

Little Oak Hall

Region: Somerset Sleeps: 40 - 80

Overview

Little Oak Hall isn't just a large country house - it's anything you want it to be. It's a prime spot for a party. It's a conference or seminar centre. It's perfect for family events and wedding celebrations. It's a place to get together, or be apart. It's ideal for yoga, dance or celebrations. Mostly, it's a wonderful place to relax and have fun with up to seventy of your nearest and dearest in a glorious slice of rural England.

The drawing room is the perfect place to curl up with a book on squishy sofas, to chat and play and laugh and enjoy the simple art of relaxation. There is a large dining room that seats seventy and a fully equipped commercial kitchen to provide your meals. You'll also love the bar and lounge for pre-dinner drinks and there's acres of space with tables and chairs on the garden terrace. Little Oak Hall can be self catered or fully catered - your call!

Enjoy some exercise or head off alone or in happy groups over the English lawns to the fields and romantic bridleways of the Exmoor Hills. Back at base, a wealth of facilities await you in the shape of the heated outside pool, garden games, spa with Jacuzzi, two saunas and steam room, licensed bar and wifi.

The property rates are based on 40 guests sharing. Up to 80 guests can stay at Little Oak Hall please see the terms and conditions for more details and the additional costs.



Facilities





Interior & Grounds

Little Oak Hall is suffused with history. In 1198 the estate was home to a community of Cistercian monks, part of Cleeve Abbey. Since the departure of the monks, the site of Little Oak Hall has seen a variety of uses from a feudal farm to a residential school for girls.

An even wider variety of residents have passed through the grounds, including a magistrate who possibly used the property as a courtroom, to war time evacuees and an eccentric German Count. It was the latter who was responsible for many of the beautiful garden features which include the Italian garden and the various water features that can be found within the grounds.

Through the centuries, events and people have shaped the story – and the appearance – of Little Oak Hall, giving it a unique warmth and soul that is immediately felt as you enter this beautiful building.

Bedrooms and bathrooms:

- Sleeps up to 80 guests (60 without bunk rooms)
- 3 double en-suite bedrooms
- 11 twin en-suite bedrooms (5 with zip & link beds)
- 2 small double bedrooms (shared wc/shower rooms)
- 1 twin en-suite wheelchair accessible bedroom
- 3 quad en-suite bedrooms
- 2 single bedrooms (shared wc/shower rooms)
- 1 triple bedroom (shared wc/shower room)
- 1 x 9 bed family room with en-suite wc bath/shower room
- 1 x 5 bed room with dedicated WC bath/shower room
- 2 x 7 bed bunk rooms (with 2 x WC shower rooms)

Other rooms (available by special arrangement only):

- 2 x small double (shares 2 x wc & 1 bath shower room)
- 1 x twin bedroom (shares wc shower room)
- 1 x triple bed room (shares wc shower room)

Facilities:

- Very large function room (converted barn) for dancing, bands, parties, inside sports. Can be used as large home cinema (up to 100 people depending on activity)
- 2 x meeting or breakout rooms near main function room (can be used as bunk rooms)
- Spa with infrared sauna, Swedish sauna, steam room & Jacuzzi (Available in 2 hour sessions for up to 15 people with 24 hrs notice, staff supervision & additional fees apply)
- Large drawing room converts to function room (up to 75 people depending



on activity)

- Dining room seats 70-75
- Large fully equipped commercial kitchen (equipped to cater for up to 80 people)
- Bar/Lounge with drinks fridges (for hirer to stock) & a log fire.
- Games room with table tennis and darts
- Small TV/treatment room
- Installed music systems in 2 main function rooms.

Outdoor facilities:

- Nearly 6 acres of formal & informal gardens and grounds
- Rural walks in the Exmoor National Park
- Heated outside swimming pool (seasonal)
- Large flat lawns for games
- Lots of garden furniture for alfresco dining
- Relax in the rose garden

Activities:

- Garden games
- Treatments at the house by arrangement with local providers

House restrictions:

- No fireworks, Chinese lanterns, or music outside at any time (National Park Restriction)
 - No loud noise after 23:00 outside or in the barn. (Later lesser noise is OK in the main house)
 - No camping, RVs, caravans or camper vans (National Park Restriction)
- Arrival and Departure
- Check in after 14:00pm on first day
 - Check out before 14:00 on last day (other times by advanced agreement)

What's included:

- Bed linen, towels, Soap and shampoo in all bathrooms
- Utilities
- Logs for the fire place in the lounge in the winter time.
- Kitchen commercial dishwasher and oven cleaning consumables
- Caretaker and housekeeper live on site to help in emergencies.

What's not included:

- Additional housekeeping services available on request
- Personal laundry services (available at additional cost)
- Hosting & event management - though please get in touch for recommendations!
- Professional public address, music and presentation equipment, though this

is available for hire from a local company

Location & Local Information

Located on the Exmoor National Park and a short drive from the historic village of Dunster and 5 miles from Minehead, where the West Somerset Steam railway can take you on a journey along the coast and through glorious country side. The beach at Blue Anchor is 10 minutes drive and if swimming in the sea isn't for you then just head to Little Oak Hall's lovely heated swimming pool.

If you prefer fresh water then Wimbleball Lake (20 minutes drive) can provide a range of exciting water based activities. Sea fishing charters are available from the historic port of Watchet (15 minutes drive) and a coastal golf course can be found near Minehead (15 minutes drive). Clay shooting can be found 1.5 miles away and archery can be provided in our own gardens by local experts.

Local adventures also available include rock climbing, mountain biking, coastering and you can learn kayak and canoe skills with a local expert.



Terms & Conditions

- Security deposit: £1500
- Arrival time: usually from 14:00
- Departure time: Normally before 14:00
- Energy costs included?: Yes
- Heating costs included?: Yes
- End of stay cleaning included?: Only in bedrooms, in 2016 £16 hr normal time, £18 hr after 18:00hrs and weekends. Minimum shift 4 hrs
- Linen & towels included?: Yes all bed linen (not table linen)
- Pets welcome?: Only guide dogs or by special agreement up to 2 well behaved dogs (£25 per dog)
- Smoking Allowed?: Not inside, only in outside smoking area
- Changeover day: Any day of the week
- Other Ts and Cs: No stag or hen do's, or 21st parties allowed

Property Rates

The property rates are based on 40 guests sharing, for up to 80 guests please see the additional costs below:

High Season - June, July, August, September & Christmas/New Years period (23.12.16 to 02/01/17)

Hire rate per night up to 40 people £2400.00.

Additional people over 40 per person per night £55.00

Day guests £15.00 per person per day.

Mid Season - March, April, May, October.

Hire rate per night up to 40 people £2200.00

Additional people over 40 per person per night £50.00

Day guests £15.00 per person per day

Low Season - January, February, November, December (excluding Christmas/New Years week)

Hire rate per night up to 40 people £2000.00

Additional people over 40 per person per night £45.00.

Day guests £10.00 per person per day

Extended Hire Discount

A 25% discount from the daily hire rate will apply to hire periods of more than 5 consecutive nights.

Hire periods are for a minimum of 2 nights & a minimum 3 nights during Christmas week.