the front there is a good-sized, enclosed decked area with table, chairs and a barbecue, making this an ideal place for dining alfresco. The charming village of Freshwater offers many attractions, including dinosaur footprint hunting at Compton Bay, the Afton Marsh Local Nature Reserve, walks along Tennyson Down, hang gliding, fishing and golf. The beautiful streets of Yarmouth, with their many boutique shops, art galleries, superb pubs and restaurants, are close by, plus further afield is the wild and rocky coastline at St Catherine's Down. This delightful cottage is bound to please at any time of the year.



Accommodation Three bedrooms: 1 x king-size double with TV and en-suite bath, shower over, basin, WC, and heated towel rail. 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with gas coal-effect fire and French doors to front decked area. Note: There are steps leading to the en-suite.



Amenities Gas central heating with coal-effect gas fire. Electric oven, gas hob, microwave, fridge/freezer, 2nd fridge, washer/dryer, dishwasher, 2 x TVs with Freeview, DVD, video, CD/radio, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Please bring own beach towels. Travel cot and highchair on request. Off road parking for 2 cars. Enclosed front decked area with furniture and charcoal BBQ. Sorry, no pets and no smoking. Shops 3 mins walk, pub 1.4 miles. Beach 5 mins walk.



WSB OSB LMB			
WSB: 319	A: 367	B: 435	C: 494
D: 576	E: 615	F: 728	G: 819
H: 909	I: 973	X: 728	NY: 728





Sycamores Barn
Brightstone near Newport

REF: 26199
Sleeps 4



Saturday Arrival

Brightstone 1 mile. This 300-year old detached barn conversion is situated in a quiet, rural hamlet next to the owner's home, in a stunning location one mile from picturesque Brightstone on the Isle of Wight. Lovingly appointed throughout and providing light, spacious and contemporary accommodation, the cottage is perfect for couples, a family or friends looking to get away from it all. Set entirely over the ground floor, it features original beams, two spacious bedrooms and a large open plan living area with comfortable seating for you to sink into at the end of an eventful day. Outside, you will find a quaint gravelled patio area with furniture and barbecue, and here you can plan your day as you admire the surrounding beautiful farmland and views of Brightstone Forest. The charming village of Brightstone lies in an Area of Outstanding Natural Beauty, with its coastline designated as a Site of Special Scientific Interest. The village benefits from a bustling year-round community offering a pub, a Post Office and several shops, as well as a recreation ground providing football, cricket, a children's play area and tennis courts. Take a walk from the village up to The Longstone, two old and mysterious standing stones that look out towards the sea. A superb cottage, to be enjoyed throughout the year.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with kitchen, dining area and sitting area.



Amenities Electric central heating, Electric oven and hob, microwave, fridge, small washing machine (in bathroom), TV with Freeview, DVD, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Off road parking for 1 car. Gravelled patio area with furniture and BBQ. One well-behaved dog welcome. Sorry, no smoking. Shops and pub 1 mile. Beach 1.5 miles. Note: There are 5 steps to the front door. Note: TV reception can be intermittent due to the location of this property.



WSB OSB LMB XSB

WSB: 255	A: 301	B: 357	C: 414
D: 470	E: 552	F: 578	G: 624
H: 655	I: 665	X: 578	NY: 578



Weirside Cottage
Brightstone near Newport

REF: 21801

Sleeps 4

Saturday Arrival



This immaculately-presented Grade II listed cottage is situated near the centre of the picturesque village of Brightstone on the Isle of Wight, nestled between the south west-facing coast and the chalk downlands to the north. Superbly appointed throughout, with classical yet contemporary accommodation, the cottage is perfect for couples or families looking to enjoy time together in one of the most stunning parts of the Isle of Wight. Set over two floors, it has two striking beamed bedrooms, whilst the ground floor continues to exude character with its beamed sitting and dining rooms. Outside, the rear patio manages to capture the sun for most of the day, while to the left, step over a small bridge across the Buddle Brook to find your lawned garden, perfect for a relaxing drink while listening to the water passing along the brook. The friendly village of Brightstone lies within a conservation area and an Area of Outstanding Natural Beauty, with its coastline designated as a heritage site providing stunning walks. Just outside of the village, why not visit the stunning Mottistone Manor Garden with hidden pathways and colourful flower borders, or walk through the olive grove and the kitchen garden, where you can purchase many plants that have been propagated at Mottistone. The perfect cottage for your year-round enjoyment.



Accommodation Two bedrooms: 1 x king-size double with TV, 1 x twin. Ground floor bathroom with bath, shower over, basin and WC. Kitchen. Dining room. Sitting room. External utility.

Amenities Oil central heating, Electric oven and hob, microwave, fridge, washing machine and tumble dryer in external utility, dishwasher, TV with Freeview, DVD, iPod dock, WiFi, selection of books and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Off road parking for 2 cars. Patio with furniture, BBQ and lawned garden divided by Buddle Brook and accessed by a bridge. Sorry, no pets and no smoking. Shops, Post Office, pub and restaurant 5 mins walk. Note: Babies under 6 months and children over 5 only.

XSB

WSB: N/A	A: 313	B: 373	C: 433
D: 516	E: 545	F: 605	G: 652
H: 675	I: 723	X: 675	NY: 675



Herveys Cottage
Niton

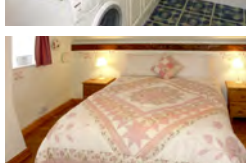
REF: 1640

Sleeps 2

Saturday Arrival



A delightful, Grade II listed, semi-detached thatched cottage, adjoining the owner's home in the charming village of Niton. Close to the island's southern coast, the property is thought to be the oldest cottage in the village, dating back to the 16th century, and was once used as a smugglers' haunt. Today, Herveys Cottage provides a snug, romantic retreat, perfect for couples. Offering comfortable, well-equipped accommodation, the property boasts exposed beams and a quirky wooden staircase, leading up to the charming double bedroom with wooden floor and stencilled walls. The cottage is within easy walking distance of Niton's two pubs and excellent selection of shops, while the attractive seaside resort of Ventnor, with its lovely beaches and botanical gardens, is just 4 miles away. With superb walks along the nearby coastal path and the attractions of Blackgang Chine a mile away, there is much to enjoy in this lovely area.



Accommodation One king-size double bedroom. Ground floor bathroom with bath with electric shower over, basin and WC. Fitted kitchen. Sitting room with electric fire and dining area.

Amenities Oil central heating with electric fire in sitting room. Electric oven and hob, microwave, fridge, washer/dryer, combi TV/video, stereo/CD player/radio, library of videos and books. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Large patio area with garden furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: Bedroom is accessed via steep, twisting stairs and some ceilings in the property are slightly lower than average. Note: This property does not accept infants or children.

"The cottage was beautiful."

Ms Knowles, July 2014

WSB OSB LMB

WSB: 235	A: 282	B: 316	C: 361
D: 406	E: 419	F: 460	G: 509
H: 558	I: 598	X: 558	NY: 558



We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.



The Coach House
Chale

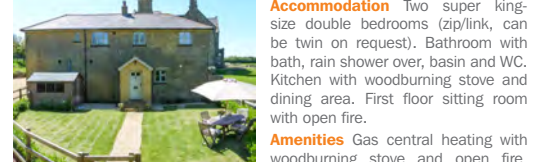
REF: 20405

Sleeps 4

Friday Arrival



This immaculately-presented detached cottage, originally a coach house, has outstanding coastal views, and is stunningly located in the village of Chale, only two miles from the most southern point on the Isle of Wight. Luxuriously appointed throughout, providing light, spacious accommodation, this cottage is ideal for couples, friends or families who wish to relax and enjoy some special time together in one of the most stunning parts of the Isle of Wight. You'll find your superb kitchen with dining area and woodburning stove on the ground floor. Upstairs, you'll enjoy panoramic views across the sea to The Needles and surrounding countryside from your sitting room, which offers sumptuous seating and an open fire - the perfect environment in which to relax at the end of your active day. Outside, there's a front, enclosed lawned garden, with breathtaking coastal views. Why not sit back and enjoy the most glorious sunsets from this attractive spot? The farming community of Chale offers some amazing downland and coastal walks, all within an Area of Outstanding Natural Beauty, which can be directly accessed from the doorstep. Chale also offers an award-winning pub/restaurant, and just down the road at Chale Green is an outstanding village store, deli and café. Compton Bay is a short drive. A perfect cottage for year-round enjoyment.



Accommodation Two super king-size double bedrooms (zip/link, can be twin on request). Bathroom with bath, rain shower over, basin and WC. Kitchen with woodburning stove and dining area. First floor sitting room with open fire.

Amenities Gas central heating with woodburning stove and open fire. Electric oven and hob, microwave, fridge, freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, iPod dock, WiFi, selection of books. Fuel and power inc. in rent, fuel for fire and stove can be purchased locally. Bed linen and towels inc. in rent, please bring own beach towels. Off road parking for 2 cars. Enclosed lawned front garden with furniture and BBQ. Sorry, no pets and no smoking. Shop 1.7 miles, pub/restaurant 3 mins walk. Note: Children aged 5 and over only.



"Watching the sunset from the lounge is a real treat."

Miss Dyer, May 2014

WSB: N/A	A: 398	B: 437	C: 506
D: 587	E: 691	F: 725	G: 781
H: 839	I: 899	X: 725	NY: 725

Key to symbols

★★★★ Star Rating awarded by Regional Tourist Board

✓✓✓✓ Sykes Cottages Rating

🔥 Open fire

🐾 One pet welcome (check for extra pets)

🚫 No pets

🚫 No smoking



The Old Vicarage Apartment
Godshill

REF: 16369 ★★★★★
Sleeps 4
Friday Arrival

An immaculately-presented first floor apartment overlooking landscaped gardens and the model village in Godshill, one of the prettiest villages on the Isle of Wight. Tastefully appointed, providing spacious, light and comfortable accommodation, this apartment is perfect for those looking to relax. The apartment offers a spacious sitting room, and a large fitted kitchen with a lovely farmhouse table, a very welcoming atmosphere for that special family time together. Outside is the model village and landscaped gardens, with a complimentary pass for you to experience the beauty of this lovely garden of almost 2 acres. Godshill offers attractions including the Godshill Cider Company and The Old Smithy, now a tea room. Enjoy a walk from the village then a sumptuous lunch in Godshill's Michelin-rated gastropub, The Taverners. Visit one of the many stunning beaches the island has to offer, or immerse yourself in history in Carisbrooke Castle or Osborne House.



Accommodation All first floor, Two bedrooms: 1 x super king-size four poster double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with beautiful views of The Model Village.

Amenities Gas central heating. Gas oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview, DVD, radio/CD, selection of games and books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Please bring own beach towels. Travel cot, bed guard, highchair and stairgate on request. Off road parking for 1 car. Unlimited access to the model village and grounds during opening hours. Sorry, no pets and no smoking. Pub, restaurants, tea rooms and shops on doorstep.



WSB OSB LMB			
WSB: 271	A: 324	B: 402	C: 455
D: 507	E: 560	F: 613	G: 665
H: 717	I: 717	X: 717	NY: 717



Kitty's Loft
Great Appleford near
Godshill

REF: 21300 ★★★★★
Sleeps 4
Saturday Arrival

Godshill 2 miles. This pretty and well-presented cottage adjoins the owner's home and is nestled at the foot of St Catherine's Down within a quiet hamlet of privately-owned barn conversions. Thoughtfully appointed throughout, the cottage provides a welcoming haven for families and friends alike who wish to experience the sheer beauty that the surrounding countryside has to offer. After a restful night's sleep in one of the two pretty bedrooms, guests are treated to stunning panoramic views of Stenbury Down. Downstairs, there is a well-equipped fitted kitchen and a cosy sitting room with a French door leading out to the beautifully-maintained garden, a lovely setting for enjoying breakfast. The garden is the ideal spot for relaxing whilst enjoying the sounds of the migrating birds that visit on a daily basis. The picturesque village of Godshill offers many excellent attractions, from the model village and the Isle of Wight Natural History Centre, to the Godshill Cider Company and The Old Smithy, now a lovely tea room, gift shop and boutique. This cottage is a wonderful base for experiencing the beauty and the sights that the Isle of Wight has to offer.



Accommodation Two bedrooms: 1 x double, 1 x twin. Ground floor shower room with power shower, basin and WC. Fitted kitchen with dining area. Sitting room.

Amenities Oil central heating. Electric double oven and ceramic hob, fridge, freezer, microwave, TV with FreeSat, CD/ DVD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Cot, highchair, baby bath and stairgate. Off road parking for 1 car. Shared, enclosed, front lawn garden with furniture and BBQ. Sorry, no pets and no smoking. Shop 1.5 miles, pub and beach 3 miles. Note: The owners have two friendly golden retriever dogs.



"The cottage is just perfect."
Mrs Saxon, April 2014

WSB OSB LMB			
WSB: 260	A: 314	B: 397	C: 460
D: 521	E: 613	F: 640	G: 692
H: 747	I: 795	X: 640	NY: 640



YAFFORD BARN COTTAGES
Yafford



Willow Cottage
Yafford

REF: 3811 ✓✓✓✓✓
Sleeps 2/3
Friday Arrival

Found in the peaceful rural hamlet of Yafford on the southern end of the Isle of Wight is this attractive, semi-detached 18th century stone barn conversion. Sympathetically converted, this Yafford cottage retains much original character, with stone walls, exposed beams, and wooden floors throughout. Quietly situated in the grounds of the owner's farmhouse only a mile from the sea at Atherfield, 2 miles from the picturesque village of Brightstone, this Yafford cottage is close to great walks, as well as the Round-the-Island cycle route. All the attractions of Blackgang Chine are a short drive from this Yafford cottage, and the superb beaches of Ventnor, Shanklin, Sandown and Compton are all easily accessible. This Yafford cottage makes a great base, any time of the year. Note: This Yafford cottage can be booked with Ref. 3812 to accommodate up to 8.



Accommodation One eaves room with 5' double with additional single folding bed available on request. Ground floor shower room with shower, basin & WC. Open plan living area with kitchen with exposed stone walls, dining area & sitting area. Note: Stairs open directly into double room.

Amenities Electric heating system. Electric cooker, microwave, fridge, freezer, washing machine, TV/DVD, selection of books/games. Electricity inc. in rent. Bed linen inc. in rent. Travel cot & highchair on request. Off road parking for one car. Small private, enclosed lawn garden with furniture. One well-behaved dog welcome. Sorry, no smoking. Village shop & pub 1.5 miles. Note: There is a large pond close to the cottage. Note: As the folding bed, travel cot and highchair are shared between both properties, these items are available on a first come, first served basis. Please bring your own bedding and linen for the folding bed and cot.



WSB OSB LMB XSB			
WSB: 278	A: 325	B: 342	C: 394
D: 443	E: 458	F: 499	G: 550
H: 600	I: 644	X: 550	NY: 550



Pond Cottage
Yafford

REF: 3812 ✓✓✓✓✓
Sleeps 4/5
Friday Arrival

A pretty, semi-detached cottage in the peaceful hamlet of Yafford, at the southern end of the Isle of Wight. This Yafford holiday cottage has been sympathetically converted from a charming, 18th century stone barn, set beside an attractive large pond, in the grounds of the owner's farmhouse, in a rural setting only a mile from the sea. This Yafford cottage offers original character, including stone walls, exposed beams and trusses, and wooden floors throughout. The area has a great choice of lovely walks, and the Round-the-Island cycle route is also close by. The beach at Atherfield is a mile away from this Yafford cottage, and the picturesque village of Brightstone is only 2 miles. Within a short drive is Blackgang Chine, whilst the beaches of Ventnor, Shanklin, Sandown and Compton are all easily accessible. A great Yafford cottage, and a super, rural holiday base. Note: This Yafford cottage can be booked with Ref. 3811 to accommodate up to 8.



Accommodation Two bedrooms: 1 x eaves king-size double, 1 x eaves twin, additional single folding bed available on request. Bathroom with bath, basin & WC. Ground floor shower room with shower, basin and WC. Kitchen with exposed stone walls and dining area. Sitting room with exposed stone walls.

Amenities Electric heating system. Electric cooker, microwave, fridge, freezer, washing machine, dishwasher, TV, DVD, library of books/games. Electricity inc. in rent. Bed linen inc. in rent. Travel cot & highchair on request. Off road parking for two cars. Enclosed lawn garden with furniture. One well-behaved dog welcome. Sorry, no smoking. Village shop & pub 1.5 miles. Note: There is a large pond close to the cottage. Note: As the folding bed, travel cot and highchair are shared between both properties, these items are available on a first come, first served basis. Please bring your own bedding and linen for the folding bed and cot.



OSB XSB			
WSB: N/A	A: 369	B: 425	C: 485
D: 540	E: 613	F: 640	G: 712
H: 766	I: 822	X: 766	NY: 766



Little Thatch
Shorwell

REF: 4270 ✓✓✓✓✓
Sleeps 6/8
Saturday Arrival

A most delightful 250-year old, Grade II listed detached cottage, in the charming village of Shorwell on the Isle of Wight. This lovely Shorwell cottage originally belonged to nearby NorthCourt Manor, and has been sympathetically renovated, retaining much of its original character, including exposed stonework, beams and wood panelling, yet still with modern creature comforts. The interior of this lovely Shorwell cottage is beautifully furnished, including three bedrooms, one with an en-suite, and two cosy sitting rooms, one with a woodburner. Outside, there is a paved courtyard area as well as an attractive, enclosed lawn garden with decking, a tree house and a large summerhouse with a multi games table, ideal for all the family, whatever the weather! And, with pretty villages, lovely walks, good beaches and local facilities all close by, this Shorwell cottage makes an exceptionally family-friendly home-from-home holiday base.



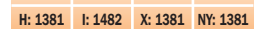
Accommodation Three bedrooms: 1 x ground floor king-size double, 1 x king-size double with en-suite bath, basin and WC, 1 x twin. Ground floor shower room with shower cubicle, basin and WC. Fitted galley kitchen. Utility area. Dining room with doors to courtyard. Sitting room with exposed brickwork, beams and sofa bed. Second beamed sitting room with exposed stonework and feature fireplace with woodburner.



Amenities LPG central heating with woodburner in sitting room. Electric oven, halogen hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV, WiFi, books/games/CDs. All gas and electricity inc. in rent, please bring own fuel for woodburner. Bed linen inc. in rent (linen not provided for sofa bed). Travel cot, highchair and stairgate. Off road parking for 3 cars. Covered bike storage. Large lawn garden with courtyard, decked areas, furniture, summerhouse with table games and tree house. Sorry, no pets and no smoking. Shop and pub 5 mins walk.





tripadvisor XSB			
WSB: N/A	A: 520	B: 603	C: 703
D: 829	E: 902	F: 1052	G: 1251
H: 1381	I: 1482	X: 1381	NY: 1381





The Carhouse
Shorwell

REF: 22110 
Sleeps 4 
Saturday Arrival

This thoughtfully-converted old cart house is located on a mixed working farm, within an Area of Outstanding Natural Beauty, on the edge of the delightful village of Shorwell on the Isle of Wight. Caringly appointed throughout to provide spacious, comfortable accommodation, it is perfect for couples, friends or families looking to get away from it all. Set entirely on the ground floor, the cottage offers a spacious sitting room with dining area and French doors leading out to the garden, along with a fitted kitchen, bathroom and two bedrooms, one of which has a king-size bed. Outside, you will find a large lawn garden with patio area, perfect for relaxing with a morning coffee as you watch the daily life of the farm. The village of Shorwell was developed around St. Peter's Church and its three manor houses, of which West Court is the oldest, dating back to c.1500. Just outside the village, why not explore the west coast beaches of Brighthstone and Compton Bay, where at low tide you might be lucky enough to spot the odd dinosaur footprint? The perfect cottage from which to explore this wonderful island, any time of the year.




Accommodation All ground floor. Two bedrooms: 1 x king-size double, 1 x twin. Bathroom with bath, separate shower, basin and WC. Kitchen. Sitting room with dining area.



Amenities Oil central heating. Electric oven and hob, microwave, fridge, freezer, washer/dryer, dishwasher, TV with Freeview, DVD, CD/radio, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for 2 cars. Bike storage on request. Enclosed, large lawn garden with patio and furniture. Sorry, no pets and no smoking. Shop 10 mins walk, pub 6 mins walk. Note: The owner is happy to help with arranging your ferry crossing - please contact owner directly.





WSB	OSB	LMB	XSB
WSB: 272	A: 325	B: 375	C: 435
D: 493	E: 514	F: 577	G: 665
H: 753	I: 806	X: 753	NY: 753

Key to symbols  Star Rating awarded by Regional Tourist Board

102 GILLS CLIFF
Ventnor



102 Gills Cliff - The Deck Studio
Ventnor

REF: 14256 
Sleeps 2 
Friday Arrival



This is an immaculately-presented, south-facing studio apartment, excellently located in an elevated position above the delightful Victorian seaside town of Ventnor, on the Isle of Wight. The apartment sits two storeys below Ref. 29353, boasts panoramic views across the English Channel and is luxuriously appointed throughout, providing spacious and comfortable accommodation, with personal attention to detail. This studio is the perfect retreat for couples seeking comfort, tranquility and style in an atmosphere of informal luxury, while exploring the beautiful Isle of Wight. Connected to the owners' house, yet retaining complete privacy, this bright and spacious apartment is set over the entire ground floor, from which you can relish the stunning views, even from the comfort of your king-size bed. From the off road parking space, steps lead down to the apartment, which is located at the back of the main house. The apartment boasts a private south-facing decked area with outstanding sea views.



Accommodation All ground floor. King-size double bedroom with sitting area & panoramic coastal views. Dressing room. Bathroom with bath, hand shower over, basin and WC. Kitchen with dining area.

Amenities Electric convactor heating with gas-fired water heating system. Two plate electric hob, microwave/combo oven, fridge, HD TV with full Sky+HD, DVD, WiFi, books, CDs & DVDs. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Please bring own beach towels. Off road parking for 1 car. Decked front terrace with furniture (set at back of main house). Sorry, no pets and no smoking. Shop 5 mins walk, harbour, pubs & restaurants 10 mins downhill walk, bus stop 2 mins walk. Note: Apartment has lower than average ceilings (6' 5"). Note: Ventnor is set on a very steep hill, may take longer to walk back to the property from the beach, shops etc. Note: No babies/children. Note: Although all ground floor, apartment is accessed down a flight of stairs, & as such does not offer wheelchair access.

WSB	OSB	LMB
WSB: 253	A: 308	B: 383
D: 510	E: 510	F: 559
H: 693	I: 707	X: 559

 Sykes Cottages Rating



102 Gills Cliff - Room@theTop
Ventnor

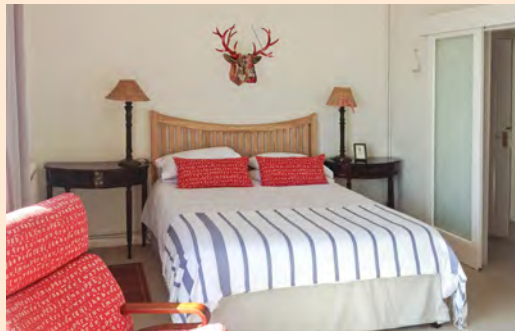
REF: 29353 
Sleeps 2 
Friday Arrival

This immaculately-presented, south-facing studio apartment is one of two apartments at 102 Gills Cliff; it sits in a stunning elevated position high above the Victorian seaside town of Ventnor, on the south coast of the Isle of Wight, and conveniently situated at street level, this studio apartment sits two floors above Ref. 14256. Connected to the owners' house, yet retaining complete privacy, it boasts panoramic views across the English Channel. Lavishly appointed throughout, this luxury holiday retreat is the perfect choice for a romantic getaway in this idyllic part of the Isle of Wight. This spacious, open plan studio is designed with your comfort in mind, and from the opulence of your king-size bed, you can enjoy the outstanding panoramic coastal views, an absolute delight to wake up to! Sliding doors open out onto the south-facing balcony; with its comfortable outdoor chairs it is perfect for enjoying a tranquil breakfast, while soaking up the sun and appreciating the picturesque views of Ventnor and the English Channel. This beautiful apartment is a cosy hideaway on the wonderful Isle of Wight.




Accommodation All third floor, accessed at street level. Open plan studio accommodation with king-size double bed, sitting area, dressing area, kitchenette & dining area. Shower room with shower, basin & WC.

Amenities Gas central heating with electric convactor heater and gas-fired water heating system. Single electric hob, microwave, fridge/freezer, TV with Sky+, DVD, selection of DVDs, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Off road parking for 1 car. Balcony with furniture. Sorry, no pets and no smoking. Shop 5 mins walk, pubs and restaurants 10 mins downhill walk. Harbour 10 mins walk, bus stop 2 mins walk. Note: Ventnor is set on a very steep hill, it may take longer to walk back from the beach, shops etc. Note: No babies or children. Note: Although accessible from the parking space, the property doesn't offer wheelchair access.





"The views from the balcony were stunning!"
Mr Blackman, July 2014

WSB	OSB	LMB
WSB: 274	A: 336	B: 418
D: 557	E: 557	F: 612
H: 696	I: 711	X: 612

 We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.



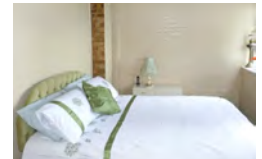
Manana
Luccombe near
Shanklin

REF: 904981 
Sleeps 4 
Saturday Arrival

Shanklin 1.7 miles. This homely, detached, coastal cottage is surrounded by one and a half acres of mature gardens, in Luccombe near Shanklin, in the south east corner of the Isle of Wight. Boasting stunning surroundings, this comfortable cottage provides tranquil and relaxing accommodation, perfect for a romantic break or for small families wishing to take a break in an exceptional area of the Isle of Wight. Set entirely over the ground floor, there are two bedrooms featuring superb views of Luccombe Downs and the English Channel. There is a family bathroom, where you can enjoy a relaxing soak after a day exploring the area, and a well-equipped kitchen with doors leading out to the patio. The spacious sitting room, with its warming woodburning stove, is perfect for snuggling up together. The cottage is surrounded by patios and decked areas, one and a half acres of beautiful gardens and a paddock where a variety of wildlife are regular visitors. As the day goes by, follow the sun and enjoy the ever-changing coastal views. Set directly on a secluded part of the coastal path, you can enjoy wonderful walks or a stroll along Shanklin's sandy beach. This is the perfect base to unwind in and explore all year round.




Accommodation All ground floor. Two bedrooms: 1 x king-size double, 1 x twin. Bathroom with bath, shower over, basin and WC. Kitchen. Sitting room with woodburning stove and dining area.



Amenities Electric heating with wood-burning stove. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, WiFi, phone (incoming calls only), selection of books. Fuel, power and starter pack for stove inc. in rent. Bed linen and towels inc. in rent. Front patio with furniture. Lawned garden with decking, furniture and BBQ. Paddock. Off road parking for 5 cars plus open garage for 1 car. One well-behaved dog welcome. Sorry, no smoking. Shop and pub 1 mile. Note: Property accessed by a downhill drive. Note: Coastal path runs just past the front door.



WSB	OSB	LMB	XSB
WSB: 250	A: 311	B: 344	C: 399
D: 465	E: 517	F: 569	G: 667
H: 766	I: 821	X: 766	NY: 766

 One pet welcome (check for extra pets)



**Rush House
Shanklin**

REF: 19428
Sleeps 20
Friday Arrival

An immaculately-presented, impressive house with hot tub on the outskirts of popular Shanklin. Luxuriously-appointed to provide spacious, contemporary accommodation, it is ideal to get together and enjoy some quality time. Downstairs, there's a professionally-equipped gym, large kitchen with sitting area, woodburner and doors to the garden, and a dining room with tables and chairs to fit the whole party. Offering plenty of space, the sitting area has sumptuous seating and a great entertainment system, while outside you will find a private enclosed lawned garden, with steps to a decked area with seating and barbecue. With the attractions of the island on the doorstep and luxurious modern accommodation awaiting you, this is the perfect cottage to be enjoyed any time of the year.



Accommodation Over three floors. Eight bedrooms: 1 x family room with 1 king-size double & 1 single w/ en-suite Jacuzzi bath, rain shower, basin, WC, 1 x king-size double w/ en-suite shower, basin, WC, 1 x family room with 1 king-size double & 2 singles, 1 x twin w/ en-suite shower & basin, 1 x twin w/ en-suite bath, basin, WC, 1 x second floor adult bunks w/ Jack-&Jill access to en-suite bath, basin, WC, 1 x second floor family room with 1 double & 1 single w/ Jack-&Jill en-suite access, 1 x ground floor twin. Ground floor wet room with shower, basin, WC. First floor basin, WC. Ground floor basin, WC. Kitchen with sitting area, woodburner and doors to garden. Dining room. Gym.



Amenities Gas central heating, woodburner. Electric range oven, gas hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 7 TVs/Sky, 2 DVDs, CD/radio, iPod dock, WiFi, books/games. Fuel, power, starter pack for woodburner inc. in rent. Bed linen & towels inc. in rent. Please bring own beach towels. Cot & highchair. Off road parking for 10 cars. Enclosed garden with furniture, trampoline & BBQ. Hot tub. One pet welcome. No smoking. Shops 12 mins walk. Beach 1.5 miles. Note: Personal trainer by arrangement. Note: Return ferry (3 cars, Portsmouth/Lymington) inc. in rent (weekly bookings Nov - Mar). Note: Owner can provide a weekend package including car ferry, breakfast, evening meals and a range of activities. Contact owner for information.

WSB OSB LMB SPR XSB			
WSB: 1685	A: 2294	B: 2529	C: 2766
D: 3003	E: 3397	F: 3633	G: 3869
H: 4106	I: 4343	X: 4343	NY: 4343

View more images
online at
www.SykesCottages.co.uk



**Woodpecker Cottage
Adgestone near
Brading**

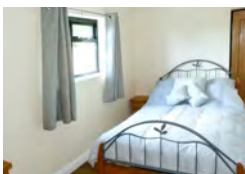
REF: 913154
Sleeps 2
Friday Arrival

Brading 1.7 miles. This beautifully-presented, rural cottage is situated on a working conservation farm, surrounded by three nature reserves in the small hamlet of Adgestone, near Brading. Tastefully-appointed, it provides bright, spacious, contemporary accommodation, ideal for watching wildlife and exploring beautiful countryside. Set solely on the ground floor, the cottage offers a double bedroom with stunning countryside views. There is a large, bright and airy, open plan living area featuring a well-equipped kitchen, a dining area, and a sitting area boasting an electric fire. Stable doors lead outside to your own private decked patio with table and chairs, and superb views towards Sandown Meadows, beautiful marshland, and water meadows. Spend peaceful evenings sat out here watching the sun set and barn owls hunting, or enjoy afternoon tea as you marvel at the sight of buzzards soaring overhead. A converted stable has been transformed into a utility, which also provides storage for bikes. A patio area provides a wonderful spot to enjoy a barbecue. A perfect holiday base!



Accommodation All ground floor. One double bedroom with TV. Shower room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area with electric fire. External utility.

Amenities Gas central heating with electric fire. Electric oven and hob, microwave, fridge, washing machine and freezer in utility, 2 x TV, DVD, radio, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Front patio with furniture and BBQ. Sorry, no pets and no smoking. Shop, pub and restaurant 1.5 miles. Note: BBQ must be used on concrete area and not on decked area. Note: There is an external door leading outside from bedroom. Note: No children under 16.



WSB OSB LMB XSB			
WSB: 266	A: 316	B: 361	C: 408
D: 454	E: 470	F: 514	G: 570
H: 615	I: 657	X: 514	NY: 514



**The Springs
Ashley near Brading and Ryde**

REF: 2906
Sleeps 2
Saturday Arrival

Ryde 2 miles. A luxurious, detached, Scandinavian-style timber lodge, a superb alternative to the usual Isle of Wight cottages, set within the owner's extensive lawned gardens in a tranquil, rural location just two miles from the popular resort of Ryde. Equipped and furnished to an exceptionally high standard, this light and airy lodge, with stunning pine vaulted interior, offers superb open plan studio accommodation. Your every need is catered for: a super king-size bed, surround-sound entertainment equipment, unlimited seasonal use of the outdoor heated swimming pool, and the owner is even happy to provide sumptuous meals using locally-sourced produce by arrangement. The delightful gardens are frequented by wildlife including red squirrels, hares, woodpeckers and badgers, and there are some lovely walks straight from the door. Nearby is Ryde, with its numerous attractions, glorious sandy beaches and a good selection of shops and restaurants, whilst the attractive harbour at Bembridge offers great facilities for boating enthusiasts. The Springs makes a great romantic base for two, whatever the weather.



Accommodation All ground floor. Open plan studio accommodation with super king-size bed, fitted kitchen area with Belfast sink, dining area & sitting area. Wet room with shower, basin & WC.

Amenities Gas central heating. Double electric oven, halogen hob, microwave, fridge, shared use of owner's freezer, dishwasher, use of owner's washing machine by arrangement, plasma screen TV, DVD, surround sound music system with iPod dock, WiFi. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for one car. Private sitting-out area with garden furniture. Shared seasonal use of owner's outdoor heated swimming pool. Sorry, no pets & no smoking. Shop & pub 2 miles. Note: No children under 2 years old.



"An idyllic setting!"
Mr Webb, May 2014

WSB OSB LMB XSB			
WSB: 245	A: 290	B: 331	C: 377
D: 423	E: 438	F: 483	G: 535
H: 587	I: 627	X: 483	NY: 483



**4 The Old Post Office Mews
Brading**

REF: 10532
Sleeps 4
Saturday Arrival

This immaculately-presented mews cottage is conveniently located in the heart of the small historic rural town of Brading on the Isle of Wight. Elegantly-appointed throughout, to provide light, airy, contemporary accommodation, the cottage is ideal for couples or families wishing to enjoy their time together exploring this beautiful island. Set over two floors, upstairs, you will find two comfortable bedrooms, whilst downstairs the cottage offers a spacious open plan living space, with sumptuous seating for you to relax in at the end of your busy day. Outside you will find off road parking for one car, and to the rear an enclosed patio garden, with table, chairs and a charcoal barbecue, perfect for alfresco dining any time of the day. Brading offers many historical delights, from the 1900-year old Roman villa, to beautiful Nunwell House. There are many footpaths in the area, perfect for exploring the marshlands and taking in the plentiful bird life. Brading also offers three welcoming pubs which serve food daily. Adgestone Vineyard is just outside the town, while just up the road you will find Yaverland, with its fossil-bearing beach and the Isle of Wight Zoo, home to many rescued tigers. The perfect cottage to experience all that the Isle of Wight has to offer.



Accommodation Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Ground floor WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Gas central heating. Electric oven and hob, microwave, fridge, washing machine, dishwasher, TV with Freeview, DVD, radio/CD, selection of games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Please bring own beach towels. Travel cot, highchair and stargate on request. Enclosed rear patio garden with furniture and BBQ. Off road parking for 1 car. Sorry, no pets and no smoking. Shops, pub and restaurants 1 min walk. Beach 1.7 miles. Note: There is a train from Ryde Pier into Brading and onward to Sandown and Shanklin. Brading is also on the main bus route. Note: Some road noise may be experienced during busy times.



tripadvisor			
WSB OSB LMB XSB			
WSB: 237	A: 285	B: 359	C: 415
D: 469	E: 551	F: 577	G: 622
H: 667	I: 714	X: 714	NY: 714





3 Old Post Office Mews
Brading

REF: 27600
Sleeps 4/5
Saturday Arrival



This beautifully-presented mews cottage sits in the heart of the historic town of Brading on the Isle of Wight. Providing comfortable, contemporary accommodation, the cottage is ideal for couples or families looking to spend some quality time together exploring this beautiful island. There is an extremely well-equipped open plan living area, with ample seating for you to relax in at the end of your busy day, and doors out to the enclosed patio garden, with furniture and a charcoal BBQ, perfect for alfresco dining. To the front you will find off road parking for one car, ideal should you decide to use some of the great public transport nearby, along with the town's amenities on the doorstep. Brading offers many historical delights, from the 1900-year old Roman villa to the beautiful Nunwell House. There are 70 footpaths surrounding the cottage, taking in the beauty of the marshlands and its amazing bird life, and stretching all the way to the Downs. Just up the road you will find Yaverland with its fossil-bearing beach and the Isle of Wight Zoo. The perfect cottage to explore the entire island.



Accommodation Two bedrooms: 1 x double with TV, 1 x family room with 1 adults bunks and 1 x child's single. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Open plan living area with kitchen, dining area and sitting area.

Amenities Gas central heating. Electric oven and hob, fridge, microwave, washing machine, TV with Freeview, DVD, digital

radio, iPod dock, WiFi, selection of books, games, toys and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Off road parking for 1 car. Enclosed patio garden with furniture and BBQ. Sorry, no pets and no smoking. Pub, restaurants and shops 1 min walk. Beach 1.7 miles. Note: There is a train from Ryde Pier into Brading and onward to Sandown and Shanklin. Brading is also on the main bus route. Note: Some road noise may be experienced during busy times.



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WSB OSB LMB XSB			
WSB: 250	A: 296	B: 378	C: 434
D: 491	E: 578	F: 603	G: 650
H: 701	I: 747	X: 603	NY: 603



Key to symbols
★★★★★
Star Rating awarded by Regional Tourist Board

★★★★★
Sykes Cottages Rating

tripadvisor
We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.



Open fire



One pet welcome (check for extra pets)



No pets



No smoking

OVERDENE CHASE COTTAGES
Upton near Ryde

Ryde 2 miles. Situated on a quiet country lane just two miles from the beautiful sandy beaches of Ryde, these three cottages are located on a smallholding, where the family ponies and the local farmer's sheep can be seen grazing over the fence. These three charming Ryde cottages have been fashioned from the old stable block and each has been decorated and furnished to retain the character and charm of their rural surroundings. With one cottage having two bedrooms and the other two having one bedroom each, these three Ryde cottages together can accommodate up to eight people. Each of these Ryde cottages has a private patio area and shared use of a lawned area where you can enjoy breathtaking views whilst you sip a morning cup of coffee as you plan the day's activities. There are many countryside walks directly from these Ryde cottages, whether you enjoy a short stroll along the lanes or an all day hike over the Downs. The town of Ryde has an array of interesting shops, pubs and numerous restaurants as well as the beach, where children of all ages will enjoy themselves. Havenstreet, which is close to these Ryde cottages, has a wonderful local pub and the Isle of Wight Steam Railway, which provides you with a unique experience by taking you back to the bygone era of the power of steam. These cottages in Ryde are the perfect location for you to explore the whole of the island, whether on foot, bicycle or car. Why not experience the local produce found all over the island or discover the many beaches and coves which have an ever-changing view? A fabulous group of three Ryde holiday cottages for a memorable holiday all year round.



1 The Stables
Upton near Ryde

REF: 10062
Sleeps 4
Saturday Arrival



This ground floor Ryde cottage has two bedrooms and a spacious open plan living area, with a fitted kitchen, dining area and sitting area, as well as patio doors opening onto a private patio area. Note: This property can be booked with refs 12934 and 12935 and together they accommodate 8 people.



Accommodation All ground floor. Two king-size double bedrooms with patio doors (1 zip/link, can be twin on request). Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.



Amenities Gas central heating. Gas oven and hob, microwave, fridge/freezer, TV with Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent (please bring own beach towels). Travel cot and z-bed available. Off road parking for 2 cars. Private patio with furniture, shared use of lawned garden with furniture and BBQ. Sorry, no pets and no smoking. Shops, restaurants and cafes 2 miles, pub 1.5 miles. Beach 2.5 miles. Note: This property accepts children aged 5 and under only, including babes-in-arms.



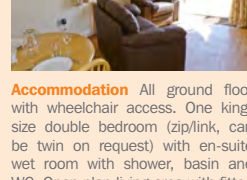
2 The Stables
Upton near Ryde

REF: 12934
Sleeps 2
Saturday Arrival



This ground floor Ryde cottage has ramped access and a large wet room suitable for wheelchair users, making it ideal for the less mobile. At this Ryde cottage, there is one bedroom and a light and spacious open plan living area, with a fitted kitchen, dining area and sitting area, as well as double patio doors leading onto the private patio area. Note: This property can be booked with refs 10062 and 12935 and together they accommodate 8 people.

Accommodation All ground floor with wheelchair access. One king-size double bedroom (zip/link, can be twin on request) with en-suite wet room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.



Amenities Gas central heating. Gas oven and hob, microwave, fridge/freezer, TV with Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent (please bring own beach towels). Travel cot and z-bed available. Off road parking for 2 cars. Private patio with furniture, shared use of lawned garden with furniture and BBQ. Sorry, no smoking. Restaurants, cafes and shops 2 miles, pub 1.5 miles. Beach 2.5 miles. Note: This property accepts children aged 5 and under only, including babes-in-arms.

Amenities Gas central heating. Gas oven and hob, microwave, fridge/freezer, TV with Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent (please bring own beach towels). Travel cot and z-bed available. Off road parking for 2 cars. Private patio with furniture, shared use of lawned garden with furniture and BBQ. Sorry, no pets and no smoking. Restaurants, cafes and shops 2 miles, pub 1.5 miles. Beach 2.5 miles. Note: This property accepts children aged 5 and under only, including babes-in-arms.

"A stunning cottage."

Mrs Mann-Lacey, June 2014

tripadvisor			
WSB OSB LMB XSB			
WSB: 228	A: 276	B: 342	C: 394
D: 443	E: 458	F: 499	G: 550
H: 600	I: 644	X: 499	NY: 499



3 The Stables
Upton near Ryde

REF: 12935
Sleeps 2
Saturday Arrival



This ground floor Ryde cottage has ramped access and is ideal for the less mobile as it has a double bedroom with an en-suite wet room. There is also open plan living accommodation with doors to a private patio which has stunning views. Note: This property can be booked with refs 10062 and 12934 and together they accommodate 8 people.



Accommodation All ground floor with wheelchair access. One king-size double bedroom (zip/link, can be twin on request) with en-suite wet room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.



Amenities Gas central heating. Gas oven and hob, microwave, fridge/freezer, TV with Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent (please bring own beach towels). Travel cot and z-bed available. Off road parking for 2 cars. Private patio with furniture, shared use of lawned garden with furniture and BBQ. Sorry, no pets and no smoking. Restaurants, cafes and shops 2 miles, pub 1.5 miles. Beach 2.5 miles. Note: This property accepts children aged 5 and under only, including babes-in-arms.

tripadvisor			
WSB OSB LMB XSB			
WSB: 228	A: 276	B: 342	C: 394
D: 443	E: 458	F: 499	G: 550
H: 600	I: 644	X: 499	NY: 499



Little Tifters
Bembridge

REF: 16272
Sleeps 4
Saturday Arrival



A delightfully-presented coastal cottage on the outskirts of Bembridge. Thoughtfully appointed throughout to provide light, spacious and extremely welcoming accommodation, this cottage is ideal for a romantic getaway or a wonderfully traditional family seaside holiday. Set all on the ground floor, the cottage offers two large, beautifully-furnished bedrooms, luxurious seating in the sitting room and a fitted kitchen with a door leading to the south-facing patio area. After a long day exploring, sit in this private patio area, perfect for a spot of alfresco dining or a relaxing drink while you watch the sun set. Bembridge offers a superb range of small shops, pubs and caf  s, a small airport, mostly used at the weekend by people flying in for day trips, a bustling harbour, full of pleasure crafts and fishing boats landing their daily catch, and quiet sand and pebble beaches, perfect for swimming, fishing and rock pooling. Take a bracing walk up to Culver Down, experiencing the most stunning views of the countryside, or visit the beautiful sandy bay at Sandown and Shanklin. Godshill is a short drive, offering many attractions from The Model Village and Isle of Wight Natural History Centre, to the Gidshill Cider Centre and Michelin-rated gastropub, The Taverners. A perfect cottage for exploring the Isle of Wight.



Accommodation All ground floor. Two bedrooms: 1 x double with open fire, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen with door leading to south-facing private patio area. Sitting room with dining area.

Amenities Gas central heating with open fire in double bedroom. Electric oven, ceramic hob, microwave, fridge/freezer, dishwasher, TV with Freeview, DVD, WiFi,

selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Shared front lawn garden with gravelled area, private enclosed patio area to rear with furniture and BBQ. Off road parking for 2 cars. One well-behaved dog welcome. Sorry, no smoking. Shops, pubs and beach 10 mins walk. Note: Parking area is shared with owner, who lives in the annexe at the back of the cottage.



WSB	OSB	LMB	XSB
237	A: 285	B: 359	C: 415
D: 469	E: 551	F: 577	G: 622
H: 667	I: 714	X: 577	NY: 577



01244 352280



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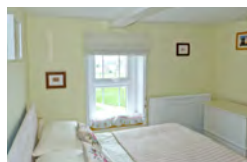


2 Hope Cottages
St Helens

REF: 22962
Sleeps 4
Friday Arrival



This welcoming former fisherman's cottage is located in the heart of the village of St Helens on the Isle of Wight, opposite the traditional village green. Tasterfully appointed throughout and a real home-from-home, this cottage provides traditional seaside accommodation, ideal for couples or families looking to enjoy some quality time together in a good old fashioned English village. Located on one of the outstanding parts of the island, the cottage offers you a spacious sitting and dining area, perfect for those chilly evenings when all you want to do is unwind after a full day on the beach. Outside, is a long rear patio garden with two sitting areas surrounded by plants, perfect for outside dining any time of the day. The traditional village of St Helens offers some charming attractions, from rock pooling on the beautiful beach or dining in the beachside caf  , to watching cricket on the green while enjoying a bite to eat in a caf  , pub or restaurant. Just outside the village you will find Bembridge, which offers a busy harbour, a good range of small shops including a butcher's, fishmonger's and greengrocer's. The perfect cottage for a traditional seaside holiday, at any time of the year.



Accommodation Two bedrooms: 1 x double, 1 x twin. Ground floor bathroom with bath, shower over, basin and WC. Kitchen. Sitting room with dining area.

Amenities Gas central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, iPod dock, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Travel cot and highchair (attaches to dining chair) available. Parking in free car park on the green approx. 50 yards from cottage. Patio with furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 1 min walk. Note: Patio is gated but communal pathway is shared with neighbours.

"Cosy and comfortable."

Mrs Rupani, April 2013

WSB	OSB	LMB	XSB
218	A: 262	B: 330	C: 380
D: 430	E: 504	F: 528	G: 569
H: 610	I: 653	X: 610	NY: 610

The Chalet
Fishbourne

REF: 19315
Sleeps 2
Friday Arrival



This cosy hideaway, a wonderfully-located coastal cabin, is nestled in the heart of the small parish of Fishbourne near Ryde. Charmingly appointed throughout, this wood-built cottage is perfect for couples looking to find a peaceful sanctuary to come back to after a busy day exploring the island. There are double patio doors onto a private garden area, along with a well-equipped fitted kitchen, a sitting area and dining table. Outside, you will find a decked dining area which leads onto a flagstone garden with a picnic bench and BBQ, the perfect environment to relax in while planning your day's excursions. Fishbourne offers stunning coastal walks, with Quarr Abbey only half a mile's walk away, so you may enjoy seeing local arts and crafts exhibits. The abbey also offers a delightful tea shop and a farm shop. Five miles up the road is Osborne House, Queen Victoria's summerhouse designed in the style of an Italian Renaissance palazzo; the magnificence of the Royal apartments, and stunning gardens and Solent views makes Osborne a must-see destination.



Accommodation All ground floor. One double bedroom (bed accessed from one side only) with en-suite shower, basin and WC. Compact open plan living area with fitted kitchen, dining area and sitting area with electric wood-burner-effect stove.

Amenities Electric wall heaters with electric stove in sitting area and pressurised hot water system. Electric oven and 2-ring hob, microwave, fridge/freezer, washing machine, TV with Freeview, video, radio, WiFi, selection of books and games. Electricity inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Bike storage. Decked terrace with sun loungers, flagstone garden area with picnic bench and BBQ. Sorry, no pets and no smoking. Shops 1 mile, pub/restaurant 1 min walk. Beach 2 mins walk. Note: Four steps up to front door.

WSB	OSB	LMB	XSB
189	A: 228	B: 283	C: 324
D: 363	E: 373	F: 408	G: 445
H: 445	I: 475	X: 408	NY: 408



Bembridge
Wootton Bridge near Ryde

REF: 26727
Sleeps 4
Friday Arrival



Wootton Bridge 0.8 miles. This immaculately-presented coastal cottage apartment is set in a quiet hamlet, along the banks of Wootton Creek, a tidal estuary, just ten minutes' walk from the village of Wootton Bridge on the wonderful Isle of Wight. Superbly appointed throughout, to provide light, contemporary accommodation, the apartment is ideal for a romantic retreat or a getaway for a small family. Set all on the first floor level, you will find two welcoming bedrooms, a stunning marble bathroom and an open plan living area, which boasts delightful views across the creek towards the village of Fishbourne. Outside is a shared lawn area that sits along the edge of the creek, plus why not take a short walk and enjoy a picnic at Woodside Bay. Just four miles away is the spectacular seaside palace of Osborne House, a must visit for all of the family, or relax on the sandy beach at Ryde. Further afield you can experience the rugged south, as well as the beautiful beaches and picturesque sunsets in the western part of the island. An excellent apartment to be enjoyed at any time of the year.



Accommodation All first floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with kitchen, breakfast bar and sitting area.



Amenities Electric central heating. Electric oven with ceramic hob, microwave, fridge, freezer, washing machine, TV with Freeview, DVD, selection of books and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Shared lawn garden. Sorry, no pets and no smoking. Shops, pub/carvery and beach 10 mins walk. Note: Free WiFi in pub/carvery. Note: Check-in 4pm, check-out 10.30am.

WSB	OSB	LMB	XSB
214	A: 256	B: 323	C: 372
D: 421	E: 494	F: 516	G: 557
H: 597	I: 639	X: 516	NY: 516

For full guide to cottage pricing see page 51

NEW BARN FARM HOLIDAY COTTAGES

Gatcombe

These self-catering barn conversion cottages are situated on a 250-acre working arable farm, nestled in the hamlet of Gatcombe, just four miles from Newport in the centre of the Isle of Wight. Set in a secluded valley below the wooded hills of the chalk downs, these homely cottages, built from locally sourced island stone, and featuring their original beams, are ideal for families and friends looking to experience the beauty and tranquillity of the island. The cottages are all set solely over the ground floor with comfortable bedrooms, well-equipped kitchens and homely sitting rooms where you can relax and unwind after a day exploring. Outside, each of the cottages has its own private patio with furniture where you can enjoy alfresco dining, and plenty of off road parking space. The cottages are perfect for families and walkers looking to explore the delights of the Isle of Wight, all year round.



Parlour Cottage
Gatcombe



Dairy Cottage
Gatcombe



Stable Cottage
Gatcombe

REF: 903663

★★★★

Sleeps 6



Saturday Arrival



This homely cottage, with its stable barn door and feature beams, is ideal for families and friends looking to experience the beauty and tranquillity of the island. The cottage is situated solely on the ground floor and offers three spacious bedrooms. Plan the day's adventures around the family dining table in a large, well-equipped country kitchen or enjoy a relaxing evening in the comfortable sitting room. French doors lead outside to your very own private patio area, where you can sit and marvel at the view of glorious rolling hills, with the rear of the property leading straight onto a bridleway, perfect for picnics on sunny afternoons. Note: This property can be booked with Refs. 913107 and 913108, together they sleep 14.



Accommodation All ground floor. Three bedrooms: 1 x double, 1 x twin, 1 x adult bunks. Bathroom with bath, shower over, basin and WC. Shower room with walk-in shower, basin and WC. Kitchen with dining area. Sitting room with electric fire.



Amenities Gas central heating with electric fire. Electric oven and hob, microwave, fridge/freezer, washing machine, 2 x TVs with FreeSat, DVD, CD/radio, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot on request. Ample off road parking. Enclosed front patio with furniture. Sorry, no pets and no smoking. Shop and pub 3 miles.

REF: 913107

★★★★

Sleeps 4



Saturday Arrival



Situated in the heart of the Isle of Wight, this mid-terrace barn conversion is surrounded by breathtaking countryside and sits directly on a public bridleway, leading onto some exceptional walks and challenging mountain biking, great for a family break. The cottage offers two bedrooms including a double with an en-suite shower room and a twin room with French doors leading outside. There is a homely, open plan living area featuring a delightful kitchen and social dining and sitting areas, with more French doors leading out to the private patio. Dine outdoors while planning your day's adventures, or on cooler nights, relax in the sitting room and enjoy a games night by the fire. Note: This property can be booked with Refs. 903663 and 913108, together they sleep 14.



Accommodation All ground floor. Two bedrooms with French doors to patio: 1 x double with en-suite shower, basin and WC, 1 x twin with en-suite bath, shower over, basin and WC. Open plan living area with kitchen, dining area and sitting area with electric fire.



Amenities Gas central heating with electric fire. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with FreeSat, DVD, CD/radio, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot on request. Ample off road parking. Private enclosed patio with furniture. Sorry, no pets and no smoking. Shop and pub 3 miles. Note: Although all ground floor, there is one step into property.

REF: 913108

★★★★

Sleeps 4



Saturday Arrival



This ground floor barn conversion cottage in Gatcombe offers stunning panoramic countryside views from all rooms. At the cottage you will find a double bedroom with en-suite shower room, a twin room, and a family bathroom. There is a welcoming open plan living area, comprising a modern well-equipped kitchen, dining area and sitting area with an electric fire adding extra warmth on chilly nights, and French doors leading out onto your private, enclosed patio. Enjoy breakfast alfresco style while breathing in the fresh, clean air and soaking up the beautiful country views. There are spectacular walks and mountain biking leading directly from the door of your cottage, a great base for exploring this marvellous region. Note: This property can be booked with Refs. 903663 and 913107, together they sleep 14.



Accommodation All ground floor. Two bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, hand-held shower, basin and WC. Open plan living area with kitchen, dining area and sitting area with electric fire.



Amenities Storage heaters with electric fire. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with FreeSat, DVD, CD/radio, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot on request. Ample off road parking. Private enclosed patio with furniture. Sorry, no pets and no smoking. Shop and pub 3 miles. Note: Although all ground floor, there is one step into property.



Rose Cottage
Arreton near Newport

REF: 23316

Sleeps 5



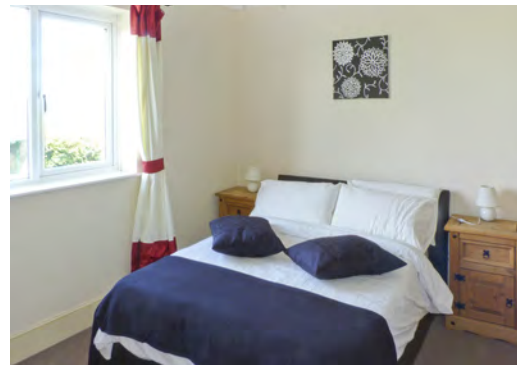
Saturday Arrival

This delightful semi-detached cottage in the pretty, scattered agricultural village of Arreton is located in the heart of the Isle of Wight. Thoughtfully appointed throughout to provide spacious, contemporary accommodation, yet maintaining original Victorian features, the cottage is perfectly positioned for families and friends looking to find a cottage with picture-perfect views and to be within easy reach of everything this beautiful island has to offer. You will find stunning countryside views of the ever-changing rolling fields from the twin and single bedrooms, whilst downstairs offers a beautiful open fire and comfortable seating for you to sink into after a busy day exploring. Outside, you will find a private, enclosed lawn garden, with a decking area and seating to take advantage of those breathtaking views. The village of Arreton offers some superb attractions with its popular craft workshops, maritime museum and excellent farm shop, all set within the Arreton Barns complex, and a relaxing drink in one of the two pubs is a must. There are a number of interesting places to visit nearby, and with the beach only five miles away, this lovely cottage can be enjoyed all year round.



Accommodation Three bedrooms: 1 x king-size double, 1 x twin, 1 x single. Ground floor bathroom with bath, shower over, basin and WC. Kitchen. Dining room. Sitting room with open fire.

Amenities Electric central heating with open fire. AGA, electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD, CD/radio, PlayStation 2, selection of books, games and DVDs. Fuel, power and starter pack for fire inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Off road parking for 2 cars. Enclosed lawn garden with decking area and furniture. Sorry, no pets and no smoking. Farm shop and pub 6 mins walk. Note: The bathroom is accessed via the kitchen and four steep steps. Note: Back door is accessed via four steps.



Book early to secure your perfect holiday cottage online at www.SykesCottages.co.uk

WSB OSB LMB XSB

WSB: 274	A: 327	B: 376	C: 432
D: 473	E: 534	F: 577	G: 687
H: 770	I: 814	X: 577	NY: 577

WSB OSB LMB XSB

WSB: 282	A: 338	B: 386	C: 445
D: 492	E: 547	F: 641	G: 723
H: 791	I: 850	X: 722	NY: 722

WSB OSB LMB XSB

WSB: 251	A: 274	B: 347	C: 399
D: 454	E: 533	F: 557	G: 601
H: 678	I: 762	X: 615	NY: 615

WSB OSB LMB XSB

WSB: 251	A: 274	B: 347	C: 399
D: 454	E: 533	F: 557	G: 601
H: 678	I: 762	X: 615	NY: 615

Key to symbols

★★★★ Star Rating awarded by Regional Tourist Board

✓✓✓✓ Sykes Cottages Rating

tripadvisor We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Explore the Garden of England, laden with fruit-filled orchards, world-class vineyards and iconic landmarks like the White Cliffs of Dover. Admire ancient treasures like Leeds Castle and Canterbury Cathedral. Discover the elegant spa town of Royal Tunbridge Wells. Or head to Margate for sandcastles, surfing and sunsets.

Cottages start from
£241
per week

For more information about this area go to

[www.SykesCottages.co.uk/
Kent](http://www.SykesCottages.co.uk/Kent)



51 Sydenham Street
Whitstable

REF: 10442
Sleeps 6
Friday Arrival



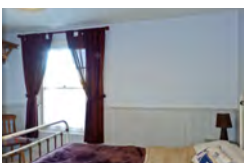
A delightful terraced fisherman's cottage situated in the historic coastal town of Whitstable. This surprisingly large cottage has been carefully furnished and decorated in keeping with its period: each room individually inspired. From the comfortable sitting room with woodburning stove, to the fitted kitchen with Belfast sink, each room retains the feeling of its past while enjoying the benefits of the present. The dining area is set off the kitchen and looks out through French doors onto a decked and pebbled garden, in keeping with the cottage's seaside setting. With high ceilings and wooden floors, the cottage is light and spacious, giving the visitor a real flavour of the Victorian period. Perfectly located for visitors wishing to be in the centre of a coastal town, the cottage boasts shops, pubs and restaurants all within a few minutes' walk. If the sea and beach are more your thing, then you have only a short walk to enjoy the lovely Whitstable coastline. The cottage is close to all that this historic coastal town has to offer and is a perfect base for couples and families wanting a seaside holiday with all the benefits of a thriving town.



Accommodation Over three floors. Four bedrooms: 2 x 2nd floor singles with sloping ceilings, 1 x double, 1 x double with en-suite wet room with shower, basin and WC. Ground floor bathroom with freestanding bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with woodburning stove.



Amenities Gas central heating with woodburning stove. Gas oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, selection of books, games and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate on request. Roadside parking. Rear pebbled garden with decked area. One well-behaved dog welcome. Sorry, no smoking. Shop and pub 5 mins walk.



OSB LMB

WSB: N/A	A: 348	B: 421	C: 484
D: 484	E: 619	F: 684	G: 737
H: 789	I: 846	X: 789	NY: 789



15 Stone Street
Faversham

REF: 23313
Sleeps 6
Saturday Arrival



An immaculately-presented terraced cottage, superbly located within a short walk of Faversham's popular Royal Cinema, one of only a hundred in the country still in its original design. The cottage is also close to the indoor and outdoor swimming pools and the centre of this historic market town, and would make a wonderful base for a family holiday. There are three attractive bedrooms, two on the first floor and one on the lower ground floor, all furnished with comfort and relaxation in mind. Set over three floors, this lovely cottage offers plenty of space for everyone, with a light and airy sitting room for the family to relax in. The fitted kitchen has almost everything that a lover of cooking will desire, and with the dining room adjoining it, guests need never feel too far away from the action. Outside is a well-maintained garden where, due to the sunny position, alfresco dining is a must! Faversham is home to the oldest brewery in Britain, Shepherd Neame, which offers regular tours and would make for a wonderful day out. Guests can also enjoy taking a stroll along Abbey Street and gaze in wonder at the collection of medieval houses that line this road. To continue with the traditional feel of your day, why not take your seat in Faversham's Royal Cinema with its original appeal, before returning back to the welcome of this lovely Victorian cottage? A truly wonderful cottage, perfect for your family holiday.



Accommodation Over three floors. Three bedrooms: 1 x double, 1 x lower ground floor double, 1 x twin. Bathroom with bath, shower over, basin and WC. Lower ground floor basin and WC. Kitchen. Dining room. Sitting room with multi-fuel stove.



Amenities Gas central heating with multi-fuel stove. Electric oven and gas hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Sky Sports, DVD, CD, selection of books, games and DVDs. Fuel, power and starter pack for stove inc. in rent. Bed linen and towels inc. in rent. Free roadside parking (permit provided by owner). Lawned enclosed garden with patio and furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: No children under 8.

WSB: N/A	A: 327	B: 394	C: 473
D: 473	E: 602	F: 668	G: 720
H: 770	I: 826	X: 770	NY: 770



The Old Dairy
Herne near Herne Bay

REF: 3975
Sleeps 2

Saturday Arrival



A detached former dairy, situated in the grounds of the owners' home, offering accommodation set over the ground floor, in the village of Herne, near the coastal resort of Herne Bay, sandwiched between Whitstable and Margate. This charming, one-bedroom Herne Bay cottage is well-equipped, with modern furnishing, a vaulted ceiling in the sitting room, a bright double bedroom, a stylish shower room and, outside, a decking area suitable for alfresco dining. Within short walking distance of this Herne Bay cottage you will find a Post Office with store, and two public houses. Herne Bay offers two miles of seafront with ice cream parlours, cafes, restaurants, pubs, and colourful beach huts. Nearby Whitstable is renowned for its beautiful freshly-caught oysters, served in the local restaurants and pubs, one set right on the beach, along with a harbour fish market. The town has narrow back streets, interesting independent craft and gift shops, galleries, delicatessens and tea rooms.



Accommodation All ground floor. One double bedroom. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities Electric heating. Electric oven and hob, microwave, fridge, shared use of owner's washing machine, TV with Freeview, DVD, books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Shared use

of the owner's garden with own decked area and furniture. Sorry, no pets and no smoking. Shop and pub 1 min walk. Beach 30 mins walk.



"The owners were perfect hosts and we thoroughly enjoyed our week away."

Mrs Plaw, June 2014



WSB OSB LMB

WSB: 199	A: 293	B: 315	C: 360
D: 360	E: 376	F: 380	G: 405
H: 431	I: 460	X: 431	NY: 431





32 Lower Herne Road
Herne near Herne Bay

REF: 12369
Sleeps 5
Friday Arrival



This beautifully-presented, semi-detached bungalow is located in the quiet village of Herne, just over a mile from the beach at Herne Bay. Luxuriously appointed throughout to provide spacious, contemporary accommodation, this Herne cottage is ideal for friends and families who are looking to enjoy this part of the Kent coast. With modern fittings in the well-equipped kitchen and sumptuous seating in the sitting room, this Herne cottage gives visitors the chance to rest and relax before exploring the walks and beaches along the coast. The dining room is located in the large conservatory and overlooks the well-maintained cottage garden where you can sit and plan the day ahead. The intimate village of Herne offers visitors the chance to enjoy life in a quiet Kent village with a local shop, pub and church. Strode Park hosts music events during the summer months where you can take a picnic and dine alfresco while the music plays. Just over a mile away is Herne Bay with two miles of seafront where you can sample everything from candy floss to fish and chips. If history and culture are what you are looking for, then Canterbury Cathedral is only 7 miles away whilst Whitstable, with its famous oysters, is just 3 miles along the shore. This perfect Herne cottage is to be enjoyed at any time of the year.



Accommodation All ground floor. Three bedrooms: 2 x double, 1 x single. Bathroom with bath, separate shower, basin and WC. Fitted kitchen. Sitting room with electric fire. Conservatory with dining area.



Amenities Gas central heating with electric fire in the sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, 2 x TVs (1 with Sky, 1 with Freeview), DVD, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Enclosed lawn garden to rear with patio and furniture. Sorry, no pets and no smoking. Shop and pub 1.0 mins walk. Beach 1.5 miles.

WSB: N/A	A: 327	B: 394	C: 453
D: 453	E: 577	F: 638	G: 687
H: 736	I: 789	X: 736	NY: 736



Whitemantle
Herne Bay

REF: 912238
Sleeps 8
Friday Arrival

A lovely, detached Herne Bay cottage, painted white in keeping with its Art Deco origins, only a short stroll from a quiet, shingle beach. Comfortably appointed throughout, the cottage allows everyone space and privacy, with four bedrooms and three bathrooms, ideal for holidaying together and exploring this pretty part of Kent. The ground floor bedroom is perfect for the less mobile, with comfy seating and access to the patios at front and back. On warm summer evenings open the French doors and let the sea breeze drift in, or on chilly winter nights snuggle down into the sumptuous seating and enjoy a film. Only a couple of minutes' walk is the sea, bracing in winter and refreshing in summer, with an award-winning shingle beach - you will never tire of the ever-changing scene before you. Head to historic Canterbury, along the coast to Whitstable, up to London for the day or into Kent to explore the beautiful gardens and National Trust houses.



Accommodation Four bedrooms with TVs: 1 x double with en-suite shower and basin, 2 x double with basin (one with balcony), 1 x ground floor twin (zip/link, can be super king-size double on request) with basin. Ground floor shower room with shower, basin and WC. Ground floor basin and WC. Bathroom with corner bath and basin. Separate WC. Kitchen. Dining room (seats 6). Sitting room. Hall with comfy seating (seats 4).

Amenities Gas central heating. Gas oven and hob, microwave, fridge/freezer with ice maker and water cooler, washing machine, 5 x TV with Sky (2 on same circuit), iPod dock, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Highchair on request. Off road parking for 2 cars. Enclosed front lawn garden with patio, furniture and sun canopy. Enclosed rear patio with furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Beach 10 mins walk.

WSB OSB LMB SPR XSB
WSB: 450 A: 539 B: 590 C: 665
D: 780 E: 835 F: 899 G: 980
H: 1050 I: 1110 X: 1050 NY: 1050



Brew Cottage
Marshside

REF: 28653
Sleeps 5
Saturday Arrival

Marshside 0.5 miles. This delightful 18th century cottage is picture perfect and rich in country character and charm. Located in the heart of the Kent countryside, the cottage offers families and friends the ideal place to stay in this part of Kent. Surprisingly spacious and sympathetically refurbished, there are original oak beams, traditional leaded windows and an inglenook fireplace with woodburner, so you can settle down in warmth and comfort, even on chilly evenings. The country-style kitchen is well equipped with plenty of space to prepare a delicious meal before dining alfresco in one of the two enclosed, quintessential English cottage gardens. Upstairs are two large, attractive bedrooms both beamed and with views over the adjoining fields and there is both a bathroom and a shower room available. With seafood, sand and sailing on offer, a day on the coast is just the perfect way of spending a sunny day.



Accommodation Two bedrooms: 1 x king-size double, 1 x family room with 1 4ft double and 1 single with en-suite basin and WC. Ground floor bathroom with bath, basin and WC. Ground floor shower room with walk-in shower, basin and WC. Kitchen. Utility. Sitting room with dining area and woodburner.

Amenities Oil central heating with woodburner. Electric oven and gas hob, microwave, fridge/freezer, washing machine, tumble dryer, TV with Freeview, DVD, selection of books, games and DVDs. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Travel cot on request. Off road parking for 2 cars. Lockable cycle storage. Lawned garden with rural views and enclosed courtyard with patio and furniture. Two well-behaved dogs welcome. Sorry, no smoking. Shop 2 miles, pub 1.0 mins walk. Note: Due to the age of the cottage some doorways and ceilings are low. Note: There are 3 steps up from the kitchen into the sitting/dining room. Note: This cottage is close to unused farm buildings.

WSB OSB LMB XSB
WSB: 245 A: 294 B: 359 C: 409
D: 409 E: 490 F: 532 G: 560
H: 590 I: 632 X: 540 NY: 590



5 Forge Cottages
Marshside

REF: 10140
Sleeps 5
Saturday Arrival

This semi-detached cottage sits at the end of a quiet country lane in the rural hamlet of Marshside in beautiful countryside. Built in 1776, the cottage is the perfect place for families looking to enjoy time together. Three attractive bedrooms make up the sleeping accommodation, and the layout has not changed since its design in the 18th century, with the master bedroom still providing the only access to the other bedrooms, making it the perfect quirky, family cottage. The welcoming sitting room benefits from comfortable seating and a homely woodburner, whilst the kitchen offers pretty views out to the garden. Outside, is a large enclosed garden, a perfect place to sit as the sun goes down, or try your hand at catching one of the little fish that swim by in the fenced stream flowing idyllically at the end of the garden. Surrounding this cottage is an abundance of footpaths and cycleways, with the Kent cycle path, The Viking Coastal Trail and the Saxon Shore Way leading straight past the cottage. After a day exploring Canterbury, Herne Bay, or Whitstable, all within ten miles, return to the cosiness of this delightful cottage.



Accommodation Over three floors. Three bedrooms: 1 x double with access to 1 x single and 1 x second floor double. Ground floor shower room with shower, basin and WC. Kitchen with dining area. Sitting room with woodburning stove. Snug.

Amenities Electric radiators with woodburning stove. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, selection of books, games and DVDs. Fuel, power and starter pack for stove inc. in rent. Bed linen and towels inc. in rent. Travel cot on request. Off road parking for 2 cars. Enclosed lawn garden with patio, BBQ and furniture. One well-behaved dog welcome. Sorry, no smoking. Shop 3 miles, pub 8 mins walk. Note: The stairs are steep and winding. Note: There is a fenced stream running at the bottom of the garden, dogs and children must be supervised. Note: There is right of way across the rear pathway to the next property. Note: Access to the second floor double bedroom and the first floor single bedroom is via the master bedroom.

WSB OSB LMB XSB
WSB: 286 A: 341 B: 412 C: 473
D: 473 E: 604 F: 669 G: 719
H: 770 I: 827 X: 770 NY: 770



The Cabin
Minnis Bay, Burchington near Margate

REF: 13613
Sleeps 5
Saturday Arrival

This immaculately-presented mid-terraced cottage offers families and friends the perfect place to stay, just one minute's walk from the safe sandy beach of Minnis Bay in Kent. Beautifully presented throughout to provide spacious, contemporary accommodation, the cottage has been thoughtfully equipped to offer families with children a relaxing escape near the beach. There are three attractive bedrooms, two with sea views, and the kitchen has an open plan dining area with views over the rear garden. The sitting room boasts a woodburner, so even on chilly evenings it is the perfect place to settle down after a long day on the beach. Outside, is both a front and rear garden where you can dine alfresco whilst the children play in the games room or watch for pirates from the tree house. The popular seaside resort towns of Margate and Broadstairs are close by, so take a day to explore these lovely historic harbour towns, or maybe even pop over to France or Belgium from nearby Ramsgate. This lovely coastal cottage is perfect for a family holiday.



Accommodation Three bedrooms: 1 x double with sea views, 1 x twin, 1 x single with sea views. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Kitchen with dining area. Utility. Sitting room with woodburner. External games room.

Amenities Gas central heating with woodburner. Electric oven and gas hob, microwave, fridge, freezer, washing machine, 2 x TVs with basic Sky, DVD, selection of books, games and DVDs. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Unrestricted roadside parking. Enclosed front lawn and decked garden with child's tree house. Enclosed rear lawn and decked garden with furniture and trampoline. Sorry, no pets and no smoking. Shops and pub 5 mins walk. Beach 1 min walk. Note: There are 6 steps up to front garden from pavement. Note: Children should be supervised at all times while using the trampoline or tree house.

WSB OSB LMB XSB
WSB: 274 A: 327 B: 394 C: 453
D: 453 E: 576 F: 638 G: 687
H: 736 I: 788 X: 736 NY: 736

Key to symbols ★★★★★ Star Rating awarded by Regional Tourist Board

Sykes Cottages Rating

We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Flint Cottage
**Minnis Bay,
Birchington near
Margate**

REF: 915874

Sleeps 4

Saturday Arrival



This lovely terraced cottage, with its feature flint walls, is situated in the thriving coastal town of Birchington, with the delights of Minnis Bay beach only a short walk away. This is an ideal retreat for small families, groups of friends or couples seeking a comfortable and welcoming base for a holiday exploring the Kent coastline. Flint Cottage is quaint and cosy with two attractive bedrooms furnished with a traditional, period cottage style, one with distant views stretching towards the sea, beyond the fields at the end of the lane. The charming sitting room is just the place to put your feet up in front of the woodburner and watch a film or absorb yourself in an interesting read, whilst outside, the sheltered courtyard comes with a shady spot under the honeysuckle, so morning coffee on a hot summer's day can be leisurely enjoyed. Why not put on some comfortable shoes and set off on a ten-minute walk across fields to beachcomb your way along the bay before returning to this beautiful cottage?



Accommodation Two double bedrooms (one with access from one side only). Ground floor bathroom with bath, hand-held shower, basin and WC. Kitchen with dining area. Sitting room with woodburner.



Amenities Gas central heating with woodburner. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, CD/radio, selection of books, games and DVDs. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Cot. Free, unrestricted roadside parking 2 mins walk. Lockable bike storage. Enclosed courtyard with furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Beach 10 mins walk. Note: There is a right of way through garden for emergency services. Note: Due to steep, narrow cottage stairs, care should be taken and this property may not be suitable for those with limited mobility.

WSB OSB LMB XSB

WSB: 244	A: 287	B: 335	C: 395
D: 407	E: 450	F: 489	G: 527
H: 565	I: 595	X: 565	NY: 565



The Beach Retreat
**Minnis Bay,
Birchington near
Margate**

REF: 14300

Sleeps 6/8

Friday Arrival



This superbly-located mid-terrace cottage in Minnis Bay, Birchington is the perfect place for families looking to stay close to the beach and all amenities. Spacious, modern and welcoming accommodation, the cottage has three attractive bedrooms, including a family bedroom with double bed and bunk beds, allowing for flexible sleeping arrangements. The large kitchen, with its open plan dining area, lets everyone gather together to enjoy time together over a delicious dinner in the evenings. In warmer weather why not dine al-fresco in the large enclosed garden? Or in the cooler months settle down in the comfort of the sitting room in front of the open fire. This part of the Kent coastline still offers a traditional seaside holiday, with swimming, beachcombing and all sorts of watersports. Minnis Bay is a busy coastal town with shops, pubs and restaurants within an easy walking distance. If you are looking for more than a seaside holiday, why not spend a day exploring the city of Canterbury with its cathedral, or the historic town of Broadstairs. Whatever you do during your stay here, a holiday at this cottage is a holiday to remember.



Accommodation Three bedrooms: 1 x double, 1 x adult bunks, 1 x family room with 1 double and 1 adult bunks. Bathroom with bath, hand-held shower and basin. Separate WC. Ground floor shower room with walk-in shower, basin and WC. Kitchen with dining area. Sitting room with open fire.



Amenities Gas central heating with open fire. Gas oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 3 x TVs with Freeview, DVD, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Fuel for fire to purchase locally. Bed linen and towels inc. in rent. Travel cot and highchair on request. Unrestricted roadside parking. Enclosed decked and lawned garden to rent with furniture, BBQ and rear access. Small front garden. One well-behaved pet

welcome. Sorry, no smoking. Shop 1 min walk, pub and beach 3 mins walk. Note: Max. 6 adults as top bunks only suitable for children.

Check live availability
online at
www.SykesCottages.co.uk

WSB OSB LMB XSB

WSB: 269	A: 320	B: 386	C: 443
D: 443	E: 563	F: 624	G: 672
H: 719	I: 770	X: 719	NY: 719



19 King Street
Margate

REF: 10013

Sleeps 5

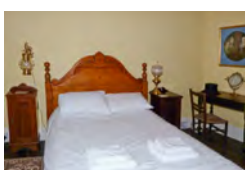
Friday Arrival



This Grade II listed terraced cottage, dated 1605, has been converted from a shop in the historic seaside town of Margate in Kent. With many of the original features remaining, this Margate cottage is perfect for a family holiday as it is just a few yards from the beautiful sandy beach. Set over three floors, this Margate cottage is decorated in colours reflecting each room's character, from the warm tones of the sitting room with its woodburning stove to the stronger colours of the dining room with its high ceiling, hand-made shelves and cupboards including a pew. The two upper floors at this Margate cottage have three bedrooms and a bathroom which is decorated in seaside colours. The well-equipped fitted kitchen at this Margate cottage has been beautifully designed and leads to a sheltered courtyard garden with outdoor seating making, it the perfect place to enjoy a glass of something chilled as you watch the sun go down. This Margate cottage is situated on a small, busy street in Margate Old Town and enjoys the benefits of being in the heart of a thriving coastal town with restaurants, bars and shops within a few minutes' walk. Spend long days on the beach or discover the many delights of the south coast, all easily accessible from this Margate cottage.



Accommodation Over three floors. Three bedrooms: 1 x double, 1 x 2nd floor twin, 1 x 2nd floor single. Bathroom with bath, separate shower, basin and WC. Fitted kitchen. Dining room. Sitting room with woodburning stove.



Amenities Gas central heating with woodburning stove in sitting room. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, selection of books, games and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Additional wood available at cost. Bed linen and towels inc. in rent. Roadside parking available locally. Enclosed courtyard garden with furniture and BBQ. One well-behaved dog welcome. Sorry, no smoking. Shops, pubs and beach 2 mins walk.

"A very lovely cottage in
the heart of Margate."

Mrs Marling, February 2014



WSB OSB LMB XSB

WSB: 281	A: 334	B: 404	C: 463
D: 463	E: 590	F: 590	G: 704
H: 753	I: 775	X: 753	NY: 753



Redwood
Broadstairs

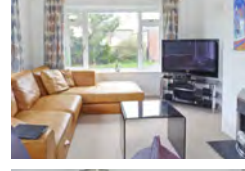
REF: 30068

Sleeps 7/8

Saturday Arrival



A fabulous, detached property located close to the heart of Broadstairs and within a minute's walk of Stone Bay, one of the sandy beaches for which the area is famous. This beautifully-presented cottage is the perfect choice for families and friends wishing to enjoy a traditional seaside holiday. With four attractive bedrooms, two on the ground floor, and three bathrooms, it allows everyone time and space to relax and unwind. In the modern kitchen you can prepare everything from snacks to celebration dinners, even keeping the wine chilled in the wine cooler. The large dining area lets guests gather together as a soft sea breeze blows in through the French doors. On warmer summer days, the enclosed lawned garden is perfect for children to play in and for grown-ups to make use of the barbecue. At other times, the children's playroom, crammed full with toys, allows parents to enjoy holiday time to themselves. This is a delight to stay in, but with the sandy beaches and harbour so close, make sure you take your buckets and spades and head to the shore. So, at the end of an eventful day, return to this cottage, sink into sumptuous seating and relax!



Accommodation Four bedrooms: 1 x super-king-size double, 1 x ground floor king-size double, 1 x single with pull-out truckle bed (can be twin on request), 1 x ground floor adult bunks. Wet room with shower, basin and WC. Ground floor bathroom with bath, shower over and basin. Separate ground floor WC. Ground floor shower room with walk-in shower, basin and WC. Kitchen with dining area. Utility. Sitting room (seats 6) with electric fire. Children's playroom (seats 3 with 2 beanbags).



Amenities Gas central heating with electric fire. Electric oven and 5 ring gas hob, combination microwave/oven, fridge/freezer, wine cooler, washing machine, tumble dryer, dishwasher, 2 x TVs (one with Sky Sports, one for DVDs only), DVD, WiFi, selection of books, games, toys, beach toys and DVDs. Fuel and power inc. in rent. Bed linen, towels and beach towels inc. in rent. Travel cot and highchair on request. Off road parking for 2 cars. Fully enclosed, lawned garden with patio/decked area, furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Beach 200 yards. Note: Open tread staircase leading to first floor.

with Sky Sports, one for DVDs only), DVD, WiFi, selection of books, games, toys, beach toys and DVDs. Fuel and power inc. in rent. Bed linen, towels and beach towels inc. in rent. Travel cot and highchair on request. Off road parking for 2 cars. Fully enclosed, lawned garden with patio/decked area, furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Beach 200 yards. Note: Open tread staircase leading to first floor.

WSB OSB LMB XSB

WSB: 390	A: 462	B: 563	C: 647
D: 647	E: 828	F: 920	G: 993
H: 1063	I: 1139	X: 1063	NY: 1063



Albert Villas
Broadstairs

REF: 905330

Sleeps 4/6

Friday Arrival



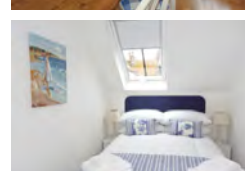
A beautiful, mid-terrace cottage, quietly tucked away in an historic courtyard accessed only on foot, in the coastal town of Broadstairs. Stylishly furnished and decorated, the cottage offers excellent accommodation and has been well-equipped to a very high standard. Enjoy a good night's sleep in one of two lovely bedrooms on the second floor. One can be made into a super-king double. The contemporary, open plan living area is ideal for families to get together and plan their days out. A second sitting room on the first floor offers sumptuous seating and a sofa bed. Even if you've missed a programme while you were out exploring, the Smart TV allows you to catch-up and even access the internet. WiFi is also available throughout the property. Broadstairs plays host to an array of shops, pubs and restaurants, as well as Charles Dickens' famous Bleak House. Hosting many festivals, events, and live music, including the Broadstairs Folk Week on the second week of August, it is also known for its safe, sandy beaches.



Accommodation Over three floors. Two second floor bedrooms: 1 x double, 1 x twin (zip/link, can be super king-size double on request). Shower room with walk-in shower, basin and WC. Open plan living area with kitchen, dining area and sitting area. Additional first floor sitting room with sofa bed.



Amenities Electric wall radiators. Electric oven and hob, microwave, fridge/freezer, dishwasher, Smart TV with Freeview, DVD, WiFi, selection of books, games and DVDs. Electricity inc. in rent. Bed linen, towels and beach towels inc. in rent. Parking in public car park in next road, at £2.50 per day Nov-Mar inclusive, £7.50 per day Apr-Oct inclusive. Free roadside parking 3 mins walk. Front enclosed courtyard with furniture. Sorry, no pets and no smoking. Shop, pub and beach less than 1 min walk. Note: There are 6 tiled steps down to the cottage entrance.



WSB OSB LMB XSB

WSB: 275	A: 332	B: 407	C: 463
D: 463	E: 535	F: 585	G: 665
H: 702	I: 753	X: 702	NY: 702

RETREAT COTTAGES
Broadstairs



Taylor's Retreat
Broadstairs

REF: 904727
Sleeps 6
Friday Arrival



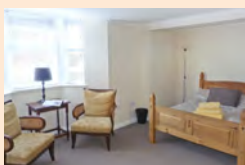
This well-presented, lower ground floor apartment is located in the heart of the popular coastal town of Broadstairs and benefits from being within walking distance of shops, bars, restaurants, the railway station, the beach and harbour. Tastefully renovated to a good standard, there are large and light rooms with three attractive bedrooms, one with a large bay window and seating area, perfect for getting lost in a book. There's also a stylish, open plan living area where you can plan the day ahead. The kitchen is modern and well equipped, and sumptuous seating in the sitting area offers an ideal place to put your feet up and enjoy a film at the end of a busy day. Settle in the garden on a warm summer's evening, where you can enjoy a glass of wine and celebrate your holiday with a meal of locally caught, barbecued fish. An ideal apartment for a fun-filled, family holiday. Note: This property is situated below Ref. 911700, together they sleep 8.



Accommodation All lower ground floor. Three bedrooms: 2 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with kitchen, dining area and sitting area (seats 5).

Amenities Gas central heating. Electric oven and hob, microwave, fridge, freezer, washing machine, TV with Freeview, DVD, CD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Shared lawned garden with patio, furniture, cycle rack and BBQ. Sorry, no pets and no smoking. Shops, cafes, restaurants and pubs 1 min walk. Beach and harbour 8 mins walk. Note: Access is down 5 stone steps. Note: The garden is open on one side.

WSB	OSB	LMB	XSB
306	A: 357	B: 388	C: 419
D: 486	E: 542	F: 588	G: 634
H: 680	I: 716	X: 680	NY: 680



Tia's Retreat
Broadstairs

REF: 911700
Sleeps 2
Friday Arrival



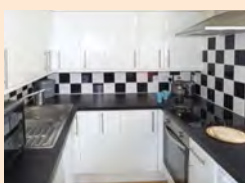
This delightful, ground floor, self-catering apartment is superbly-located close to shops, pubs, restaurants and cafés in the heart of Broadstairs. Stylishly decorated and furnished, this self-catering apartment provides spacious, comfortable accommodation, the perfect retreat for couples wishing to explore this wonderful area of Kent. Bright and airy, with a modern touch, this lovely apartment has one double bedroom and a shower room, great for freshening up after a day on the beach. There is an open plan living area which lets couples enjoy each other's company while preparing meals, relaxing with a book, or watching TV. Enjoy candlelit meals at the dining table set in the deep bay window, and sit and watch the world go by. Why not try some of the wonderful, fresh fish caught and sold daily in this lively coastal town? Outside, there is a shared lawned garden and a patio where you can sit and enjoy barbecues in the warm summer sunshine, or a short stroll from this self-catering apartment brings you to the sandy beach and the harbour. The cobbled streets of Broadstairs, with their many tea rooms and curiosity shops, also play host to numerous restaurants and pubs, playing live music every evening. Ideal for uncovering the wonders of Kent, this welcoming apartment is perfect for couples escaping the hustle and bustle of everyday life. Note: This property is situated above Ref. 904727, together they sleep 8.



Accommodation All ground floor. One double bedroom. Shower room with walk-in shower, basin and WC. Open plan living area with kitchen, dining area and sitting area.

Amenities Gas central heating. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Bike storage. Shared lawned garden with patio, furniture and BBQ. Sorry, no pets and no smoking. Shop, pub and restaurant 1 min walk. Beach and harbour 8 mins walk. Note: Although ground floor, there are seven stone steps to front door and communal entrance.

WSB	OSB	LMB	XSB
192	A: 236	B: 273	C: 297
D: 309	E: 335	F: 361	G: 383
H: 399	I: 428	X: 399	NY: 399



Stone Bay Apartment
Broadstairs

REF: 21260
Sleeps 4
Friday Arrival



This delightful ground floor apartment has its own entrance and is located within a few minutes' walk of the centre of the coastal town of Broadstairs. Overlooking the promenade and a sandy beach, it is well appointed throughout with contemporary furnishings, and provides an ideal base for families and couples looking to enjoy a seaside holiday with lots of popular places to visit close by. With excellent sea views from the sitting room and one of the double bedrooms, the apartment offers guests the chance to gaze over this ever-changing part of the Kent coastline. Sink into the comfy sofa in the sitting room and relax, whilst planning your day ahead, or listen to the sea lapping against the shore as you drift off to sleep. Guests are spoilt for choice with a number of shops, restaurants and pubs all within walking distance. Don't be misled by the historic style of this town, when evening arrives, Broadstairs comes alive with live music whatever time of year, including folk and jazz, plus most pubs partake in a blues festival every February. With historic houses, castles, golf courses and boat trips all just a short distance away, this self-catering apartment is a perfect choice, at any time of year.



Accommodation All ground floor. Two double bedrooms (1 with TV). Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room.



Amenities Electric underfloor heating. Electric oven and hob, microwave, fridge, washer/dryer, 2 x TVs with FreeSat, DVD, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: There are 2 steps leading to the entrance but you can access the apartment via the lawned area to avoid any steps.

WSB	A	B	C	409
D:	409	E: 491	F: 533	G: 561
H:	591	I: 632	X: 591	NY: 591



Lily Cottage
Ramsgate

REF: 19972
Sleeps 5/6
Friday Arrival



This delightful semi-detached cottage is located within easy walking distance of sandy beaches in the town of Ramsgate. Immaculately presented throughout, the cottage offers families and friends an ideal base to enjoy time together on this popular part of the Kent coast. It boasts comfortable, bright accommodation, consisting of three attractive bedrooms, a welcoming sitting room, a large dining room and a kitchen with breakfast area, from where you can admire views of the well-maintained rear garden. A day on the beach is the perfect way to enjoy the sea air, but there is so much more to this historic coastal town, including the gardens in King George VI Park, which are only a few minutes' walk. Just a ten minute walk away is the town of Broadstairs, where you will find live music in one of the many pubs that serve delicious seafood. But if French dining is on your agenda, you can take a cross channel ferry from Dover and be in Calais within 90 minutes, from where you can dine alfresco in one of the bistros. There is so much to see and do from this cottage.



Accommodation Three bedrooms: 1 x double with additional pull-out child's bed, 1 x twin (zip/link, can be double on request), 1 x single. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with breakfast area (seats 4) and patio doors to rear garden. Utility. Dining room. Sitting room.

Amenities Gas central heating. Electric oven and gas hob, microwave, fridge/freezer, washing machine, dishwasher, 2 x TVs with basic Sky, DVD, WiFi, selection of books, DVDs and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Roadside parking. Rear enclosed lawned garden with patio, furniture and BBQ. One well-behaved dog welcome. Sorry, no smoking. Shop, pub and beach 10 mins walk.



"We would definitely stay here again."

Mrs Banahan, July 2014

WSB	OSB	LMB	XSB
333	A: 439	B: 508	C: 569
D: 569	E: 651	F: 721	G: 778
H: 833	I: 891	X: 833	NY: 833



Casa Mar Bella
Ramsgate

REF: 913926
Sleeps 10/11
Friday Arrival



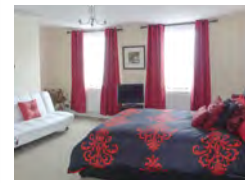
This immaculately-presented, Georgian townhouse is superbly located in historic Ramsgate. With accommodation set across four floors, this stunning, spacious holiday home offers groups the ideal self-catering property in which to rest and relax together, within a minute's walk of the heart of Ramsgate. Luxuriously appointed throughout, there are fabulous views over the nearby marina and sandy beach from many of the rooms. The formal dining room is the perfect place to celebrate a special date, with its spaciousness and stylish design. For more informal dining, the kitchen is ideal for preparing family meals with delicious seafood available from the nearby harbour. Why not join a boat trip to land your own supper, and feast alfresco in the peaceful courtyard garden as a sunny day draws to a close? Settle in the spacious living room or the adjoining cosy snug after a fun-filled afternoon on the sands. Cleverly tucked away from the bustle of the town, and yet only moments from its many amenities, this property offers the perfect seaside getaway.



Accommodation Over four floors. Five bedrooms: 1 x ground floor double, 1 x first floor double, 1 x first floor twin, 2 x second floor double (one with single sofa bed). Lower ground floor shower room with shower, basin and WC. First floor bathroom with double-ended bath, separate shower, basin and WC. Separate first floor WC. Lower ground floor kitchen with dining area. Lower ground floor utility. Lower ground floor dining room. Ground floor sitting room.



Amenities Gas central heating. Electric oven and hob, microwave, 2 x fridge/freezers, washing machine, dishwasher, TV with Freeview, DVD, WiFi, selection of books, games and DVDs. Fuel and power inc in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Roadside parking outside property on first come, first served basis. Enclosed courtyard with furniture. One well-behaved pet welcome. Sorry, no smoking. Shop 4 mins walk, pub, cafe, beach and marina 1 min walk.



WSB	OSB	LMB	XSB
499	A: 627	B: 735	C: 850
D: 850	E: 1020	F: 1135	G: 1222
H: 1299	I: 1394	X: 1299	NY: 1299

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

🌿
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Sandsview
Ramsgate

REF: 13473
Sleeps 8
Saturday Arrival



This well-presented, superbly-located terraced cottage is situated in a cul-de-sac, set back from the main road, within the seaside town of Ramsgate. Boasting stunning beach and sea views, it offers contemporary accommodation, and is ideal for families and friends who wish to enjoy modern day comfort along with the elegance of a Georgian past. Set over three floors, all the rooms at the front of the house have wonderful views over the sea and marina, which provides guests with the chance to relax and unwind, whilst listening to the sea as it laps at the shore. The two ground floor bedrooms at the property have an interconnecting door that can be locked to form two completely separate rooms, or opened to offer flexible sleeping arrangements, ideal for families. There's also a well-equipped kitchen with breakfast area, and a comfortable sitting room with dining area and French doors that lead on to a balcony, where you're able to enjoy a glass of wine after a busy day. Close by there are many coastal towns to explore, with castles, forts, museums, marinas and local restaurants serving their own 'catch of the day' all in abundance. This is an excellent base, at any time of the year.



Accommodation Over three floors. Four bedrooms (all twin rooms are zip/link & can be double on request): 1 x ground floor king-size double with TV/Freeview & interconnecting door to 1 x ground floor twin, 1 x second floor twin with TV, 1 x second floor twin with basin, WC. Ground floor bathroom with bath, separate shower, basin, WC. First floor bathroom with bath, separate shower, basin, WC. First floor fitted kitchen with breakfast area (seats 4). First floor sitting room with dining area & French doors onto small balcony with seating.

Amenities Gas central heating. Electric oven & hob, microwave, fridge/freezer, washing machine, 3 x TVs (1 with Sky), DVD, iPod dock, WiFi, books, games, DVDs. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Stairgate on request. Roadside parking on a first come, first served basis, additional parking nearby. Small balcony with seating. One well-behaved dog welcome. Sorry, no smoking. Shops & pub 3 mins walk. Note: There are 5 stone steps up to the front door. Note: The balcony is not fully enclosed; children to be supervised at all times.



WSB OSB LMB			
WSB: 346	A: 408	B: 450	C: 492
D: 586	E: 660	F: 734	G: 806
H: 876	I: 935	X: 876	NY: 876



9 Linden Grove
Canterbury

REF: 23572
Sleeps 3
Saturday Arrival



This lovely end-terrace cottage is ideally situated for anyone wishing to stay in the heart of the historic city of Canterbury. Set along a narrow road which opens onto a river and public gardens, this lovely cottage is Grade II listed with some parts of the cottage dating back to the 16th century. Set over three floors and with two attractive bedrooms, both decorated and furnished to the highest standard, the cottage allows visitors the perfect place to recharge their batteries after a day spent exploring this amazing city. The double bedroom benefits from an en-suite bathroom while the sitting room has plenty of space for families and friends to come together. The fitted kitchen has a stable door overlooking the rear patio where visitors can enjoy alfresco dining as the sun goes down. Guests could not be closer to all the activities and history of Canterbury; the cathedral is less than ten minutes' walk while the railway station is less than a mile away. After a day out exploring the sights and history of the area, you can take in a show at the theatre, before strolling back to the cottage that has been welcoming visitors for over 400 years!



Accommodation Over three floors. Two bedrooms: 1 x double with TV and en-suite bath, shower over, basin and WC, 1 x second floor single with basin and WC. Kitchen. Sitting room with dining area and gas woodburner-effect fire.



Amenities Gas central heating with gas fire. Electric oven and hob, microwave, fridge, washing machine, 2 x TVs with Freeview, DVD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Shared off road parking for 1 car on a first come, first served basis, additional roadside parking 2 mins walk. Patio with furniture. Sorry, no pets and no smoking. Shop and pub 2 mins walk. Note: There is a right of way to adjoining properties between the rear of the cottage and the garden. Note: There are 2 steps up to the kitchen from the sitting room. Note: Sloping ceiling in single bedroom. Note: The only bathroom is the en-suite to the double bedroom.



WSB OSB LMB XSB			
WSB: 261	A: 308	B: 369	C: 415
D: 415	E: 459	F: 498	G: 524
H: 552	I: 591	X: 552	NY: 552



3 Apsley Cottages
Chartham near
Canterbury

REF: 23423
Sleeps 2
Friday Arrival



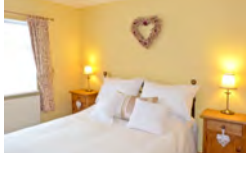
A delightful terraced cottage in the Kent village of Chartham, a short distance from Canterbury. This 19th century railwayman's cottage has been lovingly restored and beautifully furnished. With one large, attractive double bedroom and views over the well-established rear garden, this is the perfect choice for couples looking for a romantic break. The bedroom also benefits from an en-suite bathroom, complete with a roll-top, claw foot bath. The sitting room is warm and cosy with its woodburner, or guests can enjoy dinner with a glass of wine or two and watch the evening sun disappear over the garden through the French doors. To explore Kent, the cottage has road and rail links close by, in fact the railway station is just a five minute walk away, and you can be in the heart of Canterbury before you know it, and without having to take the car! Alternatively, guests could choose to walk or cycle along the Stour Valley Walk which follows the river from Chartham all the way into Canterbury. However you choose to spend your days, this charming cottage is a wonderful place to return to.



Accommodation One double bedroom with en-suite roll-top bath, shower over, basin and WC. Kitchen. Dining room. Sitting room with woodburner. Small storage room on first floor with access to bathroom.



Amenities Gas central heating with woodburner. Gas oven and hob, microwave, fridge/freezer, dishwasher, TV with Freeview, DVD, WiFi, selection of books, games and DVDs. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Front shingle garden. Enclosed lawn and patio garden with furniture and BBQ. Sorry, no pets and no smoking. Shop 3 mins walk, pub 8 mins walk. Note: There is a railway level crossing less than 100 yards from this property and a local railway station within 5 mins walk. Note: There are 3 steps at the cottage entrance. Note: Due to the age of the cottage, the stairs are quite steep, property may not be suitable for people with walking difficulties. Note: No children.



XSB			
WSB: N/A	A: 241	B: 300	C: 340
D: 340	E: 380	F: 401	G: 424
H: 447	I: 479	X: 447	NY: 447



1 Little Ripple Cottages
Crundale near Canterbury

REF: 15334
Sleeps 2
Saturday Arrival



This immaculately-presented, semi-detached cottage boasts stunning views and is located on the border of the Downland villages of Godmersham and Crundale, 8 miles from Ashford and Canterbury. Beautifully converted from a farm building, the cottage offers stylish accommodation, mainly over the ground floor, with an additional mezzanine level with study, and is an ideal base for a romantic break amidst rural surroundings. It boasts a dual-aspect king-size bedroom with beautiful solid wood wardrobes, along with a bathroom and a modern, galley kitchen. The sitting room offers a dining area, comfortable sofas and a warming woodburning stove in a large inglenook fireplace, giving the room a cosy and welcoming feel, while French doors take you onto a south-facing patio enclosed by bamboo and shrubs. The pub is just under two miles away and there are shops, pubs and restaurants in the village of Wye. After a day exploring this wonderful part of the country, return to your welcoming cottage and relax in style.



Accommodation Mostly ground floor. One king-size double bedroom. Bathroom with bath, shower over, basin and WC. Kitchen. Sitting room with dining area and woodburning stove. Mezzanine level with study with single bed.

Amenities Oil central heating with woodburning stove. Electric oven and hob, microwave, fridge/freezer, washer/dryer, TV with FreeSat, Blu-ray, CD/radio, iPod dock, large selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Patio garden with furniture. Sorry, no pets and no smoking. Shops, pubs and restaurants in Wye 2 miles. Note: Property accepts a maximum of 2 people. Note: Children 12 and over only. Note: Mobile phone reception can be limited. Note: Mezzanine level has limited head height due to sloping ceilings.



"The garden was a delight."

Mrs Bell, June 2014



WSB: N/A			
A: 266	B: 334	C: 378	
D: 378	E: 422	F: 447	G: 471
H: 497	I: 534	X: 497	NY: 497



Samphire Deal

REF: 904653
Sleeps 6/8
Friday Arrival



A lovely Grade II listed terraced fisherman's cottage in the historic Kent town of Deal. Just a stone's throw from the beach, the cottage is perfect for families and friends looking to enjoy a traditional seaside holiday. The cottage retains many original features including deep sash windows and an inglenook fireplace, but the place that will have everyone engrossed is the smuggler's tunnel in the cellar; it is now bricked up, but what stories it could tell! The kitchen is well-equipped and two sitting rooms give plenty of space. Spiral stairs lead up to three bedrooms spread over the two upper floors along with a family bathroom on the first level. Enjoy a meal in the courtyard garden, a superb sun trap, and settle down for a taste of the sea. Fresh fish is sold daily along the harbour and with the beach just a couple of minutes' walk away, you are perfectly located. Whether it is a quiet beach holiday that you are after or a touring base to discover this magical part of Kent, this cottage is an ideal holiday choice all year round.



Accommodation Over four floors. Three bedrooms: 1 x super-king-size double, 1 x second floor double (access from one side only), 1 x second floor twin. Bathroom with bath, shower over, basin and WC. Basin and WC. Kitchen. Sitting room. Lower ground floor sitting room with two single sofa beds. Conservatory with dining area.



Amenities Gas central heating, Electric oven and gas hob, microwave, fridges, freezer, washer/dryer, dishwasher, Smart TV with Freeview, DVD, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Free roadside parking 3 mins walk. Enclosed courtyard garden with furniture and secure entrance gate. Sorry, no pets and no smoking. Shop, pub and beach 2 mins walk. Note: Due to age and period of cottage ceilings can be low, floors uneven and both stairways are spiral and steep, not suitable for less mobile guests. Note: Access to the cellar is via lower ground floor sitting room which has low ceilings.



WSB	OSB	LMB	XSB
326	A: 380	B: 415	C: 468
D: 543	E: 595	F: 645	G: 697
H: 748	I: 789	X: 748	NY: 748



Seashell Cottage Deal

REF: 25119
Sleeps 5/6
Friday Arrival



A charming, quirky terraced fisherman's cottage situated in the Deal Conservation Area, only 30 yards from the beach and within a few minutes' walk to the centre of Deal. Comfortably furnished, the cottage dates back to 1801 and offers an ideal base for families and friends. The well-equipped kitchen looks onto a dining area and sitting area with a large woodburning stove, offering a welcoming place to relax whatever the time of year. Each side of the inglenook fireplace are staircases which lead up to the bedrooms, and to add to its quirky character, all three rooms are interlinked by doors, and you can hear the sea from two of the bedrooms. On long summer evenings, step into the courtyard garden where you can enjoy a glass or two, or maybe a spot of alfresco dining. You can be paddling in the sea or fishing from the beach in just a minute's walk, or treading along the famous Middle Street with its well-worn cobbles. Deal also offers bistros, bars, quaint shops, museums and markets. All of this and more are on the doorstep of this lovely cottage.



Accommodation Three bedrooms: 1 x single with pull-out stacker bed leading to 1 x super king-size double, 1 x king-size double. Ground floor bathroom with bath, shower over, basin and WC. Open plan living area with kitchen, dining area and sitting area with woodburning stove. Utility.



Amenities Gas central heating with woodburning stove. Electric oven and hob, microwave, fridge, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, selection of books, games and DVDs. WiFi. Fuel, power and starter pack for stove inc. in rent. Bed linen and towels inc. in rent. Unrestricted roadside parking nearby. Enclosed courtyard patio with furniture. Sorry, no pets and no smoking. Shop 3 mins walk, pub 1 min walk. Beach 1 min walk. Note: Two steep staircases each leading to the bedrooms, therefore property is not suitable for guests with limited mobility. Note: Low doorway between the single and super king-size double bedrooms.



WSB	OSB	LMB	XSB
263	A: 314	B: 379	C: 435
D: 435	E: 553	F: 597	G: 642
H: 687	I: 737	X: 687	NY: 687



Seabreeze Cottage Walmer near Deal

REF: 22200
Sleeps 4
Friday Arrival



This delightful, terraced Victorian cottage is located in the centre of Walmer, just a few minutes' walk from its attractive beach. Originally a fisherman's cottage, it has been lovingly renovated to offer light and spacious accommodation that is ideal for families and couples. Furnished and equipped to a high standard, the cottage benefits from everything you might expect of modern day living, including large, comfy sofas in the sitting room, TVs in both bedrooms and a shared shower room. The family bathroom on the ground floor offers the opportunity to enjoy a long soak in the bath after a windswept day by the shore, whilst your friends soak up the sunshine in the courtyard garden. Take a short walk from this cottage and you will find yourself strolling along the pretty beach, sipping something refreshing in one of the local pubs or sampling a culinary delight in one of the many restaurants. Walmer Castle and the castles at Deal are all within easy reach, offering fascinating history and pretty gardens to wander. Set in an exceptional location, this cottage offers relaxation and restfulness with every changing season.



Accommodation Two bedrooms with TV and Jack-and-Jill access to shower room: 1 x king-size double, 1 x twin (zip/link, can be king-size double on request). Shower room with shower, basin and WC. Ground floor bathroom with bath, shower over, basin and WC. Kitchen with dining area. Sitting room with coal-effect gas fire.



Amenities Gas central heating with gas fire. Electric oven, gas hob, microwave, fridge/freezer, washer/dryer, dishwasher, 4 x TVs with Freeview, Blu-ray, iPod dock, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Stairgate. Roadside parking in front of cottage on first come, first served basis. Enclosed courtyard garden with furniture and BBQ. One well-behaved dog welcome. Sorry, no smoking. Shop, pub and beach 2 mins walk. Note: Front door opens directly onto a quiet road.



WSB	OSB	LMB	XSB
316	A: 386	B: 386	C: 386
D: 386	E: 463	F: 502	G: 559
H: 587	I: 626	X: 587	NY: 587



Beachmaster Kingsdown near Deal

REF: 24653
Sleeps 5/6
Saturday Arrival



This contemporary, semi-detached Scandinavian-style lodge, with its quirky tri-angled design, sits in the delightful woodland setting of Kingsdown Park in Kent. Beautifully appointed and boasting lovely views over the bay, there are three bedrooms, two with sea views, and guests can drift off to the sound of the waves. The sociable, open plan living area allows you to gather together, enjoy a meal and discuss your plans. Alternatively, treat yourself with the on-site facilities; the park boasts a restaurant, clubhouse, bar with entertainment and even a takeaway, so you will be spoilt for choice. Outside, you can enjoy your morning coffee on the private, decked terrace, as you watch the waves slip over the shore across the bay. There are wonderful on-site facilities available to entertain all ages, with a heated indoor swimming pool, a tennis court, a children's play area and crazy golf, as well as woodland walks, and of course the fantastic, quiet private beach just three minutes' walk away. The perfect holiday destination for all the family.



Accommodation Three bedrooms: 1 x ground floor double with door to decked terrace, 2 x twin (one with single bed with pull-out stacker bed, can be super king-size double on request). Ground floor bathroom with bath, shower over, basin and WC. First floor basin and WC. Open plan living area with kitchen, dining area and sitting area.



Amenities Electric heaters. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, music system with CD, radio, iPod dock and USB port, WiFi in clubhouse, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Parking in private car park nearby. Sea-facing decked terrace with furniture, front lawn. Shared use of on-site indoor heated swimming pool, tennis court, crazy golf, clubhouse with bar and restaurant. Sorry, no pets and no smoking. Shop 5 mins walk, pubs 2 mins walk.



WSB	OSB	LMB	XSB
291	A: 346	B: 404	C: 453
D: 501	E: 580	F: 659	G: 746
H: 834	I: 894	X: 834	NY: 834



Groove Armada Kingsdown near Deal

REF: 24155
Sleeps 6
Saturday Arrival



This delightful, detached, Scandinavian-style lodge, with its unique design, is ideally set within the popular cliff-top holiday site, Kingsdown Park in Kent, and enjoys a delightful seaside location. Well-appointed throughout, it offers families and friends the perfect place to relax and unwind within a beautiful parkland setting, with the sounds of the sea in the background. There are three attractive bedrooms, all furnished and finished in keeping with the coastal location. Step through the kitchen, out on to the decked terrace with views out over the sea, making dining alfresco a must during your stay. On the park itself there is something for everyone; with an indoor heated swimming pool, tennis court, crazy golf, children's play area, woodland walks and even a privately-owned beach, you are guaranteed a great time, no matter the weather. The on-site restaurant, clubhouse and bar with entertainment in the peak seasons, and takeaway service, means that after a long day out and about, you don't even have to cook. Kingsdown is always a popular place to visit, and with its walks and cycleways, and its location half way between Deal and Dover, it is a great base for exploring the Kent coastline and beyond.



Accommodation Three bedrooms: 1 x ground floor double, 2 x twin. Ground floor bathroom with bath, shower over, basin and WC. First floor basin and WC. Kitchen. Sitting room with dining area.

Amenities Electric heaters. Electric oven and hob, microwave, Nespresso coffee machine, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, CD/radio, WiFi in clubhouse, selection of books, games and DVDs. Games/beach equipment inc. pool inflatables, table tennis, badminton and cricket equipment. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Parking in private car park nearby. Private decked terrace with furniture and sea views. Shared use of on-site indoor heated swimming pool, tennis court, crazy golf, clubhouse with bar and restaurant. Sorry, no pets and no smoking. Shop 5 mins walk, pubs 2 mins walk.



WSB	OSB	LMB	XSB
N/A	A: 346	B: 404	C: 453
D: 501	E: 580	F: 659	G: 746
H: 834	I: 894	X: 834	NY: 834

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

🔥
Open fire
🐾
One pet welcome (check for extra pets)

🚫
No pets
🚫
No smoking



Summer Place
Kingsdown near Deal

REF: 26521
Sleeps 6
Friday Arrival



This well-presented semi-detached Scandinavian-style lodge has an unusual triangular design and is located in the woodland setting of Kingsdown Park in Kent. With sea views from the front and woodland walks behind, the lodge is the perfect location for families and friends to enjoy a relaxing break. Inside are three bedrooms, two on the ground floor and to the rear, so you can wake up to woodland views along with birdsong. Covering the whole of the first floor is the double bedroom with its distinctive angled roof and triangle windows at each end, with a balcony rather than a wall at one end. The sitting room offers sea views and there are beautifully kept communal gardens to the front from where you can see the coast of France, especially lovely at night with the coastal lights. There are excellent on-site facilities including an indoor heated swimming pool, tennis court, children's play area and crazy golf. Why not take a break from the kitchen and sample the dishes from the on-site restaurant, or take a stroll into the village where you will find several pubs serving great food. With three castles within 5 miles and a beach walk from Kingsdown to Deal there is plenty to keep you coming back whatever the time of year.



Accommodation Mostly ground floor. Three bedrooms: 1 x twin, 1 x adult bunks, 1 x mezzanine double. Bathroom with bath, shower over, basin and WC. Kitchen. Sitting room (seats 5) with dining area.

Amenities Electric heaters. Electric oven and hob, microwave, fridge, TV with FreeSat, DVD, WiFi in clubhouse, selection of books, games and DVDs. Launderette on-site. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Parking in private car park nearby. Decked terrace to front with furniture and sea views. Shared use of on-site indoor heated swimming pool, tennis court, crazy golf, clubhouse with bar and restaurant. Sorry, no pets and no smoking. Shop 5 mins walk, pubs 2 mins walk. Note: Open tread stairs to mezzanine bedroom which is open and has a balcony overlooking the sitting room. Note: Max. 4 adults. Note: No stag/hen, or similar.

OSB LMB XSB

WSB: N/A	A: 341	B: 413	C: 473
D: 473	E: 602	F: 668	G: 720
H: 770	I: 826	X: 770	NY: 770



Church Farm Cottage
Church Whitfield
near Dover

REF: 30501
Sleeps 5/6
Friday Arrival



This immaculately-presented semi-detached cottage is situated on a working farm on the rural outskirts of the village of Whitfield in Kent, just 4 miles from Dover. Well-appointed throughout and with spacious living accommodation, the cottage is the perfect retreat for families and friends looking for glorious countryside right on their doorstep. There are three bedrooms with a ground floor bathroom, giving plenty of flexibility with the sleeping arrangements. The sitting room has the added bonus of a roaring open fire, a wonderful place to relax. Sit and read in the beautiful conservatory, or dine alfresco in the sun-trap garden whilst drinking in the country air, whilst the enclosed rear garden makes it a safe haven for children and the dog to enjoy their holiday as well. Dover is only four miles away, so you can be walking along the famous White Cliffs within just a few minutes' drive. Make sure you find time to visit Canterbury with its imposing cathedral, Sandwich with its championship golf course and the magnificent beach and castle at Deal. After an enjoyable day, you can return to the comfort of this lovely cottage, ready to plan another exciting day tomorrow.



Accommodation Three bedrooms: 2 x double (one accessed from one side only), 1 x single with pull-out stacker bed. Ground floor bathroom with bath, shower over, basin and WC. Kitchen. Utility. Dining room. Sitting room with open fire. Conservatory.

Amenities Calor Gas central heating with open fire. Calor Gas oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, selection of books, games and DVDs. Fuel, power and fuel for fire inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate on request. Off road parking for 1 car. Front lawn garden with patio, furniture and BBQ, enclosed rear patio and lawn. One well-behaved dog welcome. Sorry, no smoking. Shop 1.5 miles,



pub 1 mile. Note: Stairs are steep, may not be suitable for less mobile. Note: Cottage is next door to the village Church with Churchyard. Note: The owner's land adjoins the rear garden and pigs are penned close by. Note: The owners sell local produce on the farm.

WSB OSB LMB XSB

WSB: 262	A: 305	B: 340	C: 414
D: 488	E: 509	F: 550	G: 654
H: 708	I: 759	X: 708	NY: 708

Check live availability
online at
www.SykesCottages.co.uk



Pill Rags
Lyminge

REF: 904346
Sleeps 5
Friday Arrival



This lovely, detached cottage sits on the edge of the busy village of Lyminge, overlooking fields and footpaths. With a large, enclosed garden and spacious living accommodation, this delightful cottage is the perfect base for friends and families to stay when exploring this part of Kent. With two attractive double bedrooms and a bedroom purposely furnished for small children, this cottage is an ideal choice for families or for couples looking for a relaxing break in a traditional, country cottage close to all the amenities that a thriving village offers. The dining room allows everyone to gather together at the end of a busy day and enjoy a delicious meal, as a soft warm breeze blows in through the French doors. Comfortably-appointed, the cottage provides lots of space for children to play both inside and out, while adults can relax and unwind in the beautifully-maintained garden. Step outside the door and within a minute you can be walking across meadows and through woods, allowing you to work up an appetite that the local pub can easily satisfy! Within a 20 minute drive of Canterbury and just 15 minutes from the coast, this lovely cottage has it all.



Accommodation Three bedrooms: 2 x double, 1 x children's single. Bathroom with bath, walk-in shower, basin and WC. Kitchen with dining area. Utility. Dining room. Sitting room.



Amenities Oil central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with FreeSat, DVD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stairgate. Off road parking for 2 cars. Enclosed garden on 2 sides with patio with furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 10 mins walk. Note: Although this is a pet-free property, the owner does have a dog. Note: Child's bed sleeps child up to 4 years old. Note: This property has a gardener attend once a week during the summer months. Note: Max. 4 adults.

WSB OSB LMB XSB

WSB: 300	A: 350	B: 382	C: 429
D: 499	E: 555	F: 602	G: 650
H: 698	I: 736	X: 698	NY: 698



Rushmore Lodge
Knockholt near Sevenoaks

REF: 16229
Sleeps 8
Friday Arrival



An immaculately-presented, luxury cottage close to Knockholt in Kent. Magnificently appointed, it offers contemporary, luxurious living in a rural setting but just a 30 minute journey from London. This stylish cottage has a modern kitchen on a mezzanine level overlooking the dining and sitting area, which has sumptuous seating and a surround sound TV system. The master bedroom has a window looking down onto the sitting room, and the family room is spacious. The upstairs hallway offers a high desk and stools and there is WiFi throughout. This fabulous cottage offers an array of luxuries including a steam shower room, a sauna and a fully-equipped gym where you can exercise whilst watching a DVD. Why not enjoy a game of pool or table football before watching the match on TV? The outdoor heated swimming pool is totally private and surrounded by trees making it just the place to unwind or perhaps just laze in the whirlpool. With extensive outdoor seating why not dine alfresco as you watch the sun go down over the gardens? Stroll down to the village or within a short drive you can be shopping at Bluewater, enjoying Hever Castle or visiting the beautiful south coast.



Accommodation Three bedrooms: 1 x super king-size double, 1 x double, 1 x family with 2 double beds. Shower room with shower, basin and WC. Ground floor shower room with shower/steam room, basin and WC. Open plan living area with fitted kitchen, dining area, sitting area and games area. Fully-equipped gym. Infrared sauna. Outdoor heated swimming pool with corner whirlpool.

Amenities Underfloor central heating. Electric oven, gas hob, microwave, fridge, washing machine, dishwasher, TV/Freeview, DVD, cinema surround sound, WiFi, books, games, DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, highchair, stairgate. Off road parking for 3 cars. Large lawn garden with patio and furniture. Heated outdoor swimming pool with whirlpool (available 1st April - 31st October). Sorry, no pets and no smoking. Shop and pub 10 mins walk. Note: Due to swimming pool, children must be supervised. Note: 4 tiled steps from sitting room up to kitchen and exterior door. Note: The owner can organise beauty treatments at the property. Please contact the owner for more details.



"The property was fantastic!"

Mrs Mercy, June 2014

WSB LMB XSB

WSB: 995	A: 1147	B: 1204	C: 1204
D: 1259	E: 1370	F: 1370	G: 1481
H: 1705	I: 1705	X: 1705	NY: 1705





Hoath House
Chiddingstone near
Hever

REF: 22743
Sleeps 14/26
Friday Arrival

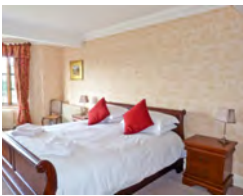
Hoath House is a medieval manor set in magnificent grounds on the High Weald. Set over three floors, the property boasts seven bedrooms, six with en-suite facilities and five with a double sofa bed. The kitchen boasts a range cooker and the dining room can accommodate up to twenty. The sitting room has an open fire and large bay window and is complemented by a snug on the second floor and a library/games room with snooker table and grand piano. There are stunning views over the gardens and beyond to the renowned Weald of Kent. If you can bring yourself to leave for more than a few hours, Penshurst Place and Chiddingstone and Hever castles are all close by with London just a short train journey away.



Accommodation Seven bedrooms with TV (all super king-size are zip/link, can be twin on request and five rooms have a sofa bed); 2 x super king-size with bath, shower, basin & WC, 2 x super king-size with shower, basin & WC, 2 x 2nd floor super king-size (one with shower, basin & WC), 1 x 2nd floor double with shower, basin & WC, 2nd floor bathroom with bath, shower over, basin & WC, Two ground floor basin & WC. Kitchen. Utility. Dining room. Sitting room with open fire. 2nd floor snug with sofa bed. Library/games room with grand piano, half-size snooker table, table tennis, woodburner & open fire.

Amenities Oil central heating, woodburner, fire. Oven & hob, microwave, fridge/freezers, washing machine, tumble dryer, dishwashers, TVs with Freeview, DVD, books & games. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot, highchair & stargate. 2nd floor snug with sofa bed. Six-acre garden with patios & furniture. Hard tennis court. Two dogs. No smoking. Shop 2 miles, pub 1 mile. Note: All 2nd floor rooms have sloping ceilings. Note: There are 3 steps up to two 1st floor bedrooms and 4 steps up to games room.

WSB OSB LMB XSB			
WSB: 1485	A: 1595	B: 1795	C: 1895
D: 1995	E: 2255	F: 2505	G: 3110
H: 3260	I: 3565	X: 3995	NY: 3995



Bolton Barn
Lenham Heath near
Ashford

REF: 27285
Sleeps 2
Friday Arrival

Lenham Heath 0.5 miles. This charming, detached, stone-built barn conversion is less than three mile from the market town of Lenham. Hidden away in the Kent countryside, this lovely rural cottage offers couples a quiet and tranquil break from the hustle and bustle of modern day living. The cottage exudes warmth and character with exposed timbers, stripped floorboards, and a feature stone wall in the sitting room. There is also a double bedroom, a bathroom, kitchen with dining area, and sitting room with a woodburner-style electric stove and French doors leading outside. The patio offers the perfect place for guests to relax and unwind with a cool drink after a day exploring the many historic towns and villages dotted across this part of Kent. The numerous bridleways and footpaths that crisscross the fields and meadows are right outside the door, making a walk into this quaint market town a must during your stay. There's a wide selection of local independent shops, not forgetting a weekly market with lots of local produce to peruse. With so much to do and so many places to visit, this is a perfect choice at any time of year.

Accommodation All ground floor. One double bedroom. Bathroom with bath, hand-held shower, basin and WC. Kitchen with dining area. Sitting room with electric stove.

Amenities Calor gas central heating with electric stove. Electric oven, Calor gas hob, microwave, fridge/freezer, washing machine, TV with FreeSat, DVD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 1 car. Private patio garden with furniture. One well-behaved dog welcome. Sorry, no smoking. Shop 2 miles, pub 1.5 miles. Note: Owner has dogs and horses. Stables and paddocks in field next to cottage. Note: Two steps up to front door. Note: Ground is raised in area around French doors.

WSB OSB LMB			
WSB: 192	A: 281	B: 302	C: 345
D: 345	E: 360	F: 364	G: 388
H: 412	I: 440	X: 412	NY: 412



SHEPHERD'S FARM COTTAGES
Lenham Heath near Ashford



Shepherd's Farm House
Lenham Heath near
Ashford

REF: 7364
Sleeps 7
Saturday Arrival

This superbly-restored, detached period farmhouse in the hamlet of Lenham Heath was built around 1732 and offers a wealth of period features such as exposed beams, oak floors, a farmhouse kitchen and cosy inglenook fireplace, all set under a traditional Kent peg roof. The farmhouse is situated amid stunning gardens and farmland with lovely views towards the North Downs. Equipped and furnished to a high standard, the beautiful bedrooms offer flexible accommodation, while the comfortable beamed sitting room boasts a woodburner. The large grounds lead down to a small private pond with an island in the centre, and on to several paddocks where, depending on the time of year, you will find hand-reared sheep and lambs. This lovely farmhouse offers the chance to experience period country living. Note: This cottage can be booked with Ref. 7731 to sleep 11.

Accommodation Four bedrooms: 1 x king-size double, 1 x double, 1 x twin, 1 x ground floor single with en-suite shower, basin & WC. Bathroom with bath, basin & WC. Kitchen with breakfast area (seats 4). Utility. Dining room (seats 6). Sitting room with woodburner.

Amenities Gas central heating with woodburner. Electric range oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, books, games, DVDs. Fuel, power & starter pack for woodburner inc. in rent. Bed linen & towels inc. in rent. Off road parking for 4 cars. Double garage with bike storage. Orchard with free apples (in season). Private, enclosed front/side lawned garden with patio & furniture. Shared access to farmhouse grounds & gardens with ponds. Sorry, no pets & no smoking. Shop & pub 1.5 miles. Note: Children aged 2 & above only. Note: Small, partially-fenced ponds & streams in grounds - children to be supervised at all times.

WSB: N/A			
A: 527	B: 584	C: 602	
D: 602	E: 769	F: 856	G: 922
H: 988	I: 1023	X: 988	NY: 988



Shepherd's Farm Cottage
Lenham Heath near
Ashford

REF: 7731
Sleeps 4
Saturday Arrival

An immaculately-presented detached cottage, situated in the rural hamlet of Lenham Heath, in the heart of Kent's glorious countryside. The cottage has been stylishly converted from an old stable building, and is one of two holiday homes that rest in a tranquil location amid pretty gardens, woodlands and farmlands. Well-appointed throughout, it offers a comfortable base for all groups wishing to explore Kent and beyond. Set entirely across the ground floor, it's a great choice for less mobile guests. There are two bedrooms, both light and airy with long windows that look out over the private garden and shared grounds. Outside, are shared acres of lawn, woodlands, paddocks and a small pond, complete with a rowing boat, so there is plenty of space for everyone to comfortably enjoy lazy days in the sunshine. If a day on the Continent appeals then make for Ashford or Dover, and you can be in France sipping coffee in just over an hour. Note: This cottage can be booked with Ref. 7364 to sleep 11.

Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with shower, basin and WC. Kitchen with dining area. Sitting room.

Amenities Electric central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with FreeSat, DVD, iPod dock, CD, DAB radio, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private, enclosed lawned garden to front and side with patio and furniture. Shared access to extended main farmhouse grounds and gardens with ponds. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: Children aged 2 and above only. Note: There are small, partially-fenced ponds and streams in the grounds, ensure children are supervised at all times.

WSB: N/A			
A: 296	B: 363	C: 412	
D: 412	E: 494	F: 537	G: 564
H: 595	I: 637	X: 595	NY: 595



The Cottage
Culverstone Green
near Chatham

REF: 6259
Sleeps 3/4
Saturday Arrival



A delightful detached cottage set within the attractive grounds of the owners' home, down a country lane in the village of Culverstone Green in Kent. This cosy Kent cottage has a timber-clad exterior, lending it the appearance of a Scandinavian wooden lodge, yet it remains warm and welcoming inside, with a woodburner in the sitting room. This Kent cottage has a well-equipped L-shaped kitchen/dining area, with a door leading to the unfenced garden area, ideal for relaxing and wildlife spotting. Upstairs, the two comfy Kent cottage bedrooms have sloping ceilings and Velux windows. The local area has several public houses, restaurants, takeaway outlets, and rail links to London Victoria. Nearby is Europe's largest shopping complex, Bluewater, which makes this Kent cottage attractive to those looking for shopping breaks all year round. There are many National Trust and English Heritage properties and gardens nearby, plus the castles, docks and walks of the Medway towns and estuary are bound to please. A lovely Kent cottage for exploring the Garden of England.



Accommodation Two bedrooms: 1 x double, 1 x single with pull-out stacker bed. Ground floor shower room with shower, basin and WC. Fitted kitchen with dining area. Sitting room with woodburner.



Amenities Electric heaters with woodburner in sitting room. Electric double oven and hob, microwave, fridge, washing machine, dishwasher, TV with Freeview, DVD, WiFi. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private garden area with furniture. Sorry, no pets and no smoking. Shop 5 mins walk, pub 3 miles.

"This was the best cottage we have ever stayed in"

Mrs Sykes, June 2013



WSB: N/A			
A: 349	B: 399	C: 399	
D: 399	E: 435	F: 471	G: 496
H: 522	I: 557	X: 522	NY: 522

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

Sykes Cottages Rating

We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Hit the sun-drenched coast of Sussex and find fun-filled resorts like Eastbourne, Bognor Regis and Brighton, with its amazing Royal Pavilion and vibrant social scene. Step back to 1066 at Battle Abbey, go behind the scenes at Chichester Cathedral, or lace your boots and walk the South Downs Way.

Cottages start from
£235
per week

For more information about this area go to

www.SykesCottages.co.uk/Sussex



The Annex
Rustington near Littlehampton

REF: 10693
Sleeps 2
Friday Arrival



Rustington 1 mile. The ground floor of a two-storey annexe to the owners' home, this high-quality studio apartment is situated just 2 miles from Littlehampton, on the Sussex coast. This stylish holiday home offers comfortable studio apartment accommodation with an open plan room containing a king-size double bed and dining area, a separate kitchen and a small shower room. The studio apartment is only a short walk from the centre of this lovely town, while the beach is just a couple of minutes further, meaning you can enjoy the delights of the town and coast equally from your holiday home. After a day visiting the beach or one of the many historic houses nearby, you can return to this lovely apartment and enjoy a drink in the shared garden.



Accommodation All ground floor. Open plan studio accommodation with king-size double bed, sitting area and dining area. Shower room with shower (one step up to access), basin and WC. Separate fitted kitchen.

Amenities Storage heater with additional electric heater in sitting area. Electric cooker, microwave, fridge, washing machine in shared utility, dishwasher, TV with FreeSat, WiFi, selection of books, games and DVDs. Electricity inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Sole use of small raised seating area with furniture to side of main house. Shared use of owners' garden with raised decking and furniture. Sorry, no pets and no smoking. Shop 5 mins walk, pub 10 mins walk. Note: This property has its own separate entrance, accessed via 2 steps up. Note: The owner occupies the first floor of The Annex and surrounding rooms, therefore as a result some noise will be audible. The Annex is set back from the road, some road noise can be heard. Note: Owner can collect guests from railway station upon arrival by prior arrangement. Note: Babes-in-arms only.

WSB OSB LMB XSB			
WSB: 179	A: 216	B: 268	C: 303
D: 303	E: 339	F: 358	G: 378
H: 397	I: 425	X: 397	NY: 397



01244 352280



Woodend Annexe
Fontwell near Arundel

REF: 29382
Sleeps 6
Saturday Arrival



This beautiful, semi-detached converted coach house is located next to the owners' home, in the heart of the Sussex countryside on the edge of the hamlet of Fontwell, adjoining Slindon Woods, close to the South Downs National Park. An ideal base for those looking for peace and relaxation, this spacious cottage boasts a mix of contemporary and traditional furnishings, allowing families and friends a place to holiday together. By adding a lower worktop in the lovely, well-equipped kitchen, allows those guests needing to sit while preparing meals to do so, plus the superb sitting area, in the same room as the kitchen, is very inviting. There are three attractive bedrooms, including two with en-suite facilities, and one boasting garden views and a Juliet balcony. From the conservatory, step outside into the delightful English cottage garden, which surrounds the cottage, just the place for alfresco dining, or just sitting and taking a break at the end of the day. Fontwell Park Racecourse is just a few minutes' away, and the market town of Arundel is only five miles away. Whatever the season, this wonderful cottage is the perfect place to stay.



Accommodation Three bedrooms with TV: 1 x king-size double with shared en-suite bath, basin and WC leading to 1 x double day bed (can be twin on request) with Juliet balcony, 1 x ground floor double with en-suite wheelchair accessible walk-in double shower, basin and WC. Kitchen with sitting area. Conservatory with dining area.

Amenities Oil central heating. Electric oven and hob, microwave, fridge, freezer, washing machine, 4 x TVs with Freeview, DVD, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stargate on request. Off road parking for 2 cars. Enclosed private raised lawn garden with patio and furniture. Sorry, no pets and no smoking. Shop 2 miles, pub 10 mins walk. Note: There are sloping ceilings and limited headroom in first floor bedrooms. Note: 4 adults, 2 children max. Note: Ground floor may be suitable for wheelchair users, please contact the owner for more details. Note: Access to the shared en-suite bathroom is via the double bedroom. Note: Check-in time 4pm.



"We would recommend this cottage to anyone."



WSB: N/A			
A: 427	B: 488	C: 562	
D: 562	E: 716	F: 795	G: 857
H: 918	I: 984	X: 918	NY: 918



The Barn
Barns Green near Billingshurst

REF: 26513
Sleeps 2
Saturday Arrival



This light and airy, first floor barn conversion is situated in the grounds of the owner's home in Barns Green, situated between Horsham and Billingshurst in the heart of the Sussex countryside. Due to the open plan layout of this studio apartment, the carefully-placed comfortable furniture and its many windows, means you can admire the glorious views at any time of the day. Furnished in a contemporary manner with a stylish fitted kitchen, the apartment offers you the ideal place to relax and unwind after a day exploring this part of Sussex. Why not enjoy your morning coffee as you gaze across the landscape from the decked balcony and plan your day ahead? If walking, cycling or fishing are on your agenda then make for Summers Ponds, just a short drive away, with over 100 acres of woodland, lakes and pastures to explore, as well as a working farm, all within a beautiful, tranquil setting. The market town of Billingshurst is just two miles away with shops, pubs and restaurants. Horsham, also nearby, is a thriving market town which still hosts a weekly farmers' market in the town square. This apartment, in its peaceful setting, is just the place to return to after a full day exploring the historic houses, villages and countryside of this part of Sussex.



Accommodation All first floor. Open plan studio accommodation with double bed, kitchen, dining area and sitting area. Shower room with shower, basin and WC.



Amenities Electric radiators. Electric oven and hob, microwave, fridge (no ice box), TV with Freeview, DVD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Decked balcony with furniture. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: The studio apartment is accessed via 10 external wooden steps. Note: Apartment situated above a garage.

WSB OSB LMB XSB			
WSB: 245	A: 270	B: 313	C: 347
D: 382	E: 401	F: 423	G: 435
H: 446	I: 476	X: 446	NY: 446

For full guide to cottage pricing see page 51

www.SykesCottages.co.uk



7c Medmerry Park Holiday Village
Earmley near Chichester

REF: 19524 ✓✓✓
Sleeps 4 ✓✓
Saturday Arrival

Earmley 1 mile. This lovely semi-detached seaside chalet is set in a quiet, family-friendly holiday village, close to the village of Earmley near Chichester. The cottage is close to fields and surrounded by well-maintained communal lawns and gardens, but benefits from private decked areas for visitors to enjoy. It provides spacious accommodation which is single-storey, and with sloping decked access, is convenient for wheelchairs or pushchairs. There is ample room for families or friends, with an open plan living area including a well-equipped kitchen, a dining area and a sitting area. Light pours in from both sides and with the fenced decking running around the two longest sides, there is plenty of room to laze and relax. Medmerry Park Holiday Village has plenty to do on site including a full-size open air swimming pool, an outdoor children's play centre with swings, slides and tree houses, or why not have a go at crazy golf, all set in beautifully-kept grounds? A superb family holiday destination.



Accommodation All ground floor. Two bedrooms: 1 x king-size double, 1 x twin. Shower room with walk-in shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Electric freestanding radiators in each room. Electric oven and hob, microwave, fridge, washer/dryer, TV with Freeview, DVD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Parking 30 yards away in holiday village car park. Deck with furniture and BBQ. Free use of shared outdoor heated swimming pool, Jacuzzi, tennis courts, crazy golf, children's play area and outdoor table tennis. Sorry, no pets and no smoking. Shop 2.5 miles. On-site pub 2 mins walk. Beach 6 mins walk. Note: Although chalet is not purpose-built for disabled guests, there is sloped access to main decking area for wheelchairs and pushchairs. Note: Pool is open May to Sep and is not covered, care to be taken and children to be supervised at all times. Note: There is a duck pond on-site.



OSB LMB			
WSB: N/A	A: 276	B: 337	C: 383
D: 383	E: 459	F: 498	G: 524
H: 552	I: 591	X: N/A	NY: N/A



26D Beach View
Earmley near Chichester

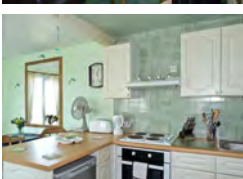
REF: 29803 ✓✓✓
Sleeps 4 ✓✓
Saturday Arrival

Earmley 1 mile. This delightful, semi-detached chalet is perfectly located in a quiet holiday village with excellent on-site facilities, eight miles from Chichester. Immaculately-presented throughout, the chalet has an open plan living area with a sitting area, dining area and breakfast bar that looks into the kitchen. French doors lead out from the living area to the lawn and there are views over the tennis courts, making it an ideal choice for families and friends looking for a seaside retreat. When evening comes, why not make your way back to the beach and watch the sunset over Selsey? Outside are communal lawned grounds and on-site facilities that include a heated swimming pool, Jacuzzi, tennis courts, crazy golf, children's play area and outdoor table tennis, as well as a pub with seasonal entertainment. Truly the perfect holiday location, this chalet has it all!



Accommodation All ground floor. Two bedrooms: 1 x king-size double, 1 x twin. Shower room with walk-in shower, basin and WC. Open plan living area with kitchen, breakfast bar, dining area and sitting area with electric woodburner-effect stove.

Amenities Wall-mounted electric fan heater in bedrooms and bathroom and electric stove. Electric oven and hob, microwave, fridge, freezer, 3 x TVs with Freeview, DVD, CD, selection of books, games and DVDs, WiFi in on-site pub. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Parking 30 yards away in holiday village car park. Front grassed area with furniture. Free use of shared outdoor heated swimming pool, Jacuzzi, tennis courts, crazy golf, children's play area and outdoor table tennis. Sorry, no pets and no smoking. Shop 2.5 miles, on-site pub 2 mins walk. Beach 2 mins walk. Note: Two stone steps up to the entrance door. Note: Pool is open May to Sep and is not covered, care to be taken and children to be supervised at all times. Note: There is a duck pond on-site.



WSB OSB LMB XSB			
WSB: 225	A: 283	B: 344	C: 392
D: 392	E: 469	F: 509	G: 536
H: 565	I: 605	X: N/A	NY: N/A



Wisteria Lodge
Crowborough

REF: 916467 ✓✓✓
Sleeps 2 ✓✓
Saturday Arrival



This delightful, detached bungalow, set next to the owner's home, is ideally located in the heart of Crowborough, a busy market town once the home to Sir Arthur Conan Doyle, author of the Sherlock Holmes series. Spacious, light and airy, the cottage offers couples the perfect place to stay as you discover this pretty part of Sussex with its wealth of walks, castles, golf courses, historic towns and quaint villages. This lovely cottage is traditionally furnished with lots of comfy seating in the sitting room and a large, exceptionally well-equipped kitchen with dining area, with each of the rooms possessing wide windows with charming views over the wisteria. The attractive double bedroom has an en-suite shower room with a folding seat, providing a comfortable solution for less agile guests. Outside is a small patio with furniture, just the spot in which to sit and ponder the day's events or trips ahead. A short distance away is the bustling town centre, with its many shops, restaurants and pubs, along with tea rooms and quaint curiosity shops. Within a few minutes' walk you can be roaming the outskirts of Ashdown Forest, once a medieval hunting wood and now a beautiful area brimming with bike paths, bridleways and wonderful woodland walkways. With so many places to visit, this cottage is a delight to enjoy at any time of year!



Accommodation All ground floor. One double bedroom with en-suite shower, basin and WC. Kitchen with dining area. Sitting room.



Amenities Gas central heating. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview, DVD, CD/radio, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Secure bike storage. Private front patio with furniture plus shared rear garden by arrangement. One well-behaved dog welcome. Sorry, no smoking. Shop and pub 5 mins walk. Note: Cottage is next to a B road with some associated noise.

WSB OSB LMB XSB			
WSB: 245	A: 278	B: 349	C: 395
D: 395	E: 422	F: 447	G: 471
H: 497	I: 534	X: 497	NY: 497

STABLE COTTAGES
Hurstpierpoint near Brighton

Hurstpierpoint 1 mile. These two beautiful semi-detached stable conversions are located within the owner's grounds on a non-working farm in 60 acres of woodland near Wolstonbury Hill, one mile from the village of Hurstpierpoint in the South Downs National Park. These two Hurstpierpoint cottages have been furnished in a contemporary style and offer comfortable seating to allow guests the chance to settle down and relax after a day exploring the numerous walks and cycleways that are on offer from the doorstep. Outside these Hurstpierpoint cottages is a shared large enclosed lawned garden, so why not have a spot of lunch before heading out to enjoy all that Sussex has to offer? You may wish to do this in style as the owner runs a classic car hire business. The village of Hurstpierpoint has shops and pubs and hosts the annual St Lawrence Fair, plus the vibrant city of Brighton with its many restaurants, promenade, shopping in The Lanes and Royal Pavilion is well worth a visit. There are a number of attractions and activities that can be enjoyed nearby including the National Trust-owned Wakehurst Place and Devil's Dyke, the Bluebell Railway and historic Lewes with its golf and birdwatching. Also, you can be in London in less than an hour if travelling by train. These Sussex cottages are an ideal place for two people at any time of the year.



Cookie's Cottage
Hurstpierpoint near Brighton

REF: 25398 ✓✓✓✓
Sleeps 2 ✓✓
Friday Arrival

This delightful semi-detached cottage offers accommodation for two people and has an attractive twin bedroom which boasts wonderful views over Wolstonbury Hill. With a ground floor shower room and an open plan living area, the cottage is an ideal base for visiting the whole of Sussex. Note: This property is next to Ref. 25401, together they sleep 4.



Accommodation One twin bedroom. Ground floor shower room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area. Shared external utility.

Amenities Electric radiators. Electric combination oven/microwave, electric 2-ring hob, fridge, shared use of washing machine and tumble dryer, dishwasher, TV with Freeview, DVD, CD, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Shared use of enclosed front lawned garden with patio, furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: Open tread stairs. Note: Sloping ceiling in bedroom. Note: Babes-in-arms only. Note: The owner has two rescue ponies on site. Note: Some road noise may be experienced when outside the cottage, dependent on wind direction.



WSB: N/A	A: 298	B: 316	C: 358
D: 399	E: 416	F: 466	G: 487
H: 506	I: 539	X: N/A	NY: N/A



Cantie's Cottage
Hurstpierpoint near Brighton

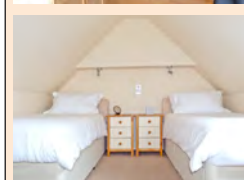
REF: 25401 ✓✓✓✓
Sleeps 2 ✓✓
Friday Arrival

This lovely, modern semi-detached cottage, situated close to the village of Hurstpierpoint, is the perfect spot for two people. The cottage offers a spacious open plan living area, a ground floor shower room and a twin bedroom, as well as delightful views that can be seen from the garden. A welcoming base all year round. Note: This property is next to Ref. 25398, together they sleep 4.



Accommodation One twin bedroom. Ground floor shower room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area. Shared external utility.

Amenities Electric radiators. Electric combination oven/microwave, electric 2-ring hob, fridge, shared use of washing machine and tumble dryer, dishwasher, TV with Freeview, DVD, CD, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Shared use of enclosed front lawned garden with patio, furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: Open tread stairs. Note: Sloping ceiling in bedroom. Note: Babes-in-arms only. Note: The owner has two rescue ponies on site. Note: Some road noise may be experienced when outside the cottage, dependent on wind direction.



WSB: N/A	A: 298	B: 316	C: 358
D: 399	E: 416	F: 466	G: 487
H: 506	I: 539	X: N/A	NY: N/A

Key to symbols

★★★★ Star Rating awarded by Regional Tourist Board

✓✓✓✓ Sykes Cottages Rating

tripadvisor We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Corsica Apartments
Seaford near Brighton

REF: 28746
Sleeps 2/4
Saturday Arrival



A superb, lower ground floor apartment set within Corsica Hall, a historic house and gated residence close to the heart of Seaford town and opposite the beach. This delightful apartment provides excellent accommodation for couples looking for a romantic break by the seaside. The bedroom in the apartment boasts a double bed and a spacious dressing area, and through the hall is a lovely bathroom with first-class fittings. The contemporary open plan living area, with its modern fitted kitchen on a mezzanine level, makes it a comfortable homely place to relax and unwind. To add to the character, the courtyard patio is accessed via a deep sash window in the sitting room, and due to its location, is a perfect sun-trap, so slip outside on a warm summer's evening and listen to the sea as you sip a glass of something cool. Outside, the beach is just across the road, and the centre of the town is only a short stroll away, with antique shops and tea rooms, local butchers and grocers along with larger retail stores. Seaford is busy and popular, yet still quaint and traditional. This lovely apartment is perfect for those who wish to unwind and enjoy a romantic break.



Accommodation All lower ground floor. One double bedroom with dressing area. Bathroom with bath, shower over, basin and WC. Open plan living area with kitchen, dining area and sitting area with sofa bed.



Amenities Gas central heating. Electric oven, gas hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview, DVD, iPod dock, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen, towels and beach towels inc. in rent. Off road parking for 1 car. Enclosed patio with furniture. Shared lawns and picnic areas. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: Kitchen and bed accessed via internal steps. Note: Access to patio is via steps from sitting room accessed through a deep sash window. Note: Shared access to apartment with one other flat is via wide, stone external stairs.

WSB OSB LMB XSB			
WSB: 250	A: 299	B: 385	C: 435
D: 435	E: 480	F: 505	G: 535
H: 565	I: 595	X: 565	NY: 565



Marland House
Seaford near Brighton

REF: 26202
Sleeps 9/11
Saturday Arrival

A superb, detached Victorian villa, just a short walk from many restaurants and shops and close to the centre of Seaford, a popular Sussex coastal town. Lovingly renovated and furnished to a high standard, this cottage cleverly combines original features with contemporary convenience. The ground floor is ideal for friends and family gatherings, why not sit and listen to music from the extensive list on the juke box and laze in front of the open fire in the sitting room, or relax with one of the books in the study? The formal dining room, with open fire, is perfect for a celebration. Step into the well-equipped and stylish kitchen with breakfast bar and centre island, where you'll find everything required for modern day living. Outside, there is a superb terrace, with a canopy over the alfresco dining area and views over the rear garden; ideal for relaxing while the others enjoy a game of table tennis or laze in the established garden. This stunning villa is the perfect choice.



Accommodation Over three floors. Five bedrooms: 1 x king-size double with en-suite shower & basin, 1 x king-size double (zip/link, can be twin on request), 1 x twin with additional child's single, 1 x second floor twin, 1 x second floor single with pull-out stacker bed. Bathroom with bath, shower over, basin & WC. Second floor bathroom with bath, hand-held shower, basin & WC. First floor basin & WC. Ground floor basin & WC. Kitchen with breakfast bar. Dining room (seats 8) with open fire. Sitting room (seats 8) with open fire. Study with open fire. Snug with dining table (seats 4).

Amenities Gas central heating with open fires. Range cooker with ovens & gas hob, microwave, fridge/freezer, washing machine, dishwasher, TVs with Freeview, DVDs, iPod dock, WiFi, books, games, CDs & DVDs. Fuel, power & starter pack for fires inc. in rent. Bed linen & towels inc. in rent. Highchair. Off road parking for 3 cars. Enclosed, lawned garden with patio & furniture, BBQ & all-weather table tennis table. Two pets welcome. Sorry, no smoking. Shop & pub 5 mins walk. Beach 10 mins walk. Note: Three steps to entrance porch & 10 stone steps down to garden from terraces. Note: Max. 10 adults.



"It was fantastic!"

Ms Reynolds, June 2014

WSB: N/A			
A: 599	B: 657	C: 716	
D: 788	E: 933	F: 1078	G: 1225
H: 1375	I: 1476	X: 1375	NY: 1375



Edgewood House Cottage
Catsfield near
Bexhill-on-Sea

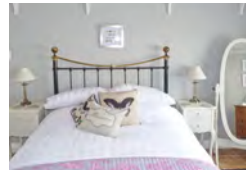
REF: 912345
Sleeps 2
Saturday Arrival

Bexhill-on-Sea 3 miles. A stunning, semi-detached, ground floor barn conversion cottage, situated close to the owner's home in Catsfield, near Bexhill-on-Sea. Boasting feature wooden beams and spacious, contemporary accommodation, the cottage is the perfect romantic retreat for couples looking for rest and relaxation. Set solely over the ground floor, the cottage offers a delightful, bright and airy double bedroom. The modern kitchen is perfect for preparing a delicious dinner for two, while in the sitting room, the dining table can be set for a long evening of eating, drinking and conversation, as you plan tomorrow's escapades! On cooler evenings, sink into sumptuous seating by the warming woodburning stove, in the sitting room and enjoy a DVD over a warm drink. For those warm summer evenings, enjoy a glass of wine in your very own courtyard garden, surrounded by the scent of lavender and roses and enclosed by a charming white picket fence. The area is fantastic for walking, golfing, cycling and even swimming in the sea, making your cottage a wonderful base for exploring Sussex.



Accommodation All ground floor. One double bedroom. Bathroom with free-standing bath, hand-held shower, basin and WC. Kitchen with breakfast bar. Sitting room with dining area and wood-burning stove.

Amenities Oil central heating with woodburning stove. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, WiFi, selection of books, games and DVDs. Fuel, power and starter pack for stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Front enclosed paved garden with furniture. One well-behaved pet welcome. Sorry, no smoking. Shop 2 miles, pub 1 mile. Beach 3 miles. Note: Driveway between two lanes, take care when turning in and leaving. Note: Owner has own dog which is in a large enclosure close to the cottage. Guest's dogs must be kept on a lead when outside. Note: The cottage overlooks the owner's private garden.



WSB OSB LMB XSB			
WSB: 247	A: 299	B: 357	C: 394
D: 443	E: 458	F: 499	G: 550
H: 572	I: 614	X: 499	NY: 499



Blue Haven Cottage
Hastings

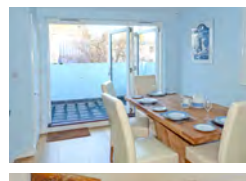
REF: 21133
Sleeps 8
Friday Arrival

An end-terrace Victorian property in the heart of Hastings' Old Town, two minutes' walk from the beach. The cottage is set in a period cut-de-sac around a communal lawn, with stone steps directly to shops, restaurants and pubs. The cottage is a five minute walk from the funfair, amusement parks, and Jerwood Gallery, through the streets where Foyle's War was filmed. Completely renovated, this property offers a large sitting room and well-equipped kitchen, with stylish worktops separating these two areas. The dining room has doors which fold back, opening up the entire wall so visitors can step straight out onto the patio balcony. From the dining room, a staircase leads down to two king-size double bedrooms with feature windows. On the first floor is the large master bedroom, and a twin bedroom. There is a family bathroom with freestanding double-ended bath, and a shower room. The cottage has solid wood flooring throughout, and the staircases have wood handrails and toughened glass side panels, allowing lots of light to flow into the other rooms. With some underfloor heating, ethernet points in each bedroom for visitors' own laptops, and use of an iMac and printer, the cottage offers modern comforts with wonderful period surroundings.



Accommodation Over three floors. Four bedrooms: 2 x lower ground floor king-size double, 1 x king-size double, 1 x twin. Bathroom with bath, separate shower, basin, WC. Lower ground floor shower room with shower, basin, WC. Dining room. Sitting room with kitchen.

Amenities Gas central heating, underfloor heating on ground floors. Electric oven & hob, microwave, fridge/freezer, dishwasher, Smart TV, basic Sky, Blu-ray, radio, broadband via ethernet points, computer/printer, books, games, DVDs. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot & highchair on request. Roadside parking in side street 5 mins walk away. Loading/unloading at end of Swan Avenue, 25m from cottage. Balcony. Sorry, no pets & no smoking. Shops, pubs, restaurants 1 min walk. Note: No high heels inside property due to oak flooring. Note: Toughened glass on sides of staircases.



WSB OSB LMB XSB			
WSB: 414	A: 491	B: 599	C: 691
D: 691	E: 883	F: 982	G: 1002
H: 1073	I: 1150	X: 1073	NY: 1073



Turnstones
Hastings

REF: 5520
Sleeps 4
Saturday Arrival



Hastings 2 miles. Sitting in an elevated position, on the outskirts of the town of Hastings, is Turnstones, a delightful bungalow offering a great base for enjoying Sussex and Kent. This Hastings cottage offers a bright, modern, fitted kitchen with dining area, a comfortable sitting room, and two double bedrooms. Outside this Hastings cottage is an enclosed private garden, mainly laid to lawn, with table and chairs, perfect for relaxing after a day exploring the area. Just a couple of miles down the road from this Hastings cottage, Hastings itself offers a considerable number of attractions to keep you occupied, including shops, eateries, the beach, country park and museums. Should you venture further from this Hastings cottage, you can easily visit the unspoilt beaches at Pett, the award-winning Blue Flag beach at Camber, the Cinque Port of Rye, the abbey at Battle or the gardens of Great Dixter and Sissinghurst. A lovely Hastings cottage for enjoying the year-round attractions of Kent and Sussex.



Accommodation All ground floor (accessed via a flight of steps). Two double bedrooms. Bathroom with bath, shower over, basin and WC. Additional separate WC. Fitted kitchen with dining area. Sitting room.



Amenities Gas central heating. Electric oven and hob, microwave, fridge, freezer, washing machine, tumble dryer, TV with Freeview, DVD, books/DVDs/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Enclosed lawn garden with table and chairs. Garage for bike storage. Off road parking for 2 cars. Sorry, no pets and no smoking. Shops and pubs 3 mins walk. Beach 2 miles. Note: Cottage is on a busy road and is reached via a flight of steps leading to the front door. Note: Max. stay at this property is 14 consecutive nights.



WSB OSB LMB XSB						
WSB: 235	A: 271	B: 330	C: 375	D: 375	E: 450	F: 488
G: 513	H: 540	I: 578	X: 540	NY: 540		

Key to symbols ★★★★★ Star Rating awarded by Regional Tourist Board



Woodlands
Bexhill-on-Sea

REF: 914812
Sleeps 2/4
Saturday Arrival



This immaculately-presented Bexhill-on-Sea studio apartment, adjoining the owner's home, is set just a short walk from the shops, restaurants, pubs and beaches of this well-loved resort. Appointed with luxury in mind, it offers bright and beautifully decorated accommodation, providing guests with a wonderful base from which to enjoy a relaxing coastal getaway. Contemporary and very comfortable, this studio is the perfect choice for couples, friends, or small families looking to explore this popular part of the South Coast together. Throw open the French doors and step out onto the private decked terrace, which overlooks the owner's garden and down to the sea, to discuss the day's plans over a morning coffee, or soak up the sunshine whilst lazing on a lounger. With Hastings and Battle both only a short drive away, guests looking for history will not be disappointed with plenty of crumbling castles and abbeys to discover. Wonderful walking and cycling as well as sea sporting opportunities are numerous and varied, whilst many festivals and events take place throughout the year along this popular part of the Sussex coast. An impressive cottage for a memorable seaside break, this lovely studio apartment is a delight at any time of year.



Accommodation All ground floor. Open plan studio accommodation with double bed, kitchen, dining area and sitting area with sofa bed. Shower room with shower, basin and WC.

Amenities Electric wall radiators. Electric oven and hob, microwave, fridge, washer/dryer, TV with Freeview, DVD, CD, iPod dock, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and high-chair on request. Off road parking for 1 car. Private enclosed, decked terrace with furniture plus use of owner's garden by arrangement. Two well-behaved dogs welcome. Sorry, no smoking. Shop, pub and beach 10 mins walk. Note: Owner has 2 dogs. Note: Sloped parking area so care is needed when exiting onto road.



WSB OSB LMB XSB

WSB: 195	A: 235	B: 290	C: 330	D: 330	E: 370	F: 390
G: 410	H: 435	I: 465	X: 435	NY: 435		



Seascope
Bexhill-on-Sea near
Hastings

REF: 21166
Sleeps 6
Saturday Arrival



This immaculately-presented, superbly located, coastal cottage is situated in the traditional seaside town of Bexhill-on-Sea, just along the coast from Hastings. With style and high standards, the cottage offers families and friends the perfect place to stay. Set over three floors, this stylish cottage offers sea views from the upper floors, including from the second floor king-size double bedroom and from the first floor sitting room, whilst downstairs you can sit outside in the enclosed, rear courtyard garden and drink in the sea air surrounded by a typical English garden, bringing coast and country together in one spot. The first floor sitting room, with its sumptuous seating, is just the place to relax and unwind or why not throw open the French doors onto the balcony and enjoy watching the ever changing seascape from which the cottage claimed its name? With the beach only 50 yards away, you can enjoy all the activities that Bexhill-on-Sea offers, from shore fishing to swimming, relaxing with a good book or the excitement of beachcombing along the coast. This lovely cottage is just the place for a traditional seaside holiday but with all the modern day conveniences included.



Accommodation Over three floors. Three bedrooms: 1 x second floor king-size double with TV and en-suite shower, basin and WC, 1 x double, 1 x second floor twin. Second floor bathroom with bath, basin and WC. Ground floor basin and WC. Kitchen with dining area. First floor sitting room with doors to balcony.

Amenities Gas central heating. Electric oven and gas hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, iPod dock, radio, PlayStation 2, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot. Off road parking for 1 car, roadside parking at front on first come, first served basis. Enclosed courtyard garden with decked area, gravelled area, furniture and side access. Sorry, no pets and no smoking. Shop 10 mins walk, pub 5 mins walk. Beach 2 mins walk.



WSB OSB LMB XSB

WSB: 296	A: 357	B: 429	C: 496	D: 496	E: 629	F: 701
G: 752	H: 803	I: 865	X: 803	NY: 803		



Key to symbols ★★★★★ We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.



Fairview
Pett near Hastings

REF: 23446
Sleeps 5
Friday Arrival

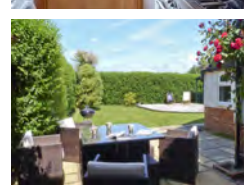


This immaculately-presented, semi-detached cottage is superbly located in the heart of the village of Pett, five miles from Hastings in Sussex. All the rooms are attractively decorated, making it an ideal base for families and friends to enjoy a fun-filled holiday. Benefiting from a spacious sitting room, a separate dining room with French doors and a well-equipped kitchen, it also offers a ground floor bathroom and a first floor master double bedroom with an en-suite shower room. All the bedrooms have glorious views over the fields and hills of Sussex, and with a fully-enclosed rear garden and shops just a few minutes' walk away, why not take advantage of the local butcher and his knowledge of the perfect cut to put on the barbecue while you relax with a glass or two? If you are looking for a lively and interesting day out then Hastings is within easy reach and offers a harbour, castle, museums, theme park and a beach, or take a trip to Rye with its cobbled streets, tea rooms and antique shops. With so much to see and do from this superb cottage, you will want to return time and again.



Accommodation Three bedrooms: 2 x double (one with en-suite shower, basin and WC), 1 x single. Ground floor bathroom with bath, basin and WC. Kitchen. Utility. Dining room. Sitting room with gas fire.

Amenities Gas central heating with gas fire. Gas oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stargate on request. Off road parking for 3 cars. Front lawn garden, enclosed rear lawn garden with summerhouse with deckchairs, patio, furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 3 mins walk. Beach 1 mile. Note: There are a couple of steps from the landing into the bedrooms. Note: The en-suite shower room has a sloping ceiling.



WSB OSB XSB

WSB: 281	A: 393	B: 404	C: 463	D: 463	E: 589	F: 654
G: 704	H: 753	I: 806	X: 753	NY: 753		



Cliff Garden Cottage
Fairlight near
Hastings

REF: 4011
Sleeps 2
Saturday Arrival

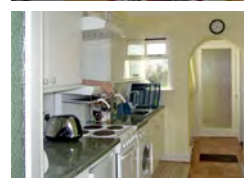


A comfortable one-bedroom cottage adjoining the owner's home, in a prime cliff-top location in the Sussex village of Fairlight, which provides unique views across the English Channel and Rye Bay. This delightful Fairlight cottage offers a large sitting room with dining area, vaulted ceiling and doors looking onto the patio, garden and the sea beyond. There is also a modern, well-equipped kitchen in this lovely Fairlight cottage, plus a private paved patio area with table and chairs. Local attractions around this Fairlight cottage include Hastings Country Park, and no fewer than 4 castles. The town of Hastings offers a variety of shops, pubs and cafes. Rye has enchanting cobbled streets with unusual shops, tea rooms, a harbour, and a nearby nature reserve. At Battle, visit the abbey and Yesterday's World museum. For those who wish to relax, visit Camber, offering miles of white sandy beach with dunes. A wonderful Fairlight cottage, throughout the year.



Accommodation All ground floor. One double bedroom. Bathroom with bath, shower over, basin & WC. Fitted kitchen. Sitting room with dining area.

Amenities LPG central heating. Electric oven & hob, microwave, fridge, washing machine, TV, DVD, radio/CD, books/DVDs/games. Fuel & power inc. in rent. Bed linen inc. in rent. Off road parking for 1 car. Private patio with furniture. Sorry, no pets and no smoking. Shop 10 mins walk, pub 5 mins walk. Note: No babies or children.



"Everything about the cottage was excellent. We would not hesitate in recommending this cottage to friends and family."

Mr Hurrey, June 2014

WSB OSB LMB XSB

WSB: 219	A: 294	B: 334	C: 370	D: 405	E: 418	F: 429
G: 451	H: 470	I: 504	X: 470	NY: 470		



Key to symbols 🔥 Open fire
🐾 One pet welcome (check for extra pets)
🚫 No pets
🚫 No smoking



The Old Forge Rye

REF: 22418
Sleeps 6
Friday Arrival



An immaculately-presented terraced cottage in the heart of the historic town of Rye in Sussex. Formerly a working forge, the cottage boasts hayloft doors and a period exterior, along with a spacious, contemporary interior. The three attractive bedrooms all have their own theme; one offers an en-suite shower room and a Juliet balcony, another has character windows and the third has views of the courtyard. The cottage has a light and airy open plan living area with comfy seating area, dining area, kitchen and a secluded snug with French doors leading onto the enclosed courtyard. Just a four minute walk away is Rye's High Street; this picturesque town with its cobbled streets and medieval buildings was once the haunt of smugglers and highwaymen and has been a popular resort for visitors since Elizabethan times, plus from Rye railway station you can be in London in just over an hour. Fishing trips can be enjoyed from the harbour and on Thursdays the town buzzes with its famous market selling everything from homemade bread to freshly-grown vegetables. Finish your stay by enjoying a Sussex cream tea as you watch the world go by.



Accommodation Three bedrooms: 1 x super king-size double (linked beds, can be twin on request), 1 x double with Juliet balcony and en-suite shower, basin and WC, 1 x double (limited space at sides of bed). Bathroom with bath, hand-held shower, basin and WC. Ground floor basin and WC. Open plan living area with kitchen, dining area and sitting area. Snug.



Amenities Gas central heating. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview and USB port, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Parking permit provided for 1 car in designated space in car park 2 mins walk away, loading and unloading at front or, if available, rear of cottage. Enclosed courtyard with furniture. Sorry, no pets and no smoking. Shop and pub 2 mins walk. Note: Front door opens directly onto pavement. Note: No children under 5 years.



WSB OSB LMB XSB

WSB: 326	A: 385	B: 461	C: 506
D: 506	E: 645	F: 715	G: 771
H: 825	I: 884	X: 825	NY: 825



Riverside Apartment Rye

REF: 22886
Sleeps 2/4
Friday Arrival



This immaculately-presented first floor apartment is located just a short stroll from the centre of historic Rye, with views over Strand Quay. Luxuriously appointed throughout with modern and comfortable furnishings, this apartment offers guests the chance to relax and unwind as they watch the ever changing river views from the comfort of their armchairs. All fixtures and furnishings reflect a stylish and comfortable apartment where you can enjoy the delights of this medieval market town. Step across the road from this lovely apartment and you can be browsing around one of the many antique shops, sampling cream tea in a quaint tea shop or lazing by the river. Rye's unhurried atmosphere and cobbled streets draw visitors back time and again and it prides itself on being a little different, with buildings having quirky names like "The House Opposite" or "The House with a Seat". This lovely cottage apartment will delight you and leave you with many happy memories.



Accommodation All first floor. One king-size double bedroom. Shower room with shower, basin and WC. Kitchen. Sitting room with dining area and sofa bed.

Amenities Gas central heating. Electric oven, gas hob, microwave, fridge, dishwasher, TV with Freeview, DVD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Sorry, no pets and no smoking. Shop 5 mins walk, pub 2 mins walk. Harbour 2 mins walk. Note: The apartment is accessed via a small hallway shared with the ground floor apartment.

"A lovely apartment perfect for the two of us. We had a lovely time."

Mr Dwyer, May 2014



WSB OSB LMB XSB

WSB: 194	A: 316	B: 348	C: 395
D: 423	E: 435	F: 448	G: 460
H: 471	I: 505	X: 471	NY: 471



Flushing House Rye

REF: 21914
Sleeps 4/5
Friday Arrival



A stunning Grade II* listed corner cottage in Rye, beautifully presented with a weather-boarded exterior, sitting in the heart of the town's historic Citadel. Built around 1520, this beautiful cottage still has some lovely original features including exposed beams, a bread oven in the laundry room and an original Tudor turning staircase. Luxuriously appointed throughout, the cottage offers spacious accommodation, including one bathroom and one shower room, and bedrooms with huge comfy beds! The sitting room offers sumptuous seating, and is just the place to rest and unwind after a busy day exploring the cobbled streets and historic houses of this Medieval town. Just step outside and you are only a few minutes' walk from everything that this historic town has to offer. Shops and restaurants, museums and art galleries, and even Rye Castle and St Mary's Church are only a few steps away from this fascinating cottage. A visit to Rye would not be complete without buying fish freshly caught that day, then creating a delicious dish back in this peaceful retreat, before spending the evening planning your days exploring the rest of Sussex and Kent.



Accommodation Two bedrooms: 1 x king-size double (zip/link, can be twin on request) with seating area, 1 x double. Ground floor shower room with shower, basin and WC. Bathroom with bath, basin and WC. Kitchen with dining area. Utility. Sitting room.

Amenities Gas central heating. Electric oven, gas hob, microwave, fridge, freezer, washer/dryer, TV with Freeview and record facility, DVD, iPod dock, DAB radio, CD, WiFi, selection of games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and folding bed on request. Loading/unloading outside cottage with roadside parking on first come, first served basis. Additional parking in public car parks at £1.50/day, 5 mins walk. Two well-behaved dogs welcome. Sorry, no smoking. Shop and pub 1 min walk. Harbour 5 mins walk. Note: Steep original Tudor stairs, not suitable for less mobile guests. Note: No outdoor space, but the church gardens are opposite.



View more images online at www.SykesCottages.co.uk

LMB

WSB: N/A	A: 382	B: 442	C: 489
D: 489	E: 617	F: 691	G: 721
H: 754	I: 799	X: 754	NY: 754



River View Rye

REF: 27218
Sleeps 2
Friday Arrival



A wonderful, one-bedroom, first floor apartment in Rye, next to the River Brede with river views from the Juliet balcony. From the moment you step inside you will feel relaxed, with an attractive double bedroom inviting you to rest and unwind before stepping up into the light and airy open plan living area with the ever-changing views of the river and boats beneath your window. The well-equipped, fitted kitchen has all you need to prepare meals and the apartment even boasts its own boat room! River View is perfect for a romantic getaway, or an excellent base for outdoor pursuit enthusiasts.



Accommodation All first floor. One king-size double bedroom (zip/link, can be twin on request). Bathroom with bath, shower over, basin and WC. Open plan living area with kitchen, dining area and sitting area with sofa bed, electric fire and Juliet balcony. Separate lower ground floor storage/boat room.



Amenities Electric central heating with electric fire. Electric oven and hob, microwave, fridge, washing machine in boat room, dishwasher, TV with Freeview, DVD, CD/radio, iPod dock, selection of books, games, CDs and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Allocated off road parking for 1 car, plus additional parking in visitor area. Kayaks (dependent on size)/cycles/oars storage. Sorry, no pets and no smoking. Shop, pub and railway station 5 mins walk. Note: Four steps up from hall into living area. Note: The storage/boat room is under the apartment and is accessed via external stairs, items are left at guests' own risk. Note: Due to location storage/boat room may seep water at times. Note: Children over 10 years only. Note: Max. 2 people. Note: Property next to the River Rother. Note: There are external steps, at the rear and on either side of the building that lead to the entrance of each apartment on the first floor. Note: WiFi available from BT Openzone hotspot (available to BT customers only).

WSB OSB LMB

WSB: 207	A: 324	B: 355	C: 404
D: 452	E: 466	F: 479	G: 492
H: 505	I: 541	X: 505	NY: 505





16 The Boathouse
Rye

REF: 3003
Sleeps 2
Friday Arrival



A modern, one-bedroom first floor apartment with a Juliet balcony, overlooking the quay of the River Rother, in the Cinque Port of Rye. Stylishly decorated and furnished, offering a sleek alternative to the more traditional Sussex cottages, this apartment is cosy and comfortable, with lovely views over the boats that pass through the quay at high tide, and to open fields beyond. The apartment is centrally located, with the amenities of the town a short walk away. Rye offers a museum, swimming pool, windsurfing lake, dinghy sailing, independent shops, galleries and weekly markets. Fishing, cycle hire, horse riding, tennis and golf are also in the locality. Camber Sands, 5 miles away, offers a kite-surfing course and swimming, or visit Battle, 16 miles away, an historic town built upon the site where William the Conqueror defeated King Harold. A superb Rye cottage alternative for a relaxing break.



Accommodation All first floor. One double bedroom. Bathroom with bath, basin and WC. Open plan living area with compact kitchen, breakfast bar and sitting area with Juliet balcony overlooking the quay.



Amenities Electric central heating. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, radio/CD player, selection of books/DVDs/games. Electricity inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Sorry, no pets and no smoking. Shop and pub 5 mins walk.

“We will certainly make a return visit.”

Mrs Hyde, May 2014



WSB	OSB	LMB	XSB
WSB: 199	A: 310	B: 340	C: 386
D: 432	E: 446	F: 458	G: 470
H: 482	I: 516	X: 482	NY: 482



The Sand Dunes
Camber near Rye

REF: 914281
Sleeps 4
Saturday Arrival



This well-presented cottage is situated in the village of Camber, close to the safe, sandy beach that this area is renowned for. Superbly located, this welcoming cottage is quietly tucked away, with only pedestrian access to it. Well-equipped and nicely appointed, the cottage provides spacious, stylish accommodation, perfect for couples and families looking to stay within walking distance of shops, pubs serving great food, a popular restaurant and the beach, with its seven miles of sand and dunes, which give this lovely cottage its name! The light and airy kitchen, with its dining area, is the ideal place to gather together and make plans for the days ahead as you enjoy a delicious meal. Guests can also enjoy dining alfresco in the pleasant, pebble garden as the sun goes down, whilst listening to the gulls as they make their way home and with both front and rear gardens being fully-enclosed, parents can relax whilst children play in safety outside. Why not pack a picnic in the hamper provided and have lunch on the beach? Watersports enthusiasts are spoilt for choice with sand yachts, windsurfing, sailing and hang-gliding all on offer within a mile, and for those less energetic, there are two golf courses and several fishing spots to be enjoyed. After a day of swimming and surfing, shopping and sailing, with sand between your toes, return to this cottage and relax, with the scent of the sea, in the garden.



Accommodation Two bedrooms: 1 x double, 1 x adult bunks. Bathroom with bath, shower over, basin and WC. Kitchen with dining area. Sitting room with sofa bed and electric stove.

Amenities Electric heaters throughout with electric stove. Electric oven and hob, microwave, fridge/freezer, washing machine, 2 x TVs with Freeview, radio, Xbox and games, iPod dock, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 1 car. Secure storage for bikes and equipment. Fully-enclosed pebble garden to front and rear with furniture. Sorry, no pets and no smoking. Shop, pub and beach 2 mins walk. Note: Sofa bed is for flexible sleeping only, and is available on request.



Check live availability online at www.SykesCottages.co.uk

WSB	OSB	LMB	XSB
WSB: 276	A: 327	B: 393	C: 445
D: 445	E: 516	F: 560	G: 589
H: 620	I: 663	X: 620	NY: 620



Bixley
Beckley near Rye

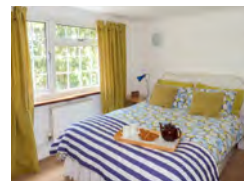
REF: 904938
Sleeps 5
Saturday Arrival



This charming detached bungalow sits in the heart of Beckley Woods, a Forestry Commission conservation site in the Sussex countryside. Quietly tucked away within half an acre of mature gardens, you only need to step outside to be at one with nature. Built in the 1900s as the woodman's home, this comfortably-furnished cottage offers visitors delightful accommodation entirely over the ground floor. There are two comfortable sitting rooms to relax in, one boasting an open fire, perfect for a cosy evening in together with a glass of wine and a good film. The well-equipped kitchen is great for cooking up a tasty supper, and in the summer, you can throw open the patio doors and dine alfresco in the large mature garden. This is a ramblers' and birdwatcher's paradise, with lots of woodland walks right from your doorstep. Sample a Sussex cream tea in one of the many tea rooms dotted along the cobbled streets of Rye or why not explore the historic town of Battle with its famous abbey and find out about 1066? For a day on the beach, Camber sands are a firm favourite with families or with woods, walks and nature at your feet, you may choose to stay in the lovely garden and just listen to the birds as you drift away in the heady scent of the foliage around you.



Accommodation All ground floor. Three bedrooms: 1 x double, 1 x twin, 1 x single. Bathroom with bath, basin and WC. Shower room with shower, basin and WC. Kitchen with dining area. Sitting room with open fire. Second sitting room with patio doors to decked terrace.



Amenities Oil central heating with open fire. Electric oven and induction hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, CD, WiFi, telephone (incoming calls only), selection of books and games. Fuel and power inc. in rent. Starter pack for open fire inc. in rent Oct - Feb inclusive, additional fuel for fire available to purchase from owner. Bed linen and towels inc. in rent. Off road parking for 2 cars. Half acre of mature gardens with decked terrace and furniture. One well-behaved dog welcome. Sorry, no smoking. Shop and pub 1.5 miles. Note: Access to the cottage is along 0.5 miles of unmade road.

WSB	N/A	A: 408	B: 445	C: 501
D: 584	E: 679	F: 738	G: 798	
H: 857	I: 904	X: 857	NY: 857	



Seaholme
Jurys Gap near
Camber Sands

REF: 18571
Sleeps 6/8
Saturday Arrival



A charming, detached single-storey coastal cottage nestled in the hamlet of Jurys Gap on the Sussex coast, only 1.5 miles from the town of Camber Sands. Laid back from the main coast road, the cottage offers families and friends the ideal base being just a 2 minute walk from a sand and shingle beach. Inside, guests can unwind, sinking into comfy seating after a busy day on the beach. The cottage offers spacious accommodation, with two large double bedrooms and a smaller room with adult-size bunk beds. The fitted kitchen has a door leading to the enclosed rear garden, with views over fields and a wind farm in the far distance. Jurys Gap is a collection of seaside cottages equidistant from Camber Sands and Lydd. The beaches running along this part of the coast are popular with families due to the slow gradation of the sands into the sea, allowing children to paddle in comfort. At the end of a rewarding day return to this coastal cottage and relax and unwind before planning your next adventure.



Accommodation All ground floor. Three bedrooms: 2 x doubles with basin, 1 x adult bunks. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area and sofa bed.



Amenities Oil central heating. Electric oven and hob, microwave, fridge, small freezer, washing machine, TV with Freeview, DVD, CD, digital radio, PlayStation 3 with 12 games, selection of books, games and DVDs. Telephone for local and incoming calls only. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 3 cars. Enclosed lawned rear garden with patio and furniture. Two well-behaved dogs welcome. Sorry, no smoking. Shop and pub 1.5 miles. Note: Car is needed when exiting driveway onto fast coast road. Note: Steep driveway to cottage. Note: Cottage is near a main road. Note: Stone steps lead up to pebble sea wall before access to beach.



WSB	OSB	LMB	XSB
WSB: 304	A: 364	B: 440	C: 505
D: 505	E: 633	F: 714	G: 770
H: 825	I: 883	X: 825	NY: 825

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚭
No pets

🚭
No smoking



Get back to nature and see the ponies in the New Forest National Park, stroll along Hampshire's unspoilt beaches or relive the past at Winchester Castle. Sample the delights of Surrey's award-winning vineyards, the stunning Surrey Hills and beautiful Kew Gardens.

Cottages start from
£228
per week

For more information about these areas go to

www.SykesCottages.co.uk/Hampshire or [/Surrey](http://www.SykesCottages.co.uk/Surrey)



The Cottage
Beaulieu, New Forest

REF: 9270
Sleeps 2
Friday Arrival



Beaulieu 1 mile. An immaculate detached cottage built just after the First World War as a studio retreat, adjacent to the owner's pretty cottage, close to Beaulieu within the New Forest National Park. This lovely cottage has been renovated, furnished and equipped to an extremely high standard, benefiting from light and airy living accommodation with an attractive enclosed courtyard garden. There is direct forest access from the cottage, which lies close to the scenic Hatchet Pond, a great place to roam the numerous forest trails, and maybe run into the wild ponies and donkeys. Only a mile away is the picturesque village of Beaulieu, where bikes can be hired to explore the forest, and a visit to the world-famous National Motor Museum, and ancient Palace House is a must. A lovely cottage offering a comfortable base from which to explore this sensational area.



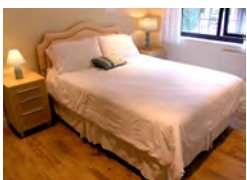
Accommodation All ground floor. One king-size double bedroom with en-suite shower, basin and WC. Fitted kitchen with dining area. Sitting room.

Amenities Gas central heating. Electric oven, ceramic hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Ample off road parking. Private enclosed front courtyard with furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: Babes-in-arms only.



"A beautiful cottage in beautiful surroundings. A home-from-home!"

Mrs Schofield, August 2014



WSB	OSB	LMB				
WSB: 245	A: 305	B: 351	C: 383			
D: 415	E: 417	F: 456	G: 503			
H: 527	I: 564	X: 527	NY: 527			



Brock Cottage
Beaulieu, New Forest

REF: 6495
Sleeps 2
Saturday Arrival



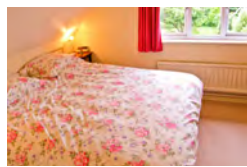
Beaulieu 1 mile. A charming, detached New Forest holiday cottage, situated next to the owner's home. In an acre of garden, with direct forest access, and situated just 1 mile from the picturesque village of Beaulieu, this New Forest cottage has nature all around. Renovated and refurbished to a good standard, this lovely cottage has one double bedroom and a sitting room, making it perfect for a romantic break in spectacular countryside. With views to the front towards nearby Hatchet Pond, the largest body of water in the New Forest, this delightful cottage is in a great location for coarse fishing. There are lovely walks and cycle trails straight from the door of this New Forest cottage, and with the National Motor Museum, Buckler's Hard and Exbury Gardens all close by, as well as pony trekking, you'll be spoilt for choice of things to do. This New Forest holiday cottage offers a great holiday base from which to explore this stunning area. Why not take a trip to the Isle of Wight from nearby Lymington, or visit the beautiful beaches at Bournemouth? There is so much to see and do from this super New Forest holiday cottage.



Accommodation One super king-size double bedroom (zip and link, can be twin on request). Shower room with shower, basin and WC. Fitted kitchen with dining area. First floor sitting room with electric fire.



Amenities Oil central heating with electric fire in sitting room. Electric oven, ceramic hob, combination microwave, fridge, fridge/freezer, use of washing machine by arrangement with owner, dishwasher, flat screen TV with Freeview, DVD, library of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for two cars. Lobby for bike and walking clothing storage. Lawned garden and patio and furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: The cottage has steep internal stairs. Note: Cycle hire is available nearby.



WSB	OSB	LMB	XSB				
WSB: 287	A: 305	B: 351	C: 383				
D: 415	E: 417	F: 456	G: 503				
H: 527	I: 564	X: 527	NY: 527				



The Bothy
Boldre near Lymington, New Forest

REF: 25473
Sleeps 2
Friday Arrival



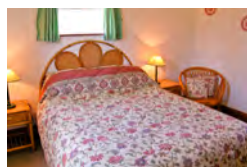
A detached, timber-clad cottage situated in the pretty grounds of the owner's home in the village of Boldre, in the beautiful New Forest National Park. This quaint cottage provides a cosy and comfortable holiday base for couples looking to explore the lovely surrounding area. There is a king-size double bedroom complete with an en-suite shower room, and this cottage also has a light, open plan living area with a warming woodburner for chilly evenings. Outside, there is a private garden with a sun trap patio offering charming country views towards the owner's orchard and the distant fields. A short drive will take you deep into the forest glades, perfect for romantic walks and bike rides as you can often spot wild ponies and deer grazing in this idyllic setting. Take a trip into the nearby market town of Lymington where you can browse the diverse range of shops, treat yourself at one of the numerous restaurants or catch a ferry for a day trip to the Isle of Wight. Within an easy drive you can visit the award-winning National Motor Museum at Beaulieu and the stunning Exbury Gardens. This charming cottage offers a comfortable base, perfect for a relaxing peaceful holiday in the New Forest.



Accommodation All ground floor. One king-size double bedroom with en-suite shower, basin and WC. Open plan living area with kitchen, dining area and sitting area with woodburner.



Amenities Electric storage heaters with woodburner. Electric oven, ceramic hob, microwave, fridge (no ice box), washing machine, TV with Freeview, DVD, radio, selection of books and games. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Lawned front garden with patio and furniture. Sorry, no pets and no smoking. Shop 1 mile, pub 10 mins walk. Note: No children.



"The Bothy was a delight to stay in."

Mr Norman, April 2014

WSB	OSB	LMB				
WSB: 232	A: 289	B: 332	C: 363			
D: 392	E: 394	F: 430	G: 475			
H: 497	I: 533	X: 497	NY: 497			



Driftwood
Milford on Sea

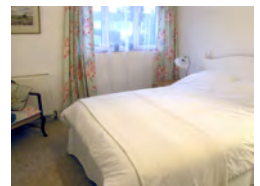
REF: 3757
Sleeps 5/6
Friday Arrival



A lovely, semi-detached holiday cottage, in the quiet village of Milford on Sea, 3 miles from Lymington. Decorated and equipped to a high standard, with cosy rooms, a pretty garden and fantastic location, the cottage makes a great base for discovering the south of England and the Isle of Wight. Take a stroll along the beach front and enjoy fish and chips by the sea, drive the short distance to the New Forest National Park. Alternatively, you can catch a ferry to the wonderful Isle of Wight and enjoy the sandy beaches, Amazon World Zoo Park or a ride on the chairlift to see The Needles. With Bournemouth's Monkey World to enjoy, and the pretty beach huts at Mudeford to see, you'll be sure to enjoy your stay at this great holiday cottage at any time of the year!



Accommodation All ground floor. Three bedrooms: 1 x double, 1 x twin, 1 x single (accessed through living room) with additional pull-out stacker bed - double doors to single room, when opened create further living space. Bathroom with bath, shower over bath, basin and WC. Cloakroom with basin and WC. Fitted kitchen. Dining room with views over garden. Living room with electric fire. Sun room.



Amenities Gas central heating with electric fire in living room. Electric oven, halogen hob, microwave, fridge, washing machine, dishwasher, TV, DVD player, library of books and games. All fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for 2 cars. Lawned garden with patio and garden furniture. Sorry, no pets and no smoking. Shop and pub 10 mins walk, sandy beach 5 miles.

"Really unique with its seaside theme throughout."

Mrs Burrows, August 2014

WSB	OSB	LMB				
WSB: N/A	A: 294	B: 394	C: 446			
D: 495	E: 524	F: 585	G: 637			
H: 688	I: 737	X: 688	NY: 688			





**Bramley Nook
Damerham**

REF: 913307
Sleeps 2
Saturday Arrival



A well-presented, single-storey wing of the owner's cottage, at the centre of the pretty rural Hampshire village of Damerham, on the borders with Dorset and Wiltshire. Just four miles from the edge of the New Forest National Park, this is a perfect rural village base for couples wishing to explore this picturesque Area of Outstanding Natural Beauty. The cosy beamed interior oozes charm with a real home-from-home feel, and offers a superb place to return to after your hectic day out and about. Relax in the pretty, sheltered courtyard garden, where you can plan your day's adventures or take a short stroll along the water meadows beside the gently flowing River Allen. Alternatively, you can just relax in at the nearby local pub, where a warm welcome is guaranteed. Three miles from the cottage is the small town of Fordingbridge situated on the River Avon, or browse the weekly colourful market in the bustling town of Ringwood. Best of all, you can enjoy the delights of the New Forest National Park, an easy drive away. A charming rural cottage from which to explore the delights of three picturesque counties.



Accommodation All ground floor. One twin bedroom with en-suite shower, basin and WC. Kitchen. Sitting room with dining area and electric flame-effect fire.

Amenities Oil central heating with electric fire. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD, CD/radio, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Lockable bike storage. Small enclosed courtyard garden with furniture. One well-behaved dog welcome. Sorry, no smoking. Shop 1.5 miles, pub 2 mins walk. Note: The owner keeps bantams in the adjacent garden.



Check live availability online at www.SykesCottages.co.uk

WSB OSB LMB XSB			
WSB: 202	A: 254	B: 296	C: 318
D: 338	E: 350	F: 375	G: 402
H: 412	I: 435	X: 412	NY: 412



**Endymion
Linwood near
Ringwood, New
Forest**

REF: 3575
Sleeps 2/3
Friday Arrival

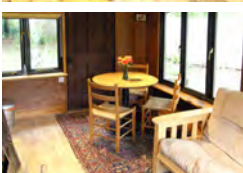


A delightful, single-storey, detached timbered lodge, in the grounds of the owner's cottage, in an idyllic location in the hamlet of Linwood, in the heart of the New Forest National Park. Surrounded by ancient woodland, this cosy little Hampshire cottage has a warming woodburner, perfect for cooler evenings, as well as a comfortable bedroom with en-suite shower room. You can literally walk straight out of the gates right into the forest, and take one of the numerous bridle and footpaths from where you're sure to see wild ponies, cattle and deer. There is also a super pub serving good food and real ales close by. Should you tire of the forest, within an easy drive are the National Motor Museum at Beaulieu, the ancient cathedral city of Salisbury, or the attractions and beaches at Bournemouth. A lovely New Forest cottage in a superb location: a relaxing holiday base all year round.



Accommodation All ground floor. One double bedroom with en-suite shower, basin & WC. Open plan living area with simple compact kitchen area, dining area & sitting area with sofa bed & woodburner.

Amenities Electric heaters in bedroom & bathroom with woodburner in sitting area. Two-ring electric hob, combi microwave/oven, fridge, TV with Freeview, DVD. Fuel, power & logs for woodburner inc. in rent. Bed linen & towels inc. in rent. Off road parking for one car. Rear garden with patio & BBQ. Two well-behaved dogs welcome. Sorry, no smoking. Visitors welcome to bring their own horses - paddock, stabling & menage available, by prior arrangement with owner. Shop 4 miles, seasonal camp site shop 1 mile, pub 8 mins walk. Note: Owner has dogs. Note: Cottage is accessed via unmade gravelled forest track & is unsuitable for low suspension vehicles or those unsteady on their feet.



WSB OSB LMB			
WSB: 279	A: 323	B: 350	C: 380
D: 407	E: 447	F: 471	G: 517
H: 561	I: 599	X: 561	NY: 561



**Coles Farm Granary
Awbridge**

REF: 906580
Sleeps 2
Friday Arrival



A most charming, single-storey, detached granary conversion, peacefully situated in the attractive grounds of the owner's Grade II listed thatched cottage, within the South Hampshire village of Awbridge, in the Test Valley, two miles from Romsey. The cottage has been lovingly converted with all the original beams, now offering a perfect, spacious, countryside retreat for two. It boasts a most comfortable sitting room, with a high vaulted ceiling extending to the roof beams, with French doors opening out onto the attractive, private patio. There is also a secluded private area with BBQ in the adjacent small orchard, for the sole use of visitors to the cottage, an ideal place for relaxing or picnicking. The double bedroom with en-suite facilities is perfect for a restful night's sleep after a busy day exploring the area and you will be spoilt for choice for places to visit and things to do close by. The nearby Test Way offers easy walking, and there are designated cycling roads through the beautiful Hampshire countryside to many places of interest, including Mottisfont Abbey, with its famous rose garden and extensive grounds. An idyllic cottage surrounded by peaceful rivers and unspoilt countryside.



Accommodation All ground floor. One double bedroom with en-suite bath, hand-held shower, basin and WC. Kitchen with breakfast area. Sitting room with dining area and woodburning stove.



Amenities Electric storage heaters with woodburning stove. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, WiFi, selection of books and games. Fuel, power and starter pack for fire inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Undercover bike storage. Private patio with furniture. Private sitting area in adjacent paddock. One well-behaved dog welcome. Sorry, no smoking. Farm shop and pub 1 mile. Note: Babes-in-arms only.



WSB OSB LMB XSB			
WSB: 240	A: 299	B: 344	C: 375
D: 406	E: 408	F: 446	G: 492
H: 515	I: 552	X: 515	NY: 515



**Gordon's House
Andover**

REF: 14325
Sleeps 6/7
Friday Arrival



An impressive, semi-detached Victorian cottage in a quiet residential road within the heart of the market town of Andover. This super cottage provides spacious, well-planned accommodation, ideal for families or groups of friends. The cottage benefits from three spacious bedrooms, all with different layouts, to provide flexible accommodation, and a stylish walk-in shower room, whilst on the ground floor, not only is there a sitting room with open fire, separate dining room and snug, but also a superb garden room featuring its own home cinema system with Sky HD. Both the garden room and dining room open out onto the large, attractive patio and enclosed lawned garden area, a pleasant, sunny, social space for relaxing in after a hectic day out. Andover provides a good selection of shops, inns and restaurants, while the surrounding countryside offers lovely walking country and quaint villages, with excellent fishing to be had on the River Test. Access to excellent transport links provide easy driving routes to numerous places of interest, including the Hawk Conservancy Trust, Thruxton Motorsport Centre, Highclere Castle and ancient Winchester. Alternatively, take a trip to the medieval city of Salisbury or even the New Forest.



Accommodation Three bedrooms: 1 x king-size double, 1 x twin, 1 x family room with 1 king-size double and 1 children's single day bed. Shower room with shower, basin and WC. Ground floor basin and WC. Kitchen with pantry and breakfast area (seats 4). Utility. Dining room with flame-effect gas fire. Sitting room with open fire. Small snug (seats 1). Garden room with dining area.

Amenities Gas central heating with gas fire and open fire. Electric double oven and 5-ring ceramic hob, microwave, fridge, freezer, washer/dryer, dishwasher, 4 x TVs (3 with Freeview and 1 with full Sky HD), DVD, Blu-ray, home cinema system, WiFi, selection of books and games. Fuel, power and starter pack for fire inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Enclosed lawned garden with patio and furniture. Sorry, no pets and no smoking. Shop and pub 7 mins walk.



"The house was perfect."

Mrs Ramsay, July 2014

WSB OSB LMB XSB			
WSB: 272	A: 326	B: 387	C: 446
D: 505	E: 539	F: 607	G: 700
H: 747	I: 799	X: 747	NY: 747



Key to symbols

★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



The Cottage
Whitchurch near
Winchester

REF: 13626

Sleeps 2

Saturday Arrival



Whitchurch and Overton 2 miles. A self-contained wing of the owners' cottage, set in a rural location on the edge of Watership Down country in northern Hampshire. Comfortably furnished throughout with a king-size double bed and French windows opening out onto beautiful gardens, this lovely cottage offers a delightful base for exploring the area. After a day out and about you can snuggle up in front of the warming woodburner in the charming sitting room, or enjoy a glass of wine on the attractive enclosed patio, soaking up the last of the sun. The extensive gardens are a delight, boasting well-kept flower beds and lawns, where you can play croquet. There are lovely walks to be had from your holiday cottage, across the rolling chalk landscape, immortalised by local author Richard Adams in Watership Down - the nearby pub, serving good food and ales also bears this name! Within a short drive are the River Test, beloved by fly fishermen, the pretty village of Overton, Whitchurch Silk Mill and, for fans of the TV series Downton Abbey, Highclere Castle. Alternatively, the ancient cities of Winchester, Salisbury and Southampton, and Portsmouth's historic dockyard, are easily accessible. A delightful cottage to be enjoyed at any time of the year!



Accommodation One king-size double bedroom. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with woodburner, dining area and French doors to garden.

Amenities Oil central heating with woodburner in sitting room. Electric cooker, microwave, fridge, washing machine, TV with Freeview, DVD player, WiFi, selection of books and games. Fuel, power and starter pack for woodburner inc. in rent. Additional wood available to purchase from owner. Bed linen and towels inc. in rent. Off road parking for one car. Lawned garden at front with pond. Private enclosed patio with furniture and BBQ at rear. One well-behaved dog welcome. Sorry, no smoking. Shops 2 miles, pub 1.5 miles. Note: There are approx. 4 trains per hour on the railway and as such there may be some associated noise. Note: Due to unfenced pond, children should be supervised at all times.

View more images
online at

www.SykesCottages.co.uk

OSB LMB XSB

WSB: N/A	A: 260	B: 295	C: 310
D: 331	E: 346	F: 377	G: 415
H: 434	I: 465	X: 434	NY: 434

SLAKEMOOR FARM COTTAGES
Durley near Southampton

Two delightful single-storey barn conversions, in a rural setting on the owner's cattle and equestrian farm, on the edge of the south Hampshire village of Durley, 2 miles from Botley. These charming Durley cottages have been converted to a very high standard, and both boast cosy woodburners, as well as en-suite facilities. These Durley cottages are set within the owner's farmyard, where horses often come and go from the adjacent stables. Locally, there are many lovely walks and the owner is happy to offer visitors riding lessons or hacking by arrangement from her nearby equestrian centre. There are plenty of places to visit within a short drive of these Durley cottages, including Marwell Zoo, the beautiful Meon Valley, and the River Hamble, whilst the historic Royal Naval Dockyard at Portsmouth and ancient Winchester are also easily accessible. Two lovely Durley cottages, providing a superb base from which to explore this lovely area throughout the year.



Swift Cottage

Durley near
Southampton

REF: 4181

Sleeps 4

Friday Arrival



A lovely, semi-detached, single-storey barn conversion, one of two Durley cottages on site, providing quality holiday accommodation with a light and airy open plan living area, a warming woodburner and an en-suite to the double bedroom. This Durley cottage is situated alongside the owner's farmyard, where there is stabling for horses. A super, rural base for an enjoyable holiday. Note: This property can be booked with Ref. 4182 to accommodate up to 8 people.



Accommodation All ground floor with one internal step. Two bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin. Shower room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area with woodburner.



Amenities Radiators powered by woodburner in sitting area. Electric cooker, microwave, fridge, washing machine, TV, DVD, Freeview. Fuel, power and starter pack of logs inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Small patio with furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: Horses use the adjacent farmyard.



"Would highly
recommend a stay here."

Mrs Gower-Kitch, April 2014

WSB OSB LMB

WSB: 230	A: 272	B: 296	C: 331
D: 383	E: 425	F: 461	G: 497
H: 533	I: 562	X: 533	NY: 533



Swallow Cottage

Durley near
Southampton

REF: 4182

Sleeps 4

Saturday Arrival



An attractive single-storey barn conversion, one of two Durley cottages on site, skilfully converted to provide light and airy open plan Durley cottage accommodation, which benefits from a woodburner in the living area, and a lovely four poster bedroom with en-suite facilities. This Durley cottage could be suitable for the less able, as it is all on one level. Adjacent to the owner's farmyard stables, this Durley cottage provides a cosy and comfortable holiday base. Note: This property can be booked with Ref. 4181 to accommodate up to 8 people.



Accommodation All ground floor. Two bedrooms: 1 x four poster double with en-suite shower, basin and WC, 1 x twin. Shower room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area with woodburner.



Amenities Radiators powered by woodburner in sitting area. Electric cooker, microwave, fridge, washing machine, TV, DVD, Freeview. Fuel, power and starter pack of logs inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Small lawned garden with furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: Horses use the adjacent farmyard.



Check live availability
online at

www.SykesCottages.co.uk

WSB OSB LMB

WSB: 230	A: 272	B: 296	C: 331
D: 383	E: 425	F: 461	G: 497
H: 533	I: 562	X: 533	NY: 533



The Old Stable
Durley near
Southampton

REF: 30475

Sleeps 4

Friday Arrival



Durley 1 mile. An impressive, detached barn conversion set in the grounds of the owner's farmhouse, on a non-working farm, close to the rural Hampshire village of Durley. This stylish cottage has been lovingly created from a former stable and hayloft dating back to 1850, and now offers couples and small family groups a most attractive holiday base. Much thought has gone into the layout which incorporates original oak beams in the spacious open plan sitting and dining areas, along with a well-equipped kitchen and a convenient cloakroom. Upstairs, the beamed eaves double benefits from an en-suite shower room, together with a further bathroom adjacent to the twin bedroom. There's an enclosed sunny patio area with attractive raised planters; a perfect social space for planning the day's excursions, whilst locally there are several footpaths meandering across the lovely countryside. You are spoilt for choice as to days out exploring the superb Meon Valley, the New Forest National Park, Marwell Zoo, ancient Winchester, or Portsmouth's historic naval dockyard. Then after all your adventures, this holiday cottage is a lovely place to come home to!



Accommodation Two eaves bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Open plan living area with kitchen, dining area and sitting area with electric flame-effect fire.



Amenities Electric wall connector heaters with electric fire. Electric oven and ceramic hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, CD/radio, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stair-gate on request. Off road parking for 2 cars. Undercover bike storage. Enclosed front patio with furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: There are two beams running at a height of approx. 6 foot across the ceiling of the living area. Note: Sloping ceilings in bedrooms.



WSB OSB LMB XSB

WSB: 226	A: 267	B: 295	C: 330
D: 385	E: 427	F: 466	G: 504
H: 540	I: 571	X: 526	NY: 526



Sunny Gardens
Weymouth

REF: 7688

Sleeps 4/6

Saturday Arrival



A delightful, detached, chalet bungalow situated in a quiet residential area on the edge of Weymouth, just over a mile from the seafrost. This Weymouth cottage has been well-equipped and comfortably furnished, offering visitors a real home-from-home holiday experience. The conservatory and well-kept large sunny garden of this Weymouth cottage are a real delight, a perfect place to unwind after a day exploring this lovely area. Weymouth's golden sands and quaint harbour are just a short distance away, where you can try your hand at sea fishing or diving. Or, perhaps a day out to the Channel Islands on the Seacat appeals? From this Weymouth cottage explore dramatic Portland Harbour, home to the 2012 Olympics sailing. There's so much to see and do from this Weymouth cottage that you really are spoilt for choice!



Accommodation Three bedrooms: 1 x ground floor double, 1 x ground floor room with sofa bed, 1 x eaves twin. Ground floor shower room with shower, basin and WC. First floor basin and WC. Fitted galley kitchen. Dining room with TV and doors to conservatory. Sitting room.



Amenities Gas central heating. Electric oven, ceramic hob, microwave, fridge, freezer, washing machine, 2 x TVs, one with Freeview, DVD, video, CD/radio, books/games/CDs/DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Superb spacious rear lawned garden and patio with furniture. One well-behaved dog welcome. Sorry, no smoking. Shop 10 mins walk, pub 3 miles. Note: There is a covered pond in the garden.



"We had an excellent holiday
and have booked again."

Mrs Giles, July 2013

WSB OSB LMB XSB

WSB: 283	A: 327	B: 386	C: 447
D: 506	E: 539	F: 606	G: 699
H: 748	I: 800	X: 748	NY: 748





Beach Corner
Fortuneswell on Portland near Weymouth

REF: 912203
Sleeps 8
Friday Arrival



Fortuneswell 1 mile. A superb, contemporary, end-terrace town house, located within an award-winning, eco-friendly development, close to the village of Fortuneswell on Dorset's dramatic Isle of Portland. Originally leased as accommodation for competitors in the 2012 Summer Olympics, this stylish cottage offers exceptional holiday accommodation for families and groups of friends alike. Set over three floors, there is a delightful first floor sitting room with good views of the marina, along with four spacious bedrooms, the second floor master a particular delight with its en-suite facilities and balcony boasting views towards Chesil Beach. The ground floor provides a further social space with an excellent fitted kitchen and a utility room along with a double bedroom, meaning there's plenty of space for your whole party! Patio doors open out to a sheltered, enclosed garden, where you can relax in the sun after your day's pursuits. A very special cottage for a holiday to remember.



Accommodation Over three floors. Four bedrooms: 1 x second floor king-size double with en-suite shower, basin and WC and balcony with furniture, 1 x ground floor king-size double, 1 x second floor twin, 1 x first floor twin. First floor bathroom with bath, hand-held shower, basin and WC. Ground floor kitchen with dining area and seating area. Utility with basin and WC. First floor sitting room.

Amenities Biomass central heating. Electric oven, ceramic hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, radio, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 1 car plus unrestricted roadside parking on first come, first served basis 1 min walk. Enclosed lawned garden with patio and furniture. Sorry, no pets and no smoking. Shop, pub and marina 10 mins walk. Note: Children should be supervised on 2nd floor balcony. Note: No stag/hen parties.



WSB: N/A	A: 499	B: 585	C: 669
D: 754	E: 801	F: 896	G: 1027
H: 1093	I: 1168	X: 1093	NY: 1093



Whitestones
Fortuneswell on Portland near Weymouth

REF: 18977
Sleeps 4/6
Friday Arrival



A welcoming Victorian mid-terrace cottage in an elevated setting above a residential street, in the village of Fortuneswell, on the Isle of Portland, 5 miles from Weymouth. A former fisherman's cottage, the property has been furnished and well-equipped to a good standard to provide an ideal base for couples or a small family. Set over three floors with sea views from all the floors, the cottage offers comfortable accommodation with two double bedrooms, a bathroom, kitchen and sitting room with dining area and double sofa bed. The rear terraced patio has a pleasant sitting area, perfect for relaxing in after a busy day out. The shops and pubs are just a few steps away, whilst a short downhill stroll takes you to the magnificent Chesil Beach, one of the Jurassic Coast's most memorable destinations. One mile away is a sailing academy, plus Portland Harbour, the sailing venue for the Olympics, boasts excellent facilities, and there are ample diving opportunities close by. Rugged Portland Bill is renowned for its birdwatching and scenic walks, whilst the golden sands and harbour at Weymouth are only 5 miles away. The cottage ticks all the boxes if you're looking for a conveniently located holiday home.



Accommodation Over three floors. Two bedrooms: 1 x second floor double, 1 x double. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Kitchen. Sitting room with dining area and sofa bed.

Amenities Gas central heating. Electric oven and hob, microwave, fridge, washing machine, TV with FreeSat, DVD, CD/radio, books, games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking available opposite the cottage for one hour between 9am and 6pm, unlimited from 6pm to 9am and on Sundays. Free parking in car park 300 yards away. Terraced patio with furniture. One well-behaved dog welcome. Sorry, no smoking. Shop and pub 2 mins walk. Note: Property unsuitable for the infirm and children under 5 (including infants) due to steep steps. Note: Second floor double has sloping ceilings. Note: Property next to an A road, some road noise will be heard.

WSB OSB LMB XSB

WSB: 235	A: 281	B: 332	C: 371
D: 408	E: 432	F: 481	G: 537
H: 566	I: 606	X: 566	NY: 566



The Old Barn
Harman's Cross near Swanage

REF: 906024
Sleeps 8
Saturday Arrival

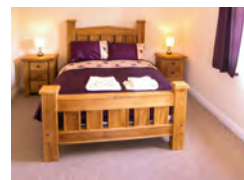


Swanage 2.5 miles. Nestling at the foot of Nine Barrow Down on Dorset's picturesque Isle of Purbeck, and only a short drive from Swanage, is this outstanding, stone barn conversion. Set on the owner's working farm and converted to an exceptionally high standard, this spacious barn makes an ideal holiday base for exploring Dorset's Jurassic Coast. The front door opens into the large, light entrance hall with stairs leading up to an impressive mezzanine landing, which overlooks the superb kitchen and spacious dining area. The sitting room boasts a woodburner, which together with the underfloor heating, helps to create a cosy, sociable space to unwind in after an adventurous day out, or why not relax in the designated outside sitting area? There are three spacious bedrooms, all offering different sleeping configurations to suit a wide range of needs, including a ground floor bedroom with adjacent wet room, which may suit less mobile visitors.



Accommodation Three bedrooms: 1 x ground floor double, 2 x family room with 1 double and 1 single. Ground floor wet room with shower, basin and WC. Bathroom with bath, basin and WC. Kitchen with dining area. Sitting room with woodburner.

Amenities Oil central heating with under-floor heating on ground floor and woodburner. Electric oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, CD/radio, selection of books and games. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and staircase on request. Bike storage available on request. Off road parking for 3 cars. Designated front seating area. One well-behaved dog welcome. Sorry, no smoking. Shop 10 mins walk, pub 1.5 miles. Note: Swanage Railway line is approx. 200 yards away. Note: There is an agricultural workshop at the rear. Note: There are some external steps to access the property, but level access is also available. There are no internal steps on the ground floor.



WSB OSB LMB XSB

WSB: 357	A: 393	B: 470	C: 547
D: 624	E: 701	F: 778	G: 855
H: 931	I: 1008	X: 1008	NY: 1008



The Moorings
Hamworthy near Poole

REF: 19568
Sleeps 6
Friday Arrival



Poole Quay 1.5 miles. An impressive, detached, contemporary-style cottage situated in a quiet residential area, in the suburb of Hamworthy, close to Poole. Renovated to an extremely high standard, the cottage makes an ideal holiday home for families or groups of friends wishing to explore this lovely area. The light and airy interior benefits from three bedrooms, two on the ground floor, and a good-size, first floor king-size double bedroom boasting views over Holes Bay. There is also a first floor family bathroom, and a shower room on the ground floor. It features a well-equipped kitchen where you can sit and enjoy breakfast as you plan the day's adventures. After a day of exploring, retire to the sitting room and eat diner around the dining table, or for peace and quiet, venture up into the mezzanine sitting area. From the kitchen, doors lead down two steps into the enclosed, lawned garden, bordered by a sun trap patio, perfect for alfresco dining. Play in the sand at Hamworth Park Beach, or take a stroll along the nearby Holes Bay. This delightful cottage offers an excellent base for family breaks, at any time of the year.



Accommodation Three bedrooms: 1 x king-size double with TV with Freeview, 1 x ground floor double, 1 x ground floor twin bedroom. Bathroom with double-ended bath, separate shower, basin and WC. Ground floor shower room with shower, basin and WC. Kitchen with dining area. Utility. Sitting room with dining area. Mezzanine sitting area.



Amenities Gas central heating. Gas cooker with oven and hob, microwave, fridge/freezer, washing machine, 2 x TVs with Freeview, DVD, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Highchair. Off road parking for 3 cars and boat. Electric car charging point. Front lawned garden. Rear enclosed lawned garden with patio and furniture. One well-behaved dog welcome. Sorry, no smoking. Shop and pub 5 mins walk. Note: Three steps down from hall to kitchen. Note: One step to front door, two into back of property through utility, four down to garden from kitchen.



WSB: N/A A: 346 B: 412 C: 479

D: 543	E: 580	F: 659	G: 760
H: 811	I: 870	X: 811	NY: 811

Key to symbols

★★★★
Star Rating awarded by Regional Tourist Board

☆☆☆☆
Sykes Cottages Rating

We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Brockhampton Gate
Brockhampton near
Sherborne

REF: 19560
Sleeps 10
Friday Arrival



Buckland Newton 1 mile. Set in an idyllic and secluded West Dorset Area of Outstanding Natural Beauty, in the hamlet of Brockhampton, close to Buckland Newton, is this 19th century detached cottage. This lovely cottage has been created from four former farm workers' cottages to provide a rural retreat, ideal for a group of friends or a family gathering. Comfortably furnished throughout, the cottage incorporates many features with beamed ceilings and a wooden-floored snug where younger members of the group can play. The triple-aspect sitting room with its warming open fire offers a great social space, while five comfortable bedrooms, two with en-suite facilities, provide flexible sleeping arrangements. Set in approximately half an acre of garden there's plenty of space for the whole family to enjoy. There's a slide and goal net for the young ones whilst the adults can take in the views towards Bulbarrow Hill and Dorset Gap. Take a day trip to Dorset's stunning Jurassic Coast, visit Dorchester or explore historic Sherborne with its abbey, castle and interesting shops. A perfect cottage for an idyllic rural retreat, far from the madding crowd.



Accommodation Five bedrooms: 1 x king-size double with en-suite bath, hand-held shower, basin, bidet and WC, 1 x king-size double, 3 x twin (one with basin and WC). Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area. Utility. Sitting room with open fire. Snug.

Amenities Oil central heating with open fire in sitting room. Electric double oven and gas hob, microwave, fridge, freezer, washing machine, tumble dryer, dishwasher, 2 x TVs with Freeview, DVD, video, CD/radio, table football, selection of books, games, DVDs and videos. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate on request. Off road parking for 3 cars. Large lawned garden on three sides with slide, goal net and furniture. One well-behaved dog welcome. Sorry, no smoking. Shop and pub 1 mile. Note: Mobile phone reception is intermittent in this area. Note: Due to the different levels in the cottage accessed by several steps, the property may not be suitable for the infirm or less mobile. Note: No hen or stag parties.

WSB OSB LMB

WSB: 492	A: 582	B: 695	C: 804
D: 918	E: 981	F: 1108	G: 1282
H: 1370	I: 1471	X: 1471	NY: 1471



The Loft
Salisbury

REF: 912859
Sleeps 4
Friday Arrival



A stylish and contemporary penthouse apartment, situated on the second and third floors of a purpose-built block of six apartments, set within the heart of Salisbury's historic conservation area. Couples and groups of friends who seek convenient city centre accommodation need look no further than this excellent, light and airy apartment. Imaginatively arranged over two levels, the second floor accommodation comprises a modern kitchen with dining area, plus two good-sized bedrooms and a shower room. A short flight of stairs leads up to a spacious sitting room, which benefits from floor-to-ceiling windows offering superb rooftop views across the cityscape towards the cathedral. Take a short stroll to absorb the atmosphere of the centre of this beautiful city and take refreshment at one of the many inns and independent restaurants nearby. Browse the colourful stalls at the bustling bi-weekly market, spend an entertaining evening at the world-class Salisbury Playhouse, or enjoy a spot of retail therapy in the shopping centre. Best of all is a visit to Salisbury's stunning mediaeval cathedral, which boasts the tallest spire in Europe. Return to this impressive apartment each evening, a convenient holiday base in the heart of the city.



Accommodation Over second and third floors. Two second floor bedrooms: 1 x double, 1 x twin. Second floor shower room with shower, basin and WC. Second floor kitchen with dining area. Third floor sitting room.

Amenities Gas central heating, Gas hob, electric oven, microwave, fridge/freezer, washer/dryer, TV with FreeSat, DVD, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Parking permit for 1 car on roads around the property. Sorry, no pets and no smoking. Shop 5 mins walk, pub opposite. Note: Access via a communal entrance hall and internal staircase.

WSB OSB LMB XSB

WSB: 275	A: 310	B: 348	C: 387
D: 438	E: 483	F: 522	G: 563
H: 605	I: 645	X: 605	NY: 605

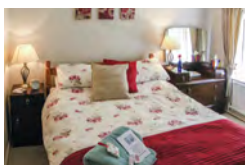


Rose Cottage
Berwick St James
near Stonehenge

REF: 19370
Sleeps 6
Friday Arrival



This attractive 17th century detached cottage is situated in the pretty Wiltshire village of Berwick St James, close to Stonehenge and Longleat, and a 15 minute drive away from the city of Salisbury. This welcoming and homely cottage has been converted from a farm worker's cottage and has been cherished by five generations of the same family and offers an idyllic village base for families and friends. It boasts two front doors, flint walls, a hand pump, which is now a garden feature, and a concealed bread oven. There are four bedrooms, a sitting room, a snug, a dining room, which has a Welsh dresser made from old church pews, and a fitted kitchen. A real feature is the garden, with its well-tended flower beds and herbs for your culinary use. The garden is a haven for relaxation after a busy day exploring all that this area has to offer and from where you can enjoy alfresco dining, whilst admiring the views of St James's Church and swans on the River Till. A popular farm shop and a pub with a reputation for good food and fine ales are both a short stroll away. Whether you're planning a walking, cycling or touring holiday, this unique property will not disappoint!



Accommodation Four bedrooms: 2 x double, 2 x single (one with basin). Bathroom with bath, shower over. Separate basin and WC. Fitted kitchen. Utility. Dining room. Sitting room with electric flame-effect fire. Snug (seats 3).

Amenities Oil central heating with electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with FreeSat, DVD, CD/radio, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate on request. Off road parking for 3 cars. Lockable bike storage. Enclosed, front and rear lawned gardens with patio, furniture, swing and slide. One well-behaved dog welcome. Sorry, no smoking. Farm shop and pub 5 mins walk.

"Perfect holiday retreat."

Mrs Smyth, April 2014

WSB OSB LMB XSB

WSB: 240	A: 299	B: 337	C: 388
D: 440	E: 468	F: 528	G: 606
H: 647	I: 693	X: 647	NY: 647



The Methodist Chapel
Whiteparish near
Salisbury

REF: 16337
Sleeps 4/8
Friday Arrival



Tucked away in the attractive South Wiltshire village of Whiteparish is this former Wesleyan chapel, which dates back to 1859 and is now a beautifully converted holiday cottage. The light and airy interior offers families or groups of friends a different, yet comfortable holiday experience. The spacious open plan living area was created from the 1903 memorial school, retaining its wooden floors and row of children's coat pegs, whilst the body of the chapel features the original pulpit and combines not only a further sitting area but also offers a snooker table, table tennis, table football, keyboard and piano! Outside, is a small rear patio area which features a trampoline, a real plus for children in your party. Conveniently situated, it is just a short stroll from the local shop, Post Office and friendly village pub, ideal for taking refreshment after your busy day exploring. The cottage benefits from good local transport links, which take you to many places of interest: visit Mottisfont Abbey, Salisbury and Winchester cathedrals or Stonehenge. Explore the New Forest National Park, whilst the younger members of your group will enjoy Paultons Family Theme Park or The Rapids in Romsey. This chapel offers visitors a most unusual holiday destination to be enjoyed whatever the weather!



Accommodation Three bedrooms with skylight windows: 1 x super king-size double, 1 x king-size double, 1 x room with 2 children's bunks. Ground floor wet room with shower only. Ground floor bathroom with freestanding bath, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area. Utility. Spacious games room with sitting area.

Amenities Gas central heating, Range cooker with 2 gas ovens and 5-ring gas hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 2 x TVs with Freeview, DVD, CD/radio, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Small patio garden with furniture. Two well-behaved dogs welcome. Sorry, no smoking. Shop and pub 3 mins walk. Note: This property is suitable for a maximum of 4 adults and 4 children.

WSB OSB LMB XSB

WSB: 320	A: 354	B: 421	C: 487
D: 528	E: 564	F: 635	G: 732
H: 781	I: 838	X: 781	NY: 781



The Oaks
Warminster

REF: 13552
Sleeps 2/3
Saturday Arrival



Quietly situated beside the owner's picturesque woodland garden is this delightful, single-storey holiday cottage, on the edge of the lovely Wiltshire town of Warminster. This charming cottage offers a romantic getaway for couples wishing to escape the hustle and bustle which a hectic life can bring. The light and airy open plan living area of this cottage benefits from a cosy woodburning stove, perfect for curling up after your adventurous day out. The private wraparound patio offers you the chance to while away lovely sunny evenings or stroll around the owner's 2-acre woodland garden, listening to the array of birdsong over the gentle sounds of the waterfall from the sparkling stream which trickles through the garden. This lovely holiday cottage lies conveniently close to the Longleat estate, which boasts beautiful gardens, and a magnificent house and safari park. A perfect, cosy holiday base at any time of the year.



Accommodation All ground floor. One king-size double bedroom. Wet room with walk-in shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with single sofa bed and woodburning stove, with oak flooring throughout.

Amenities Gas central heating with woodburning stove in sitting area. Electric oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD recorder and player, radio, iPod dock. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. 4 adult mountain bikes available. Private patio with furniture. Shared lawned and wooded garden. One well-behaved dog welcome. Sorry, no smoking. Shop 5 mins walk, pub 10 mins walk. Note: Babies-in-arms and children over 10 welcome. Note: This property has wheelchair access.

WSB OSB LMB XSB

WSB: 209	A: 253	B: 289	C: 314
D: 340	E: 356	F: 387	G: 426
H: 447	I: 478	X: 447	NY: 447



Courtyard Cottage
Hindon near Shaftesbury

REF: 12479
Sleeps 6
Friday Arrival



Quietly tucked away in the conservation area of the pretty village of Hindon, is this attractive semi-detached Victorian cottage. It provides a charming holiday home for families or friends wishing to explore this lovely area. The cosy interior boasts a kitchen featuring granite worktops, and there's a choice of creating delicious meals using the Rayburn or the conventional electric oven, whilst you relax in the cosy sitting room with its woodburning stove, or on warmer days enjoy sitting in the conservatory. The main bedroom has a super king-size double bed with a superb en-suite featuring a Jacuzzi bath and separate shower. Outside are two seating areas, there's a small partly enclosed lawn garden and patio to the front, whilst at the rear is a walled courtyard. This Area of Outstanding Natural Beauty offers wonderful, scenic walks with numerous National Trust and historic sites to visit. A delightful home-from-home, making it an ideal year round holiday base.



Accommodation Three bedrooms: 1 x super king-size double with TV and en-suite Jacuzzi bath, separate shower and WC, 1 x double, 1 x adult bunks. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC in utility. Kitchen with breakfast table. Sitting room with dining area and woodburning stove. Conservatory.



Amenities Oil central heating with woodburning stove. Rayburn cooker, electric oven, ceramic hobs, microwave, fridge/freezer, washer/dryer, 2 x TVs with Freeview HD, DVD, CD/radio, WiFi, selection of books and games. Fuel, power and fuel for stove inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate. Unrestricted roadside parking approx. 25 yards from cottage. Enclosed front lawn garden with patio and furniture.

Enclosed courtyard with furniture and BBQ. One well-behaved dog welcome. Sorry, no smoking. Shop and pubs 5 mins walk. Note: The cottage is accessed from the road through a gate and alley passing in front of another cottage. Note: Steep cottage stairs, may not be suitable for the elderly or the infirm.

"This property is like a home-from-home."

Mr Rowell, July 2014

WSB	OSB	LMB	XSB
261	A: 302	B: 358	C: 411
D: 467	E: 496	F: 558	G: 643
H: 687	I: 737	X: 687	NY: 687



2 Victoria Cottages
Hindon near Shaftesbury

REF: 1915
Sleeps 3
Saturday Arrival



A delightful Grade II listed mews cottage, one of six, found in a private driveway in the heart of the picturesque village of Hindon, on the Dorset/Wiltshire border. Set within a conservation area, the cottage dates back 150 years and has been sympathetically renovated to offer comfortable and traditional holiday accommodation, with a cosy woodburning stove in the pretty sitting room. The local Area of Outstanding Natural Beauty offers wonderful, scenic walks with numerous National Trust and historic sites to visit within a short drive, such as Stourhead, Longleat, Shaftesbury, Stonehenge and Salisbury. An ideal property in a lovely location for a relaxing holiday.



Accommodation Two bedrooms: 1 x double, 1 x single. Ground floor bathroom with corner bath, hand-held shower, basin and WC. Fitted kitchen. Cosy sitting room with dining area, woodburning stove and stairs to bedrooms.

Amenities Storage radiators with woodburning stove. Electric cooker, microwave, fridge/freezer, washing machine, digital TV, DVD player, DVDs, WiFi, library of books, maps and walking guides. All fuel and power and initial supply of logs for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Small gravel and paved patio with garden furniture to front of cottage. One well-behaved dog welcome at £10 per week. Sorry, no smoking. Shop and pub 5 mins walk.



Book early to secure your perfect holiday cottage online at www.SykesCottages.co.uk

WSB	OSB	LMB	XSB
225	A: 255	B: 288	C: 319
D: 350	E: 382	F: 414	G: 447
H: 479	I: 512	X: 479	NY: 479



Key to symbols
★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 12,000 reviews on TripAdvisor. 95% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Dairy Barn
Kilmington

REF: 23508
Sleeps 2
Saturday Arrival



An immaculately-presented single-storey attached barn conversion, quietly situated on the edge of the Wiltshire village of Kilmington, 3 miles from Mere on the borders with Dorset and Somerset. Luxuriously appointed throughout, this light and airy holiday cottage offers a couple a superb, relaxing rural retreat in a lovely Area of Outstanding Natural Beauty. You'll feel right at home in this comfortable property which features vaulted ceilings exposing original beams, with underfloor heating throughout, and a well-fitted kitchen/diner. As night falls, snuggle up in the luxury king-size bed after your hectic day out. Enclosed in a walled courtyard setting away from the road, it benefits from an enclosed fenced rear garden, a lovely place to relax and listen to the bird song. The area surrounding your holiday cottage is a walker's paradise, with woodlands, hills and downs to explore, whilst the National Trust's impressive Stourhead house and internationally famous woodland gardens are just over a mile away. This Wiltshire holiday cottage is conveniently situated within easy reach of many well-known attractions including Longleat House and Safari Park, ancient Stonehenge, majestic Salisbury, historic Sherborne, and the regal city of Bath. A welcoming cottage offering everything you'll need for a relaxing rural retreat at any time of the year.



Accommodation All ground floor. One king-size double bedroom. Bathroom with bath, separate shower, basin and WC. Kitchen with dining area and sofa (seats 2). Sitting room (seats 3) with double sofa bed.

Amenities Oil underfloor heating. Electric oven, gas hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 2 x TVs with Freeview, DVD, WiFi, payphone, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent (linen not provided for sofa bed). Off road parking for 2 cars. Secure bike storage. Enclosed lawn garden with patio and furniture. One well-behaved dog welcome. Sorry, no smoking. Shop 3 miles, pub 8 mins walk. Note: Mobile phone signal can be intermittent.



"A beautiful cottage. Thank you for a fantastic holiday!"

Mr Osmond, June 2014



LMB	XSB
N/A	A: 274
D: 392	E: 425
H: 547	I: 586
X: 547	NY: 547



The Cider Barn
West Knoyle

REF: 20754
Sleeps 2
Friday Arrival



An immaculately-presented, semi-detached, single-storey, studio barn conversion, set in the grounds of the owner's farmhouse in the rural location of West Knoyle on the borders of Wiltshire and Dorset. Luxuriously presented throughout, this stylish cottage is ideal for a couple looking for a relaxing and romantic holiday base. The spacious, light and airy studio accommodation features a living area with a vaulted beamed ceiling, with comfortable seating, dining and sleeping areas. There is also a separate, well-equipped kitchen and shower room. Across the courtyard is a garden area where you can sit out and unwind as you plan your day's activities. The areas surrounding the cottage offer wonderful walking opportunities with access to surrounding fields and woods, or why not visit the nearby bison farm with 30-acres of oak woodland walks and the chance to sample the bison delicacies? This is a gorgeous, rural holiday base at any time of the year.



Accommodation All ground floor. Studio accommodation with drop-down king-size double bed, sitting area and dining area. Separate shower, basin and WC. Separate kitchen/breakfast room.



Amenities Oil central heating. Range cooker with LPG hob and electric oven, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, CD/radio, iPod dock, Xbox, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Undercover bike storage. Separate garden area with furniture and access to owner's surrounding fields and woods. One well-behaved dog welcome. Sorry, no smoking. Shop and pub 1.5 miles. Note: The owner has three dogs. Note: Dogs must be kept on a lead at all times when outside. Note: There is a private office on site. Note: This cottage may be suitable for wheelchair access - please contact owner for details.



WSB	N/A	A	B	C	I
N/A	A: 246	B: 282	C: 313		
D: 343	E: 354	F: 374	G: 404		
H: 418	I: 449	X: 418	NY: 418		



The Old School House
Mere near
Shaftesbury

REF: 911838 ✓✓✓✓
Sleeps 2 🚫🚫
Friday Arrival

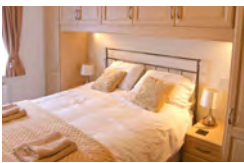
Tucked away within the garden of the owner's Grade II listed 16th century cottage, at the heart of the attractive large village of Mere, on the Wiltshire side of the borders with Dorset and Somerset, is this extremely spacious, self-contained, ground floor apartment. This self-catering apartment has been skilfully created from the former Salisbury House School, to now provide couples with a most comfortable and well-appointed holiday base. The interior is surprisingly roomy, offering bright and cheerful accommodation, having windows on both sides of the main living areas which flood the rooms with light, and the high standard of furnishings and equipment further enhance this superb holiday home. There are two shared outside spaces on offer, both lovely places to relax and plan your day's adventures, along with a private, sunny patio accessed through the French windows straight from the kitchen/dining room, and a charming walled and hedged lawn garden, complete with a patio and use of a pretty summerhouse. Being located in a quiet no through road opposite Mere's beautiful 11th century church, there's little traffic spoiling your gentle stroll along to many local amenities, including old inns, antique shops, a convenience store and an award-winning wine merchant. A lovely apartment offering a super and convenient touring base.



Accommodation All ground floor. One king-size double bedroom. Bathroom with bath, shower over, basin and WC. Basin and WC. Kitchen with dining area. Utility. Sitting room with electric flame-effect fire.

Amenities Gas central heating with electric fire. Electric oven and ceramic hob, microwave, fridge, freezer, washing machine, 2 x TVs with Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent. Off road parking for 1 car. Undercover bike storage available on request. Private enclosed patio, plus shared, enclosed lawn garden with summerhouse and furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: Children are not accepted. Note: The owner has a dog.

WSB OSB LMB XSB			
WSB: 205	A: 245	B: 305	C: 329
D: 353	E: 369	F: 400	G: 441
H: 461	I: 491	X: 461	NY: 461



The Beams, Stonehaven
East Knoyle near
Shaftesbury

REF: 26953 ✓✓✓✓
Sleeps 2 🚫🚫
Friday Arrival

A delightful, self-contained single-storey wing of the owner's lovely thatched cottage, on the edge of the village of East Knoyle on the borders of Wiltshire and Dorset. Comfortably furnished throughout, this charming cottage provides a perfect rural escape for a couple who wish to explore this lovely area. The cottage boasts an impressive beamed open plan living area with a small kitchen area and a warming woodburner for those cooler evenings, plus there is also a double bedroom and a shower room. Outside, guests have the benefit of a private patio area, together with seasonal shared use of an outdoor heated Hopper swimming pool. The centre of the village of East Knoyle is just a short stroll away, which is famous as being the birthplace of Sir Christopher Wren, whilst numerous local footpaths offer scenic walking opportunities. Further afield is the ancient hilltop town of Shaftesbury, which offers stunning views in every direction. A charming and cosy cottage providing a comfortable holiday base at any time of the year.



Accommodation All ground floor. One double bedroom. Shower room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area with woodburner.

Amenities Electric central heating with woodburner. Electric oven and hob, microwave, fridge, washing machine, compact dishwasher, TV with Freeview, DVD, WiFi, selection of books and games. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Front patio with furniture. Shared use of outdoor heated 28' x 14' x 6'6" deep Hopper swimming pool (available mid May - mid Sept, dependent on weather conditions) by arrangement with owner. One well-behaved dog welcome. Sorry, no smoking.



Shop 10 mins walk, pub 1.4 miles. Note: Babes-in-arms only. Note: Dogs must be kept on a lead at all times when outside. Note: There is a main road approx. 100 yards away across fields, therefore some traffic noise may be heard at certain times, only when outside of the property.

"We had a wonderful time in a beautiful cottage."

Mr Neary, June 2014

WSB OSB LMB XSB			
WSB: 224	A: 250	B: 286	C: 337
D: 388	E: 414	F: 460	G: 506
H: 532	I: 562	X: 506	NY: 506



The Pottery
Urchfont near
Devizes

REF: 25807 ★★
Sleeps 2 🚫🚫
Saturday Arrival



A comfortable single-storey, timber-clad, detached barn conversion, one of two on site set in the grounds of the owner's thatched cottage, in the picturesque village of Urchfont. This cosy cottage provides couples with a superb romantic retreat. The character open plan living area has a wealth of exposed beams with a charming sitting and dining area leading to a small, but well-equipped kitchen. The beamed double bedroom is off the living area, and completing the accommodation is a shower room. To the rear is a private patio with a shared lawn beyond, a perfect place to relax. Take a short stroll around the village where you can feed the ducks on the pond, shop in the friendly community store or sample real ale in the pub. This cottage offers couples a delightful holiday hideaway in a most fascinating part of the country.



Accommodation All ground floor. One double bedroom. Shower room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area.



Amenities Electric wall convector heater and storage radiator. Electric oven and hob, microwave, fridge, shared use of freezer, washing machine and tumble dryer by arrangement with owner, TV with Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Undercover bike storage. Patio with furniture, shared lawn garden. One well-behaved pet welcome. Sorry, no smoking. Shop and pub 5 mins walk. Note: Mobile phone signal is intermittent.

WSB OSB LMB XSB			
WSB: 203	A: 228	B: 259	C: 283
D: 305	E: 319	F: 347	G: 382
H: 399	I: 427	X: 399	NY: 399



Stables Cottage
Bowerhill near
Melksham

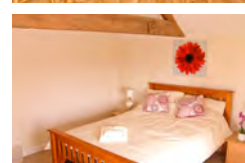
REF: 18369 ✓✓✓✓
Sleeps 5 🚫🚫
Saturday Arrival

Bowerhill 1 mile. A charming, detached barn conversion set in a peaceful location in the grounds of the owner's working arable farm, close to the small hamlet of Bowerhill in rural west Wiltshire. Comfortably furnished, the cottage provides a superb holiday base for both families and groups of friends wishing to explore this lovely rural area. The cottage benefits from a kitchen with dining area, and a light and airy sitting room, whilst the master bedroom boasts original beams and a small sitting area, as well as en-suite facilities. Two sets of doors open out to the sunny, private patio at the rear of the cottage, and once you've finished an alfresco meal, why not wander across to the attractive pond area, home to interesting waterfowl and dragonflies? Take a stroll across the nearby paddocks to join one of the numerous footpaths, which cross the 100 acres of farmland. Within half a mile of the cottage, the Kennet and Avon Canal provides scenic, gentle walks and cycle trails along its towpath, where you can stop for refreshment at one of the waterside inns. If you're in need of a comfortable, countryside base within easy reach of numerous attractions, then look no further than this delightful cottage.



Accommodation Three bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin, 1 x single. Bathroom with bath, hand-held shower, basin and WC. Kitchen with dining area. Sitting room.

Amenities Electric central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Private front patio with furniture. Shared lawn garden with unfenced pond and access to surrounding fields. One well-behaved dog welcome. Sorry, no smoking. Shop 1 mile, pub 10 mins walk. Note: The owner has a dog, pets must be kept on a lead when in shared grounds. Note: There is an unfenced pond close to the cottage, children and pets to be supervised.



WSB OSB LMB			
WSB: 277	A: 307	B: 365	C: 420
D: 476	E: 507	F: 572	G: 659
H: 703	I: 752	X: 703	NY: 703



The Old Bull Stall
Penselwood near
Wincanton

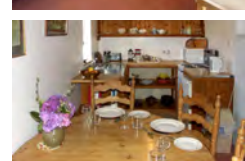
REF: 1763 ✓✓✓✓
Sleeps 4/5 🚫🚫
Saturday Arrival

A quaint, period cottage, converted from a former barn, situated on the owner's working farm in the peaceful hamlet of Penselwood, 2 miles from Bourton and 5 miles from Gillingham. Set amidst glorious countryside on the borders of Dorset, Somerset and Wiltshire, this traditional cottage provides a comfortable, well-furnished base from which to explore the delights of this lovely area. The property offers cosy living accommodation, two charming bedrooms and shared use of the owner's lawn garden. Enjoy a fresh egg for breakfast from the free range hens on the farm, which is also home to sheep, shire horses, cattle, ducks and geese. There is good walking in the area and there are plenty of places to visit nearby such as Stourhead, Longleat, Yeovilton Fleet Air Arm Museum, the Cheddar Gorge, Shaftesbury, Stonehenge, Wells, Salisbury and the Dorset coast, all within easy driving distance. For days out close to home, purchase a day ticket for trout fishing, only 4 miles from the property, while children can enjoy a play area near the church. This is a great base for a relaxing break in lovely, rural surroundings.



Accommodation Two bedrooms: 1 x first floor double, 1 x ground floor twin with additional fold-out bed. Ground floor bathroom with bath, shower over, basin and WC. Small kitchen. Sitting room with gas woodburner and dining area.

Amenities Electric wall panel heaters with gas woodburner in sitting room and heated towel rail in bathroom. Electric cooker, microwave, fridge, freezer, shared use of owner's washing machine by arrangement, TV, DVD, radio, WiFi. All fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for 2 cars. Shared use of owner's lawn garden with garden furniture. One well-behaved dog welcome. Sorry, no smoking. Shop and pub 2 miles. Note: Young children should be supervised at all times due to proximity of farm equipment/animals. Note: Dogs must be kept on a lead whilst on premises of property.



WSB OSB LMB			
WSB: 193	A: 277	B: 300	C: 301
D: 312	E: 329	F: 361	G: 402
H: 424	I: 451	X: 424	NY: 424



Sykes Cottages UK booking conditions

PLEASE READ THIS CAREFULLY. WHEN YOU MAKE A RESERVATION REQUEST WITH US (WHETHER BY EMAIL, TELEPHONE OR POST), THESE CONDITIONS ARE DEEMED TO HAVE BEEN ACCEPTED BY YOU.

1 DEFINITIONS

- 1.1 'Additional Fees' means any fees payable by the Holidaymaker other than the Rental Charge and Booking Fee, including (but not limited to) card handling fees, insurance costs, heating supplements, pet charges and linen charges.
- 1.2 'Agent' means Sykes Cottages Limited (Company Number 4469189) whose registered office is at Lime Tree House, Hoole Lane, Chester CH2 3EG.
- 1.3 'Booking' means the reservation of the Property by the Holidaymaker.
- 1.4 'Booking Conditions' means these terms and conditions.
- 1.5 'Booking Fee' means the booking fee payable by the Holidaymaker to the Agent, being £35.00 per Property per Week or £35.00 per Property per Short Break (as appropriate).
- 1.6 'Deposit' means:
 - (a) 30% of the Rental Charge; or
 - (b) if the holiday is due to commence within six weeks of the date of a Reservation Request, 100% of the Rental Charge.
- 1.7 'Holidaymaker' means the person or persons making the Booking.
- 1.8 'Holiday Confirmation' means the confirmation of the Booking issued by the Agent to the Holidaymaker (by email and/or post) once the Initial Payment has been processed.
- 1.9 'Initial Payment' means the payment of the Booking Fee, the Deposit and any applicable Additional Fees.
- 1.10 'Property' means the accommodation for which a Booking is made.
- 1.11 'Property Owner' means the owner of the Property.
- 1.12 'Rental Charge' means the total rental charge payable in respect of the Booking.
- 1.13 'Reservation Request' means a request to make a Booking in the form of a completed holiday booking form (whether submitted via the post, email, website or otherwise) or a telephone booking.
- 1.14 'Short Break' means a holiday for a duration of less than seven nights.

2 ROLE OF SYKES COTTAGES LIMITED

- 2.1 The Agent acts as agent for the Property Owner to take and arrange Bookings. The Agent does not own or manage the Property but reserves the right to refuse any Booking.
- 2.2 Once the Initial Payment has been made and a Holiday Confirmation has been issued by the Agent, a legally binding contract shall exist between the Holidaymaker and the Property Owner pursuant to which the Property Owner will make the Property available for the period set out in the Booking. For the avoidance of doubt, the Agent shall not be a party to such contract.
- 2.3 The contract shall be subject to these Booking Conditions and any other special conditions made known to the Holidaymaker at the time of the Booking.
- 2.4 The Agent accepts no liability for any defects or unavailability of the Property or any other problems with the holiday. The Holidaymaker's right of action (if any) shall be against the Property Owner and not the Agent.

3 BOOKINGS AND PAYMENT

- 3.1 Following receipt of a Reservation Request the Agent shall check the availability of the Property. If the Property is available for the Holiday, the Agent shall reserve the Property.
- 3.2 If the Reservation Request is for a period outside the current letting period, the Agent is unable to make a Booking. In such an event, the Agent may offer the Holidaymaker the opportunity to make a provisional reservation; the cost of which is £35 and is fully refundable. The effect of a provisional reservation is that the Agent will notify the Holidaymaker if and when the Property becomes available for Bookings and the Agent shall not make a Booking for the Property for the relevant period without first offering the opportunity to the Holidaymaker (such offer will be on the then current terms meaning the price may have increased from the time the provisional reservation was made). The Holidaymaker may cancel a provisional reservation at any time and upon doing so the £35 will be refunded. If the Owner withdraws the Property or the Holidaymaker does not make a booking when offered the opportunity to do so, the provisional reservation shall be deemed to be cancelled and the £35 shall be refunded.
- 3.3 Upon receipt of the Initial Payment, the Agent will issue a Holiday Confirmation to complete the booking.
- 3.4 The balance of the Rental Charge (if any) must be paid by the Holidaymaker to the Agent no later than six (6) weeks prior to the commencement of the holiday (the Agent shall endeavour to inform the Holidaymaker of the due date at the time of the Booking).
- 3.5 Where the Agent has not received the balance by the due date, an overdue reminder letter will be issued to the Holidaymaker and a charge of £10 will be added to the balance due. If the balance is not received within four (4) days of that reminder, the Agent reserves the right to treat the Booking as cancelled by the Holidaymaker and clause 5 shall apply and the Holidaymaker shall have no claim against the Agent or the Property Owner for compensation or reimbursement whatsoever.
- 3.6 The prices stated on the Agent's website and in the Agent's brochure are cash prices in pounds sterling. The Agent incurs charges from credit card companies when the Holidaymaker pays by credit card, and therefore a £7.50 charge will be made for each credit card transaction. Any charges raised against the Agent by its bank for handling dishonoured cheques, bank transfers or any other payments, must be reimbursed by the Holidaymaker to the Agent within seven (7) days of the Agent's request to do so.
- 3.7 All payments must be made in pounds sterling.
- 3.8 The Agent reserves the right to correct any error in advertised and/or confirmed prices.

3.9 Please note some Property Owners may charge a Good Housekeeping bond (as mentioned in the individual Property details). The Owner shall liaise directly with the Holidaymaker to collect and (if appropriate) return this bond. The Agent has no control over any Good Housekeeping bond that may be collected.

3.10 Rental Charges in respect of Properties outside the UK are based on exchange rates at the date on which they are set. If changes in exchange rates result in an effective increase in excess of 5% of the Rental Charge the Agent reserves the right to charge a surcharge, for which an invoice shall be issued to the Holidaymaker. The surcharge must be paid with the balance of the Rental Charge or within fourteen (14) days of the date of the surcharge invoice, whichever is the later.

3.11 A surcharge will not be levied within fourteen (14) days of the commencement of the holiday.

4 BOOKING DETAILS

Immediately upon receipt of the Holiday Confirmation from the Agent, the Holidaymaker should check the details and notify the Agent of any mistakes/errors made by the Agent as soon as possible and in any event within seven (7) days; no changes can be made to the Booking after this time. The Agent reserves the right to charge a holiday booking amendment fee to administer/correct any error by the Holidaymaker.

5 CANCELLATION BY THE HOLIDAYMAKER

- 5.1 The Holidaymaker should notify the Agent immediately in writing if he/she wishes to cancel the Booking. The cancellation only takes effect when the Agent has received written confirmation from the Holidaymaker. If the Booking is cancelled after the balance of the Rental Charge becomes payable, such balance shall remain payable notwithstanding cancellation.
- 5.2 No refunds will be given on the cancellation of a Booking by the Holidaymaker.

6 OTHER CANCELLATIONS

- 6.1 In the event of the Agent being unable to arrange the holiday accommodation requested by the Holidaymaker, or if the Property becomes unavailable for whatever reason, the Agent will endeavour to arrange alternative accommodation for the Holidaymaker of an equivalent type and standard in a similar location.
- 6.2 If the Holidaymaker has paid any money in respect of a Property and that Property subsequently becomes unavailable, the Agent shall use its reasonable endeavours to obtain a refund from the Property Owner to the Holidaymaker of all monies paid by the Holidaymaker.
- 6.3 The Agent is not liable for any costs associated with alternative accommodation, which must be paid by the Holidaymaker.
- 6.4 Save as set out above, the Agent shall have no liability for the cancellation or alteration of a Booking.

7 BROCHURE ACCURACY

- 7.1 To the best of the Agent's knowledge the details relating to any Property described in the Agent's brochure were correct at the time of printing.
- 7.2 Upon becoming aware of any material inaccuracies in any published description of the Property or material changes to the Property, the Agent shall endeavour to correct them in future publications and inform the Holidaymaker. The Agent may, in its sole and absolute discretion, offer the Holidaymaker the option to treat the change as a Cancellation Event and clause 6 shall apply accordingly.
- 7.3 The Agent cannot accept responsibility for any changes or closures to area amenities or attractions mentioned in the brochure.

8 INSURANCE

When the Holidaymaker makes a Booking the Agent will quote a price inclusive of the Booking Fee and holiday insurance cover. This insurance is arranged through UK General Insurance Ltd (registration number 4506493) on behalf of Ageas Insurance Limited (registration number 354568). The insurance page of the Agent's website contains more details of the insurance cover provided and a sample policy. If the Holidaymaker does not require insurance to be arranged by the Agent, the insurance premium will be deducted from the quotation. To minimise the financial risks associated with going on holiday it is strongly recommended that the Holidaymaker arranges travel insurance that matches their needs when booking the holiday.

9 RESPONSIBILITIES OF THE HOLIDAYMAKER

- 9.1 During the period of the holiday, the Holidaymaker (personally and on behalf of all other people visiting the Property) undertakes (for the benefit of the Property Owner and the Agent) as follows:
 - (9.1.1) that the number of people occupying the Property will not exceed the number stated on the Holiday Confirmation;
 - (9.1.2) that the Property will be used solely for the purpose of a holiday by the Holidaymaker and his party;
 - (9.1.3) to show due consideration for other parties (to include, but not be limited to, refraining from abuses of the Property and/or dangerous, offensive or rude behaviour to the Property Owner, his representative or any third parties such as neighbours);
 - (9.1.4) to allow the Property Owner or his representative access to the Property at any reasonable time during the period of the holiday;
 - (9.1.5) to keep the Property and all furniture, utensils, equipment, fixtures and fittings in or on the Property in the same state of repair and condition as at the commencement of the holiday and to ensure that at the end of the holiday the Property is left in the same state of order and cleanliness in which it was found. The Property Owner reserves the right to levy an additional charge for any extra cleaning required after the Holidaymaker's occupancy and for any consequential loss;
 - (9.1.6) to report as soon as possible to the Property Owner (or his representative) any breakages or damage caused by the Holidaymaker during the holiday and to reimburse the Property Owner with the cost of replacement. The Property Owner reserves the right to make a claim against the Holidaymaker for repair or loss as a result of damage caused;

Sykes Cottages UK booking conditions & insurance

(9.1.7) to arrive after 3 p.m. on the arrival day and to vacate the Property by 10 a.m. on the day of departure unless prior arrangement has been agreed with the Property Owner and/or the Holiday Confirmation states otherwise;

(9.1.8) not (without the express permission of the Property Owner) to allow any person other than guests booked and staying in the Property for their holiday to use the facilities and amenities of the Property; and

(9.1.9) to notify all other members of the Holidaymaker's party of these undertakings.

9.2 In the event of a breach of any of the undertakings set out in clause 9.1 the Property Owner (or his representative) can refuse to allow the Holidaymaker to take possession of the Property or make the Holidaymaker leave the Property before the end of the Holiday. In either case the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

10 PETS

10.1 Pets are only allowed at Properties that are advertised as allowing a pet/pets. If a Holidaymaker takes a pet to a Property that does not allow them, or exceeds the stated number/size of pet, the Property Owner (or his representative) can refuse to allow the Holidaymaker to take possession of the Property or make the Holidaymaker leave the Property before the end of the holiday. If this happens the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

10.2 The Holidaymaker is liable for all damage caused by his/her pets. The Holidaymaker should remove all traces (inside and out) from the Property of pet occupation before final departure. The Property Owner reserves the right to levy an additional charge for any extra cleaning required after the Holidaymaker's occupancy. The Holidaymaker must not allow pets on beds or furniture within the Property and pets must not be left alone in the Property at any time. If the Holidaymaker breaches this clause the Property Owner (or his representative) may notify the Holidaymaker of the breach and if the Holidaymaker continues to breach this clause the Property Owner (or his representative) may make the Holidaymaker leave the Property before the end of the Holiday. If this happens the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

10.3 Without prejudice to clause 10.2 above. Registered assistance dogs are allowed in all properties featured on our website or in our brochure, even where the property description states that pets are not allowed. The Holidaymaker must notify Sykes Cottages of the intended presence of any assistance dogs prior to booking. Customers with allergies should be aware that we cannot guarantee that an assistance dog has not stayed in a chosen property recently. We cannot accept responsibility for any suffering which may occur as a result of such animals having been present.

11 LIABILITY

11.1 The Holidaymaker's (and all other members of the Holidaymaker's party's) personal belongings and vehicles (together with their contents) are left at the Property entirely at their own risk.

11.2 The Agent shall accept no liability to the Holidaymaker for any loss, damage or injury howsoever caused to the Holidaymaker or to the Holidaymaker's personal property (or to persons in the Holidaymaker's party or their personal property) during their stay at the Property except to the extent such loss, damage or injury is caused by the negligence or wilful default of the Agent.

11.3 No representative, agent or sales person (whether employed by the Agent or not):

(11.3.1) has authority to vary, amend or waive any of these Booking Conditions and no amendment or addition to any of these Booking Conditions shall be deemed to have been accepted unless accepted in writing by a senior manager of the Agent; and/or

(11.3.2) has authority to make any verbal representations or provide additional information over and above information contained in the Agent's brochures and website. The Agent cannot accept responsibility and gives no warranty in respect of information or representations not contained in these Booking Conditions, the Agent's brochures and/or the Agent's website.

12 COMMUNICATION AND INFORMATION

12.1 For the purpose of the Data Protection Act 1998, all personal and other information and details collected by the Agent in the course of its business, belong to the Agent and will not be disclosed to any third party except to the Property Owner (and/or his representatives) in connection with a Booking.

12.2 Provided the Holidaymaker has not told the Agent otherwise, the Agent may use the Holidaymaker's personal information for marketing the Agent's services.

12.3 If the Holidaymaker or other individual wishes to be removed from the Agent's marketing lists, they should contact the Agent by phone on 01244 352280 or by email at info@sykescottages.co.uk.

12.4 Telephone calls between the Agent and the Holidaymaker may be monitored or recorded by the Agent for training and quality control purposes.

13 COMPLAINTS

13.1 In the unlikely event the Holidaymaker may have cause for dissatisfaction, the Holidaymaker should contact the Property Owner (or his representative) as soon as possible. The Agent encourages all Property Owners to take complaints from Holidaymakers seriously and to resolve them if at all possible.

13.2 If the Holidaymaker is unhappy with the Property Owner's response, the Holidaymaker should contact the Agent as soon as possible (and in any event within 28 days of the end of the holiday) and provide details of the complaint and the Property Owner's response.

13.3 Without prejudice to clause 2.2, upon receipt of details of a complaint from a Holidaymaker, the Agent may (in its absolute discretion) liaise with the Holidaymaker and the Property Owner and attempt to resolve the outstanding complaint.

13.4 This clause 13 is without prejudice to any cause of action the Holidaymaker may have against the Property Owner.

14 FORCE MAJEURE

No liability can be accepted and no compensation will be paid by the Agent or the Property Owner, where the Holidaymaker or his personal property (and/or any person in the Holidaymaker's party and/or their personal property) suffer any loss, damage, injury, disappointment, inconvenience or otherwise, or where the performance or prompt performance of any obligations by the Agent or the Property Owner are prevented or affected, by any event which the Agent or the Property Owner could not have reasonably foreseen or avoided including war, threat of war, riot, civil strife, industrial action, terrorist activity, natural or nuclear disaster, fire, adverse weather conditions, closure of international borders, disease, non-availability of transport services, interruption to services/utilities and all similar events outside the control of the Agent or the Property Owner.

15 HOLIDAYS OUTSIDE THE UK

In the event that the Property is outside the UK, the Agent may be able to provide travel booking services. The provision of such services will be subject to further terms and conditions, copies of which shall be available on request.

16 LAW AND JURISDICTION

All contractual obligations arising out of these conditions shall be subject to English Law and the exclusive jurisdiction of the English Courts.

For Sykes Cottages Ireland booking conditions please see our website at www.sykescottages.co.uk/Ireland-booking-conditions or call 01244 352280.

Sykes Cottages UK holiday insurance

At Sykes Cottages we believe that arranging suitable travel insurance cover is just as important as watering the plants and locking the front door before you set off on your holiday. Sykes Cottages is an Appointed Representative of UK General Insurance Ltd. The travel insurance is arranged by UK General Insurance Ltd and underwritten by Ageas Insurance Limited. We offer comprehensive cover for up to 16 people that offers peace of mind and great value for money.

- Cancellation and Curtailment - up to £5,000 per booking
- Medical and treatment expenses - up to £2,000,000
- Personal Accident - up to £10,000
- Personal Liability - up to £2,000,000
- Personal Effects and Baggage - up to £1,000

Details of premiums

Holiday Price	Insurance Premium
Holidays up to £200	£11
£201 to £350	£18
£351 to £450	£22
£451 to £600	£29
£601 to £800	£38
£801 to £1,000	£47

Thereafter £4.50 for each additional £100.

Premiums include Insurance Premium Tax @ 20%

For full details please see our website at

www.SykesCottages.co.uk or call 01244 352280

Other questions answered

Q: How do you maintain standards?

A: Our reputation is central to our success and we go to great lengths to protect it. That's why we strive to ensure every holiday cottage is of the highest standard and offers excellent value for money. Ultimately, we want to make sure you have a pleasurable stay and want to return for years to come.

The key to our success is in the selection and the quality of our properties. The criteria we use to select a property cannot be rigidly itemised: a farmhouse in its own grounds and a waterside apartment will each have special qualities that might not apply to the other. We try to capture the essence of each property as fully as possible in our descriptions and pictures, but it's what you think that really counts. That's why we ask you for your comments at the end of your holiday to help us ensure standards are maintained or even improved. All feedback, positive and negative, is summarised weekly and forwarded to the cottage owner. Each property also has the added benefit of being supervised personally by the owner or caretaker.

Please remember that your holiday cottage may have quirks you aren't used to. Old properties often have thick walls and small windows, and as a result may feel colder and darker than modern homes. Rural areas may have little or no reception for mobile phones or television, while properties on farms may experience animal or machinery noise. Please make sure you check with us at the time of booking if you have any specific requirements, such as mobile phone reception. If a cottage is advertised as having a 'private water supply,' it means the water will not have been processed in a water treatment facility, so we advise you to drink bottled or boiled water. On rare occasions, such as extremely hot spells, the water supply may be interrupted.

Q: Will our cottage have everything we need?

A: Every holiday cottage is unique, individually furnished and generously equipped. All our properties have everything you need for an enjoyable holiday, whether you choose a modern, minimalist apartment or a farmhouse-style property with AGA and slate flooring.

Kitchens will be equipped with all the utensils and appliances you'd expect for everyday use. Sitting rooms will normally have enough comfortable chairs for the maximum number of people the property accommodates and room for everyone at the dining table. There will usually be at least one colour TV.

The 'Amenities' section of each property description gives a good idea of what to expect in your property. The interior photographs will give you an accurate idea of its standard and decor.

Q: Can we take our pet with us?

A: To see if pets are allowed in your chosen cottage, and if there is a charge, please check the 'Amenities' section of the property description. Pets

are welcome, provided they are kept under control, exercised off the premises, kept out of bedrooms and off the furniture and that they are never left in the property unattended. You should also bear in mind that many beaches only allow guide dogs during the summer months.

Don't forget to tell us about all the pets you're taking with you when you book. Please note that even if a property has an enclosed garden, it does not necessarily mean it is totally escape-proof. We cannot accept responsibility for your pet's safety.

Q: Is linen provided?

A: In most cases linen is included in the rental price. Please check the 'Amenities' section of the cottage description to see if there is an additional charge for linen hire (usually £3.50 per person per week unless stated otherwise).

If you're bringing your own linen please check with the cottage owner or caretaker to see what you need. You should bring your own bath, tea and beach towels unless stated otherwise. If towels are provided, they must not be removed from the property. Cot linen is not provided.

Q: Are fuel and power included?

A: Most of our properties include fuel and power in the rental price. If not, this will be made clear in the 'Amenities' section of the cottage description. Some properties may charge a supplement, have a coin meter or make a charge based on a meter reading at the end of your stay. You may also have to pay extra for logs/coal for open fires and woodburning stoves.

Q: How much will our holiday cottage cost?

A: We've divided the year into a series of price periods or bands – A/B/C/D/E/F/G/H/I/X/NY. The weekly price for each band is shown in the pricing panel beneath the cottage description. Please see the calendar opposite to see which band applies.

The price is per property not per person. Any additional charges, eg linen, heating, taking your pet, will be detailed in the 'Amenities' section of the cottage description. Our Booking Fee of £35.00 per property, per week or short break, is included in the price on the pricing panel. We accept payment by debit cards (Switch/Maestro or Delta) and credit cards (Visa or Mastercard). A £7.50 charge will be made for all credit card transactions (not for Switch/Maestro or Delta cards).

Q: How do we pay for our holiday?

A: If you book well in advance, we charge a deposit of 30% of the rental plus a booking fee of £35.00 per property, per week or short break and any extras. The balance is payable 6 weeks before the start of the holiday. Within 6 weeks of the holiday start date you will need to pay in full when you book.

Q: What are the arrival and departure times?

A: Lettings start at 3pm on the first day of your holiday (usually a Friday or Saturday) and end at 10am on the day of departure, unless stated otherwise in the cottage description or holiday confirmation letter. This is to give the Owner or Housekeeper enough time to prepare the cottage for new arrivals. Please contact the owner/caretaker at least 2 days before setting off, where required to do so, to check the arrival time and arrange to collect the keys.

Q: Can we make changes to our holiday?

A: Call us to discuss your changes and we'll try to help. Changing an existing booking involves extra administration and contacting the owner of the holiday property. To cover this extra work you'll be charged an administration fee of £30. Please note that, once confirmed, bookings can only be moved to a closer date. We can't change bookings to a later date.

Q: What happens if I need to cancel my holiday?

A: We strongly recommend that you arrange holiday/travel/cancellation insurance to cover your holiday expenses, as we cannot give refunds on cancellations. A comprehensive insurance policy can be purchased from Sykes Cottages – full details are on the website. If you have your own policy which covers UK travel, this may act as a suitable alternative. You can find details of our Cancellation Policy in Section 5 of our Booking Conditions.

Q: What are your Booking Conditions?

A: When you make a booking you enter into a legal contract with the owner of the holiday property. The Booking Conditions are set out on page 120 and are shown on our website.

Q: What do we do if there's a problem?

A: At Sykes Cottages we do everything possible to ensure you have an enjoyable stay, but occasionally things go wrong. If a problem occurs, first contact the owner/caretaker responsible for the management and maintenance of the property. Any assistance we give to resolve a complaint, in relation to your booking, is provided on a goodwill basis and in our capacity as an Agent. Any problem must be reported immediately – complaints made after your occupancy cannot be entertained.

Q: How far ahead can I book?

A: We can provisionally hold almost any date, if the owner is happy for us to do so. If the date you want hasn't been priced yet, then we can make a provisional reservation; the cost of which is £35 and is fully refundable. See point 3.2 of our Terms and Conditions for full details.

Short breaks

There are four types of short break available:

WSB WINTER BREAKS	OSB OFF SEASON BREAKS	LMB LAST MINUTE BREAKS	XSB XMAS & NY BREAKS
Bookable any time. Available: Price band A (Winter). Price: 3 night WSB price quoted for each cottage in pricing panel at foot of cottage description. Extra nights charged pro rata of weekly rental.	Bookable within one calendar month of the start date. Available: 18th April – 23rd May 2015 26th Sept – 24th Oct 2015 Price: 3 night price calculated as 75% of the weekly rental, or the Winter Short Break price if higher (before booking fee). Extra nights charged pro rata of weekly rental.	Bookable within one week of the start date. Available: Price bands B, C, D, E, F, G, H, I, X, NY i.e. all price bands except band A (Winter season). Price: 3 night price calculated as 65% of the weekly rental, or the Winter Short Break price if higher (before booking fee). Extra nights charged pro rata of weekly rental.	Bookable any time. Available: Christmas week and New Year week. Booking must commence on specified changeover day. Price: 5 nights calculated as 85% of the weekly rental, or the Winter Short Break price if higher (before booking fee). Extra nights charged pro rata of weekly rental.
SPR – SMALLER PARTY REDUCTIONS Only applicable to participating cottages, sleeping 8 or more in 4 or more bedrooms. Reductions available on weekly rental for smaller groups. Bookable all year round.		Available: 18th April - 23rd May, 30th May - 11th July and 29th Aug - 26th Sept in 2015. Price: 25% off weekly rental (before booking fee) where occupancy does not exceed 6 people. Note: Smaller Party Reductions do not apply to short breaks.	

Calendar & price guide

To offer you the best value whenever you book, Sykes has split the year into a series of price bands – A, B, C, D, E, F, G, H, I, X and NY. When making your reservation, follow these simple steps:

1. Use the calendar below to see which price band applies to your desired dates – usually a Friday or Saturday arrival
2. Look at the pricing panel for your chosen property to see the price per week for that price band
3. If you're happy to proceed, make your booking

2015	January	T F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band NY	Band A
	February	S M T W T F S S M T W T F S S M T W T F S S M T W T F S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	Band B	
	March	S M T W T F S S M T W T F S S M T W T F S S M T W T F S S M T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band A	
	April	W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band E	Band F
	May	F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band D	Band H
	June	M T W T F S S M T W T F S S M T W T F S S M T W T F S S M T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band D	
	July	W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T F	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band E	Band F
	August	S S M T W T F S S M T W T F S S M T W T F S S M T W T F S S M	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band I	Band H
	September	T W T F S S M T W T F S S M T W T F S S M T W T F S S M T W	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band E	Band D
	October	T F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band B	Band F
	November	S M T W T F S S M T W T F S S M T W T F S S M T W T F S S M	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band A	
	December	T W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band X	NY

Choose from over 5,000 properties across the UK & Ireland

www.SykesCottages.co.uk

We're always adding new properties.

Just visit our website for the most up-to-date selection.

Price bands may vary for Ireland holiday cottages – please see our website for live availability and prices or call 01244 352280



Choose from over 150 holiday cottages across the Isle of Wight, Kent, Sussex and Hampshire

Cottages start from
just £228
per week

 **tripadvisor**[®]
awarded Sykes Cottages

for quality & service

We're here to help
7 days a week
by phone and online

Return address:
Sykes Holiday Cottages, Hoole Lane, Chester CH2 3EG

All properties and prices featured in this brochure are correct at the time of going to print and are subject to availability – please ask for full details. Sykes TripAdvisor rating taken on 03/07/2014.



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