



VIVAT TRUST  
HOLIDAYS

2015

Holidays in historic buildings



## The Vivat Trust

The Vivat Trust was established in 1981 as a registered charity and a national building preservation trust, to secure, for the future benefit of the nation, buildings of historical, architectural and industrial interest threatened by neglect, insensitive alteration or, ultimately, demolition. Holiday accommodation not only generates an income for a building, ensuring that all maintenance and running costs are covered, it also keeps a building in use, reviving it with a new purpose, and allowing as many as possible to learn about the past through staying in the buildings, the annual open days and the links made with the local community and its schools. The Vivat Trust also manages and markets historic properties on behalf of private individuals and other trusts through its subsidiary, Vivat Trust Management Services Ltd.



*Enabling historic buildings to live and thrive*



## Vivat Trust holidays

A Vivat Trust self-catering holiday is a unique experience. All properties are furnished to a high standard and aim to combine the atmosphere of the past with the luxury of modern comforts.

### Property symbols



Maximum number of people that can be accommodated per property



Dog permitted



Cot & high chair provided

### Facilities

All properties provide a TV, DVD player, CD player, a fully equipped kitchen, complete with oven & hob, microwave, fridge/freezer and dishwasher. In addition there is a washing machine and often a tumble dryer or washer dryer. For additional facilities information refer to page 4.

### Accessibility

Due to the historic nature of the Trust's properties they are often unsuitable for people with physical impairments. However, some properties are better adapted than others so please discuss your requirements with the Vivat office.

### Pet policy

Where indicated by the relevant symbol, some properties will allow one, well behaved, house-trained dog. Exceptions can be made for assistance dogs; please call the Vivat office to discuss.

### Smoking

All properties have a strict no smoking policy.

### Welcome hamper

A welcome hamper is provided with every stay and includes ingredients for a light meal on the afternoon of arrival and produce for a cooked breakfast the next morning. A bottle of wine is also included.

### Reservations

All properties accept bookings throughout the year for either short breaks, of a minimum of 3 nights, or for longer holidays of seven nights or more. Refer to pages 36 & 37 for prices and discounts.

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Call: **01981 550 753**  
Online bookings: **[www.vivat-trust.org](http://www.vivat-trust.org)**

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## Property facilities

Page		Sleeps	Dog Allowed	Heating						Facilities								
				NSH	GSH	ECH	OCH	Open Fire	Wood-Burning Stove	Cot & High-chair	Four Poster Bed	Shower Unit	Bath & Shower Attach	Wi-Fi Broadband	Garden	Terrace/ Roof Terrace	BBQ	
6	Bolton Percy Gatehouse	2	•			•					•		•			•		•
8	The Chantry	5	•	•						•	•		•	•		•		•
10	Church Brow Cottage	2	•			•		•					•		•	•	•	•
12	Cloister House	8	•		•			• (2)			•		•	•		•		•
14	Hadlow Tower	6	•		•				•	•	•	•	•		• (ii)			
16	Kinghorn Town Hall	5				•							•	•		•		•
18	Liberton Tower	4	•				• (i)	•			•	•		•				•
20	The Magazine	5	•				•		• (2)				•		•			•
22	North Lees Hall	6					•		• (2)	•	•		•				•	
24	Old Observatory House	8	•			•				•			•	•				
26	The Summerhouse	2		•					•	•	•	•				•	•	•
28	The Temple	2	•	•									•					•
30	Tower of Hallbar	7	•	•					• (2)	•			•	•	•	•	•	•
32	Wellbrook Manor - Garden Studio	2	•			• (i)							•		•	•		
34	West End Watermill	6	•	•					•	•			•	•	•	•		•

(i) Liberton Tower and Wellbrook Manor Garden Studio also have under-floor heating (ii) shared landscaped grounds.

**Heating:** NSH – Night Storage Heating GCH – Gas Central Heating ECH – Electrical Central Heating OCH – Oil Central Heating.

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# Bolton Percy Gatehouse

Bolton Percy, near Tadcaster,  
Yorkshire



*A fifteenth century timber framed gatehouse  
in a delightful village setting*





**Building type:** gatehouse

**For:** two adults

**Where:** Bolton Percy, Near Tadcaster, Yorkshire

**Nearest train stations:** York (8 miles); Ulleskelf (7 miles)

**Accommodation:** open plan first floor with double bed, dining table and sitting room; kitchen; shower room

**Architectural style:** medieval (15th century) timber-framed

**Features:** diamond-lead windows, massive oak entrance gates and a 'new' traditional oak staircase were all reinstated to enhance the medieval character. The first floor timber-framed chamber has been left unaltered and contains a half-tester bed.

**Local:** set in the middle of the small village, the gatehouse has the pub on one side and the church of All Saints (whose clock chimes on the hour) on the other. For local specialities, go to the Ye Old Sun Inn at nearby Colton. Tadcaster has further shops. Note church bells chime on the hour.

**Wider area:** country house visiting – the vast number includes Castle Howard, Harewood House, Bolton Castle, Hovingham Hall, and Studley Royal. Leeds, Selby, Malton, Helmsley, Ripon, Scarborough, Whitby and Thirsk.

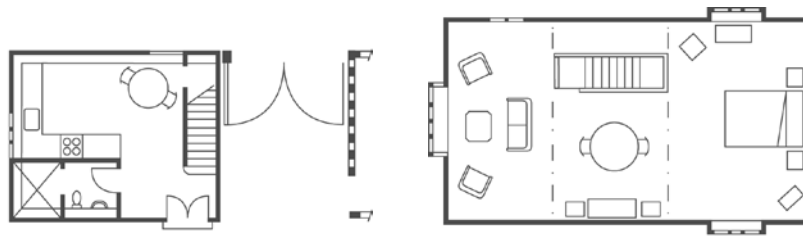
**History:** the gatehouse originally marked the entrance to a courtyard of medieval buildings, including a rectory house, a large timber-framed barn, a dovecote, stables and other outbuildings. The intricate carvings on the internal beams indicate it was used as more than just a look-out post,

offering accommodation for guests to the rectory. It is the only medieval building to survive from this group.

**Vivat:** restored by the Vivat Trust between 2009 and 2010. Yorkshire-based architect, Peter Pace of Peter Pace Architects, designed the repair and restoration scheme. The cost of the work was funded with grants from charitable trusts and foundations. Prior to this, the gatehouse had been restored in the 1970s by the Bolton Percy Preservation Fund, a group of local residents. Despite their heroic efforts the building was so infrequently used that it started to fall into disrepair again. They approached Vivat to provide the building with a purpose again.

**Activities:** art galleries and museums in York; riding, fishing and walking; racing at York (May – October).

**Local events:** May: Pickering Game and Country Fair. July: Thirsk Races and the Ryedale Show. September: Pickering Walking Festival. November: Christmas Fair at Duncombe Park.



GROUND FLOOR

1ST FLOOR

# The Chantry

Bridport, Dorset



*A medieval residence  
with many historic features*







**Building type:** stone-built house

**For:** five adults

**Where:** Bridport, Dorset

**Nearest train stations:** Crewkerne (13 miles); Maiden Newton (12 miles); Dorchester (15.5 miles).

**Accommodation:** 1 double bedroom; 1 twin and 1 single; sitting/dining room; kitchen; bathroom; shower room

**Architectural style:** medieval domestic

**Features:** log-burning stove in sitting room which has 17th century geometric and floral wall paintings; kitchen separated by a 14th century wooden screen; second floor was originally a columbarium or pigeon loft with surviving pigeonholes in the single bedroom and bathroom.

**Local:** Dorchester, Lyme Regis, Sidmouth and Wareham

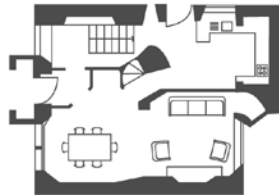
**Wider area:** country house visiting – Hardy’s Cottage, Montacute House (both NT), Mapperton. Prehistoric sites of Maiden Castle and the Cerne Abbas Giant; the Swannery, Abbotsbury.

**History:** the oldest secular building in the town, the Chantry was built on the southern limit of medieval Bridport in the late 13th or early 14th century. The building originally probably served as a lighthouse or seamark for boats negotiating the estuary of the River Brit. In the 14th century the building housed a priest who sang masses for the souls of the departed, hence the name “chantry”. Following the dissolution of the chantries by Edward VI the building became a domestic residence. In 1695 the house was leased to Dr James Westly whose family remained there for many years. Further “modernisation” took place around 1870 when the medieval newel stair was blocked and the present flight inserted.

**Vivat:** the last tenant moved out in 1972 and by 1986, when West Dorset District Council leased The Chantry to Vivat for a period of 99 years, it was in a sorry state of dereliction. An archaeological survey of the building shed light for the first time on both the true date and identity of the house. In 2002 Vivat completed a final phase of refurbishment. The cost of the work was funded with grants from charitable trusts and foundations.

**Activities:** walking in Hardy Country and along the West Dorset Heritage Coastal Path – West Bay, Weymouth, Chesil Beach, Durdle Door and Lulworth Cove

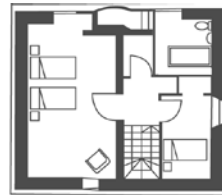
**Local events:** June: Dorset Art Weeks and Bridport Food Festival. July: Bridport Charter Fair. August: Bridport Carnival. September: Great Dorset Steam Fair and Bridport Hat Festival. October: Eat Dorset food fair, Parnham House.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

## Church Brow Cottage

Kirkby Lonsdale, Cumbria



*A miniature cottage commanding spectacular views  
across the River Lune*



**Building type:** stone-built cottage

**For:** two adults

**Where:** Kirkby Lonsdale, near Kendal, Cumbria

**Nearest train stations:** Oxenholme Lake District (9 miles); Carnforth (11 miles); Wennington (7 miles)

**Accommodation:** 1 double bedroom; sitting room; kitchen; bathroom

**Architectural style:** 19th century picturesque with gothic detailing

**Features:** three storeys with a room on each level; gothic style windows and doors with a coal fire in the sitting room, tight turn-pike staircase, and a roll top bath. Exquisite views of the Lune Valley from every room. Garden developed to reflect 19th century sensibilities with the plantings becoming wilder and more natural closer to the river banks.

**Local:** the small market town of Kirkby Lonsdale is a short walk from the cottage, and has pubs, restaurants and a supermarket as well as traditional high street shops. Cobbled courtyards, narrow lanes and stone built 18th century buildings characterise the town.

**Wider area:** country house visiting – Sizergh Castle, Levens Hall and Leighton Hall. Ruskin's house at Brantwood; towns of Casterton, Sedburgh and Dent. Lake District; Yorkshire Dales.

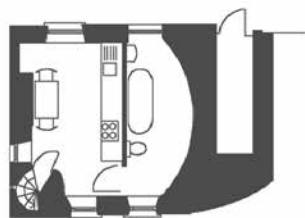
**History:** designed as a summer retreat for nearby Abbot Brow, the main residence of a Dr Francis Pearson. The cottage overlooks a sweeping curve in the River Lune which was immortalised by JMW Turner who painted the view in 1818. The popularity of this spot as a destination had already been encouraged by John Ruskin, who considered it the "loveliest in England".

**Vivat:** restored by the Vivat Trust in 1993 and leased to them by the executors of the Eleanor Greenwood Trust. The cost of the work was funded with grants from charitable trusts and foundations, donations from individuals, and gifts in kind. The architect was Brian Lowe of Nichol Armstrong Lowe.

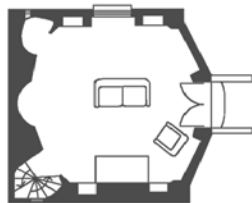
**Activities:** walking, cycling and riding in the Lake District and Yorkshire Dales.

**Local events:** August: Lunesdale Agricultural Show and Lake District Summer Music Festival. September: Victorian Fair & Sedburgh Festival of Books and Drama.

**NB:** There is no parking at the cottage but free parking is available in the town centre.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

# Cloister House

Melrose, Scottish Borders



*An elegantly proportioned Georgian residence  
located in the grounds of Melrose Abbey*



**Building type:** manse

**For:** eight adults

**Where:** Melrose, 39 miles from Edinburgh

**Nearest train stations:** Berwick-upon-Tweed (38 miles); Wallyford (34 miles)

**Accommodation:** 2 double bedrooms; 2 twins; drawing room; dining room; kitchen; 2 bathrooms; attic games room

**Architectural style:** Georgian domestic

**Features:** elegantly furnished; open fires in the drawing room and dining room; the large kitchen has a separate utility and drying room; two double bedrooms have views over Melrose Abbey; freestanding roll top bath in the larger bath/shower

room; pool table in the games room; windows glazed with typically Scottish “lying panes”; many original shutters; neo-classical fanlight.

**Local:** the ruins of Melrose Abbey built in 1136; Melrose is a short walk from the house, a delightful town with excellent shops for local produce, and restaurants.

**Wider area:** country house visiting – Abbotsford, Bowhill and Paxton, Floors and Thirlestane Castles. The border towns of Jedburgh, Dryburgh and Kelso with their abbeys.

**History:** built in 1815 by John Smith of Darnick as a manse. Smith and his brother were responsible for a number of houses, churches and bridges in the Borders, including a revolutionary suspension bridge at Dryburgh. They also enlarged a farmhouse, some

two miles west of Melrose, into Abbotsford – the substantial home of Sir Walter Scott.

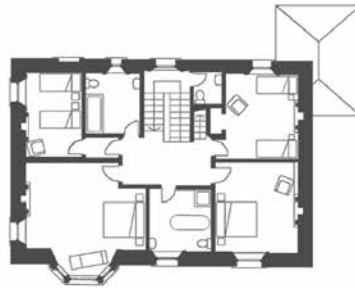
**Vivat:** the ministers of Melrose lived in the manse until a new one was built in 1902 nearer to the parish church at the western end of town. The Cloister House eventually passed into the care of the Ministry of Works and became offices. In 1994 Historic Scotland (the ministry’s successor) restored the house for residential purposes and five years later it was refurbished by the Vivat Trust with grants from charitable trusts and foundations, donations from individuals, and gifts in kind. The architect was Patrick Lorimer from ARPL Architects

**Activities:** walking along The Southern Upland and St Cuthbert’s Way; fishing on the River Tweed

**Local events:** April: Melrose Rugby Sevens. May: Point to Point at Mosshouses near Galashiels and the Borders Festival of the Horse. June: Melrose Festival Week and Borders Book Festival.



GROUND FLOOR



1ST FLOOR

# Hadlow Tower

Hadlow, Kent



*A magnificent Grade 1 listed  
Gothic Revival folly*





**Building type:** the UK's tallest, surviving, habitable folly

**For:** six adults

**Where:** Hadlow, near Tonbridge, Kent

**Nearest train stations:** Tonbridge (4 miles);  
West Malling (9 miles)

**Accommodation:** 2 doubles; 1 twin; drawing room;  
dining room; kitchen; 2 bathrooms; wet room

**Architectural style:** gothic revival

**Features:** a lift and two spiral staircases serve the tower's five levels; wheelchair access; spectacular views from the prospect eyrie.

**Local:** amenities of Hadlow village.

**Wider area:** country house visiting – Bodiam Castle,

Chartwell, Ightham Moat, Scotney Castle (all NT),  
Hever Castle, Leeds Castle, Penshurst Place and  
Great Dixter.

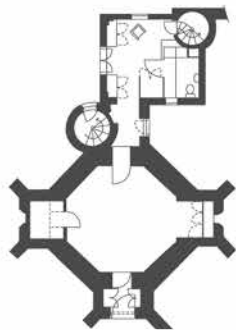
**History:** designed by George Ledwell Taylor and  
built in 1835-38 for Walter Barton May, as a prospect  
tower to rival Beckford's Fonthill, to complete one of  
the UK's great 'lost' country houses, Hadlow Castle,  
demolished in 1951. Converted to a dwelling in 1976,  
damaged by storm in 1987, Tonbridge & Malling  
Borough Council carried out safety work in mid-1990s,  
removing the 40ft lantern, pinnacles and gable.

**Vivat:** in 1998 the tower was included in the WMF's  
100 most endangered historic buildings and Vivat  
became involved in 2000. Vivat took ownership in  
2011 and the restoration was completed in 2013.

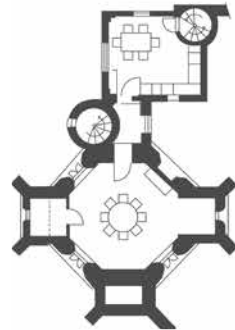
The porous lime-based "Roman Cement" was  
reintroduced from France to restore authentically  
the rendering, intricate pre-cast mouldings and  
other features. With the lantern reinstated the tower  
rises to 185 feet. The cost was funded with grants  
from charitable trusts and foundations, notably  
the Heritage Lottery Fund and English Heritage.  
The project architect was Paul Sharrock of Thomas  
Ford & Partners.

**Activities:** fishing, sailing & cycling at Bewl Water near  
Lamberhurst; walking in Bedgebury National Pinetum  
& Forest; golf; Mote Park in Maidstone.

**Local events:** July: Kent County Show and Whitstable  
Oyster Festival. August: Faversham Hop Festival.  
October: Canterbury Festival.



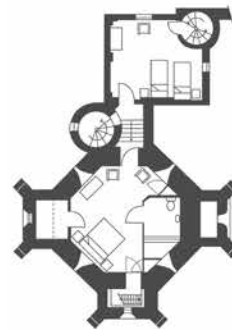
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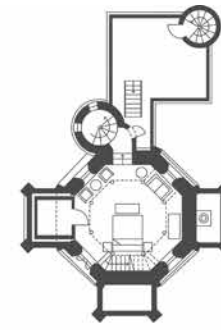
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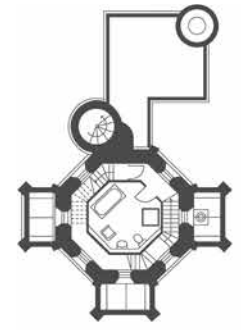
2ND FLOOR



3RD FLOOR



4TH FLOOR



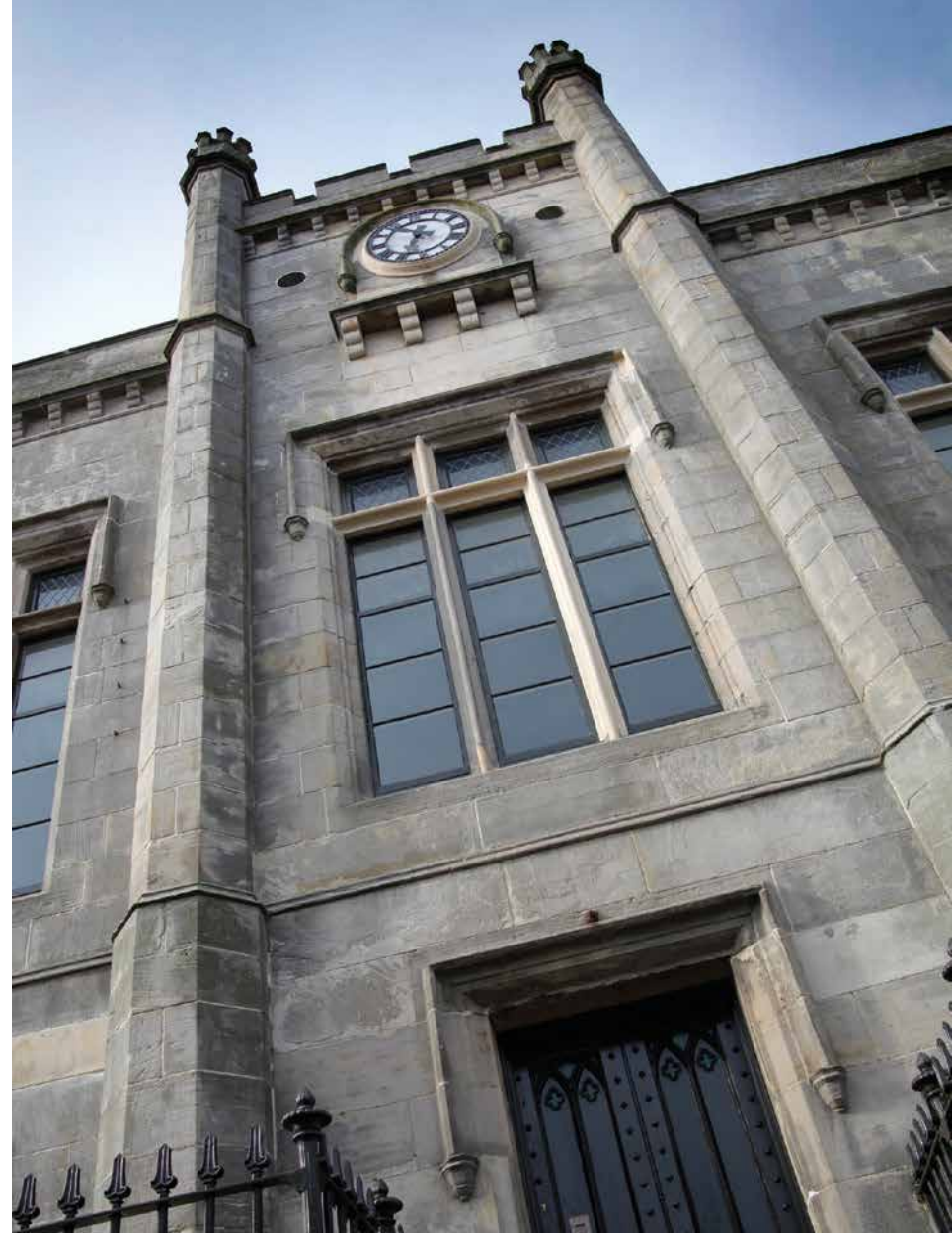
MEZZANINE

# Kinghorn Town Hall

Kinghorn, Fife, Scotland



*A grand example of early nineteenth century  
Tudor Gothic style*





**Building type:** civic municipal apartment

**For:** five adults

**Where:** Kinghorn, Fife

**Nearest train station:** Kinghorn (0.15 miles)

**Accommodation:** 1 double bedroom; 1 twin; 1 single with en-suite shower room; sitting/dining room; kitchen; 1 bathroom

**Architectural style:** 19th century gothic

**Features:** magnificent sitting/dining room with three floor to ceiling south facing windows and two original fireplaces. The beam mountings for the town hall clock are an interesting feature in the master bedroom. Guests have exclusive use of a private walled garden. Access is via a gate at the side of the property.

**Local:** sheltered sandy beach and harbour and independent food shops within walking distance;

several excellent golf courses nearby; easy rail access to Edinburgh.

**Wider area:** country house visiting – Dalmeny House, Blair Adam, Hopetoun House, Gosford House, Newliston, Arniston House, Lennoxlove House; Dunfermline Abbey; Falkland Palace and village; Culross Palace and Abbey; Stirling Castle; Wemyss Castle and caves; Royal Burgh of St Andrews, Cupar, Edinburgh, Stirling, Glasgow, Dundee, Perth, Crail and the East Neuk fishing villages.

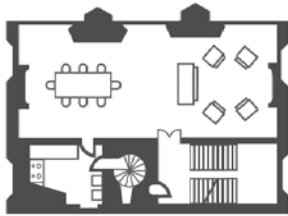
**History:** the Town Hall was constructed in 1826, replacing an earlier medieval building which was seriously damaged by lightning in 1822. The new building was designed by Thomas Hamilton (1784-1858) and provided a magnificent meeting room for the wealthy Burgh Council, though the accommodation on the ground floor provided less luxurious accommodation for the inmates of the

burgh jail. Used for council functions for almost 150 years, it fell into disrepair in the 1980s.

**Vivat:** restored by Fife Historic Buildings Preservation Trust in 2009. The cost of the work was funded with grants from charitable trusts and foundations. The Vivat Trust manages holiday bookings and markets the hall on behalf of the owner, through its subsidiary, Vivat Trust Management Services Ltd.

**Activities:** walking along the Fife coastal path; golf; cycling; Knockhill Racing Circuit; fishing on Loch Lindores (rainbow trout day tickets from Newburgh) and River Tay (salmon); historic Adam Smith Theatre with year round entertainment programme.

**Local events:** February: Scottish Snowdrop Festival. March: St Anza, Scotland's Poetry Festival at St Andrews. June: Royal Highland Show. July: Golf Open Championship at St Andrews. August: Pittenweem Arts Festival, Perth Show, Edinburgh Book Festival, Edinburgh International Festival & Fringe. October: Alfred Dunhill Links Championship at St Andrews.



1ST FLOOR



2ND FLOOR

# Liberton Tower

Liberton, Edinburgh



*An unspoilt fifteenth century tower house  
within the precincts of Edinburgh*



**Building type:** tower house

**For:** four adults

**Where:** Liberton, Edinburgh

**Nearest train stations:** Edinburgh Waverley (3 miles); Brunstane (4.5 miles)

**Accommodation:** 1 double bedroom; 1 twin; great hall; kitchen; bathroom

**Architectural style:** 15th century fortified

**Features:** lavish great hall with wall hangings; vaulted kitchen with original iron grail; four poster bed in master bedroom; twin bedroom has its own cloakroom and access by a ladder to the stone-parapet with splendid views of Edinburgh.

**Local:** Edinburgh (Castle, New Town, Old Town); Trinity House Maritime Museum; Scottish Parliament; The Discovery Dome; St Giles Cathedral; The Palace of Holyroodhouse including The Queen's Gallery.

**Wider area:** country house visiting – Craigmillar Castle, Linlithgow Palace, Newhailes, House of the Binns; Queensferry; Forth Road Bridge; Scottish Border towns; Glasgow.

**History:** Liberton was built by the Dalmahoy family in the late 15th century and remained in their hands until 1587. A carved panel on the building shows their crest emblems of an arm and a sword. Later Liberton passed into the hands of the Littles, a merchant family and Lords Provost of Edinburgh, who found the tower too inconvenient and consequently abandoned it to erect Liberton House, a short distance away, in the early 17th century.

**Vivat:** in 1992 the Castles of Scotland Preservation Trust (COSPT) took a 100 year lease of the building and proceeded carefully to conserve, repair and restore the building. Many exciting discoveries were made during the archaeological survey and restoration. Access to the original door was via a

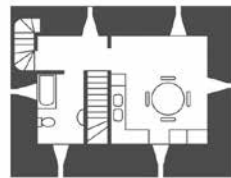
drawbridge which was unearthed as was the site of a well, along with small aumbries, garderobes, and mural stairs. In 2010 the Vivat Trust took over COSPT in order to carry out essential structural repairs to the roof. The cost of the work was funded with grants from charitable trusts and foundations. Architect – Simpson & Brown.

**Activities:** National Galleries of Scotland in Edinburgh; golf at St. Andrews and Braid Hills Approach; walking on Blackford Hill, Arthur's Seat, the Pentland Hills and along the Water of Leith.

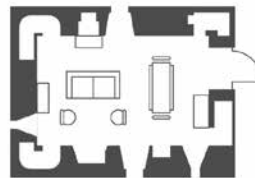
**Local events:** April: Beltane Fire Festival. June: Royal Highland Show. Edinburgh West End Summer Solstice Festival. August: Edinburgh Book Festival, Edinburgh International Festival & Fringe. December: Edinburgh New Year Street Festival.



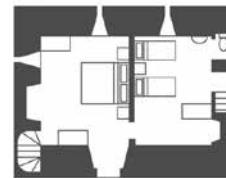
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

# The Magazine

Sedgeford, Norfolk



*A former Civil War arms store  
dating back to 1642*



**Building type:** arms store disguised as a chapel

**For:** 5 adults

**Where:** Sedgeford, near Hunstanton, Norfolk

**Nearest train station:** King's Lynn (16.5 miles)

**Accommodation:** 1 double bedroom; 1 twin;  
1 single; sitting/dining room; kitchen; bathroom

**Architectural style:** 17th century vernacular

**Features:** three chapel-style windows in living area with views across the private garden. Arrow-slit windows in the bathroom and twin bedroom; pitched ceilings and aged beams in the first floor bedrooms.

**Local:** situated 3 miles from the coast and facing Peddars Way, a national trail ideal for walkers and cyclists.

**Wider area:** country house visiting – Castle Rising Castle, Sandringham, Holkham Hall, Houghton Hall, Blickling Hall (NT), Felbrigg Hall (NT), Oxburgh Hall (NT), Castle Acre, Creake Abbey (EH); Hunstanton, Burnham Market, Wells-next-the-Sea, Fakenham and King's Lynn; Walsingham Abbey grounds; Stody Lodge gardens; Elizabethan House Museum at Great Yarmouth; Norwich.

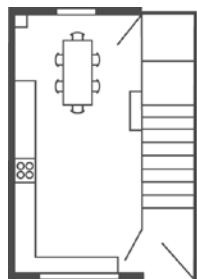
**History:** built in 1642 as a Civil War arms store by the Royalist Sir Hamon Le Strange of Hunstanton Hall. Alleged secret passageway leading to the sea constructed to aid escape and covertly move munitions. Ownership passed down through the Le Strange family with an extension added in the early 19th century. The house accommodated evacuees during WWII, later falling into disrepair

in the 1960s. It was restored back to living accommodation in the 1970s.

**Vivat:** the Vivat Trust manages holiday bookings and markets the house on behalf of the owner, through its subsidiary, Vivat Trust Management Services Ltd.

**Activities:** golf and sailing at Brancaster and Hunstanton; bird watching at Snettisham and Titchwell Marsh Reserves (RSPB); Scolt Head Island (a bird sanctuary accessible April – September); Pensthorpe Gardens; Seal trips at Blakeney National Nature Reserve; walking and cycling along the Norfolk Coast Path.

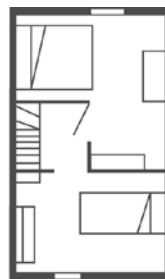
**Local events:** May: Houghton International Horse Trials. July: Holkham Country Fair, Sandringham Flower Show. August: North Norfolk Music Festival, Burnham Craft Fair. September: Great Yarmouth Maritime Festival, Sandringham Game and Country Fair. November: Sandringham Christmas Fair.



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

# North Lees Hall

Hathersage, Derbyshire



*An imposing sixteenth century tower house  
in the heart of the Peak District National Park*

**Building type:** tower house

**For:** six adults

**Where:** Hathersage, near Sheffield

**Nearest train stations:** Sheffield (11 miles);  
Chesterfield (14 miles); Chapel-en-le-Frith (13 miles)

**Accommodation:** 2 double bedrooms; 1 twin;  
dining room; drawing room; kitchen; 2 bathrooms

**Architectural style:** 16th century domestic

**Features:** impressive spiral elm staircase leads up via all floors to the roof terrace which has spectacular views; drawing room with log burning stove and decorative plaster ceiling; second floor double bedroom has a four poster bed and an adjacent bathroom.

**Local:** Bakewell, the spa towns of Matlock and Buxton

**Wider area:** country house visiting – Chatsworth, Calke Abbey (NT), Hardwick Hall (NT), Bolsover Castle (EH), Haddon Hall; Blue John Mines, Crich Tramway Museum, Steeple Grange Light Railway.

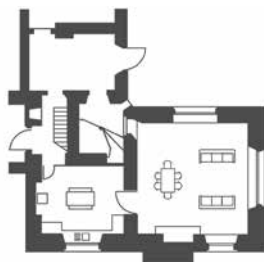
**History:** North Lees Hall was built in about 1590 for William Jessop, and the tower wing has been attributed to Robert Smythson, the Elizabethan architect responsible for Hardwick Hall. Especially characteristic of Smythson is the building's ingenious split-level interior layout which uses a variety of floor and ceiling heights, providing a combination of halls and great chambers to the front in conjunction with smaller domestic rooms to the rear. The building's most celebrated tenants were the Eyre family, who occupied the hall between 1750 and 1882. It was Charlotte Brontë who, after a visit to North Lees Hall in 1845, immortalised the Eyre family name with the publication of *Jane Eyre*. The description of Mr

Rochester's house, Thornfield Hall, was almost certainly inspired by Brontë's impressions of North Lees Hall.

**Vivat:** the commitment and resolve of the last private owner, Sir Hugh Beach, enabled the restoration in 1962. Under the supervision of the architect, Lt Col Gerald Haythornthwaite, the Hall was repaired and converted into a guesthouse for visitors to the Peak National Park. Pictures taken in 1904 were used to inform the reconstruction of the water-damaged plaster ceiling in the drawing room. In 1971 the Peak Park Joint Planning Board purchased the North Lees Estate and in 1987 leased the tower wing to the Vivat Trust for 50 years. Vivat undertook a second refurbishment which involved the removal of internal partitions and improvements to the plumbing and heating and electrics. The cost of the work was funded with grants from charitable trusts and foundations. Architect – Tim Ratcliffe Associates. The North Lees Estate is now owned and managed by the Peak District National Park Authority.

**Activities:** caving, climbing, hang gliding, riding and walking in the Peak National Park; watersports at Carsington Water; Go Ape high wire forest adventure; Derwent Reservoir; Heights of Abraham cable car rides; golf available nearby

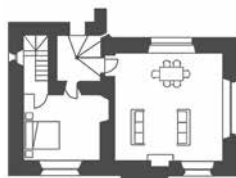
**Local events:** May: Chatsworth International Horse Trials. September: Chatsworth Country Fair, Bakewell Show & Sheffield Fayre.



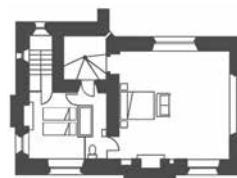
GROUND FLOOR



MEZZANINE FLOOR



1ST FLOOR



2ND FLOOR

# Old Observatory House

Edinburgh, Scotland



*An iconic eighteenth century Gothic style building  
at the top of Calton Hill*





**Building type:** astronomical observatory

**For:** eight adults

**Where:** Calton Hill, Edinburgh

**Nearest train station:** Edinburgh Waverley (0.5 mile)

**Accommodation:** 2 double bedrooms; 2 twins; dining room; sitting room; drawing room; kitchen; bathroom; shower room

**Architectural style:** 18th/19th century gothic

**Features:** circular dining room on the ground floor; circular double bedroom on the garden level; domed drawing room (where the rails still exist, embedded in the wall, which enabled the dome to rotate) on the first floor; extensive panoramic views over Edinburgh, Fife and the Lothian hills.

**Local:** Edinburgh (Castle, New Town, Old Town); Trinity House Maritime Museum; Scottish Parliament; The Discovery Dome; St Giles Cathedral; The Palace of Holyroodhouse including The Queen's Gallery.

**Wider area:** country house visiting – Linlithgow Palace, Newhailes; Queensferry; Forth Road Bridge; Scottish Border towns; Glasgow.

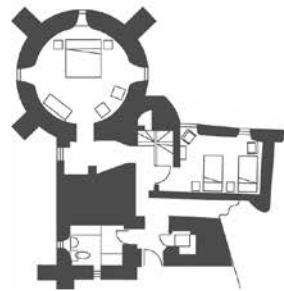
**History:** before the light-pollution of an expanding city made it impractical, Calton Hill was a perfect vantage point from which to observe the night sky. Thomas Short, an Edinburgh-born optician, founded an observatory on top of the volcanic hill in 1776. Designed by James Craig, architect of the New Town. Funds did not allow it to be completed so only a single gothic tower was finished when Short moved in. It later became the Popular Observatory, then the

home of the Assistant Astronomer before being upgraded and extended to house the then Astronomer Royal, Charles Piazzi Smyth, in 1883. In 1896 the observatory was moved to its present home on the Braid Hills to escape the city smog.

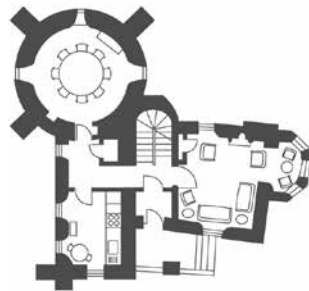
**Vivat:** the building was used briefly as a rather dramatic council house but was unoccupied since the early 1980s. In 2009 the City of Edinburgh Council undertook a comprehensive set of works, and Vivat approached the Council with a proposal to restore the interior and let the property as holiday accommodation. Architect – LDN Architects.

**Activities:** National Galleries of Scotland in Edinburgh; golf at St. Andrews and Braid Hills Approach; walking on Blackford Hill, Arthur's Seat, the Pentland Hills and along the Water of Leith.

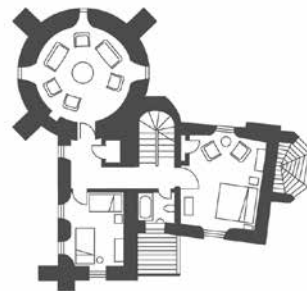
**Local events:** April: Beltane Fire Festival. June: Royal Highland Show. Edinburgh West End Summer Solstice Festival. August: Edinburgh Book Festival, Edinburgh International Festival & Fringe. December: Edinburgh New Year Street Festival.



GARDEN LEVEL



GROUND FLOOR



1ST FLOOR

# The Summerhouse

Eyton-on-Severn, Shropshire



*An Elizabethan banqueting tower  
built in 1595*





**Building type:** banqueting tower

**For:** two adults

**Where:** Eyton-on-Severn, near Shrewsbury

**Nearest train stations:** Shrewsbury (8 miles);  
Telford (12 miles)

**Accommodation:** kitchen/dining room; sitting/double  
bedroom; shower room

**Architectural style:** Elizabethan

**Features:** the plan is of two conjoined octagons, the  
larger one providing the living space on two floors  
and the smaller housing the fine oak spiral staircase  
which ascends round its magnificent newel to a  
viewing platform; four poster bed and wood-burning  
stove in sitting/bedroom.

**Local:** Bridgnorth, Ironbridge Gorge, Ludlow,  
Much Wenlock and Shrewsbury.

**Wider area:** country house visiting – Attingham Park  
(NT), Wilderhope Manor (NT), Benthall Hall (NT),  
Dudmaston (NT), Boscobel House (EH), White  
Ladies Priory (EH), Weston Park; Ludlow Castle,  
Roman city of Viroconium at Wroxeter, Royal Air  
Force Museum at Cosford.

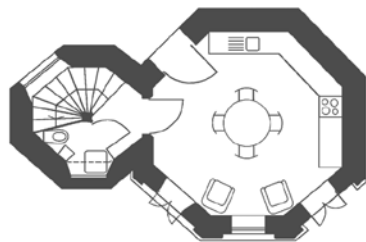
**History:** a rare surviving example of an Elizabethan  
banqueting tower. Originally one of a pair, it was  
conceived and built circa 1595 by the master mason  
Walter Hancock for Sir Francis Newport to enhance  
his house, Eyton Hall. Walter Hancock also worked  
on Conover Hall (on the opposite bank of the  
River Severn) and is thought to have designed  
Shrewsbury's Old Market Hall in 1596. Following  
the destruction of Eyton Hall by fire, the western  
banqueting house was incorporated into a larger  
residence in 1770. In 1867 the remaining gable of

the mansion and the octagonal dovecote were  
pulled down, so the Summerhouse is all that remains.

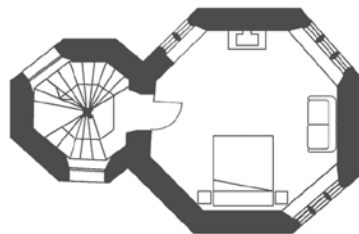
**Vivat:** The Summerhouse, listed Grade II\*, was the  
Vivat Trust's first project. It had been deteriorating  
gradually and by 1981, when it was brought to Vivat's  
attention, was derelict. In 1982 Lord Barnard (into  
whose Raby Estate Eyton had been absorbed in  
the 18th century) agreed to lease the Summerhouse  
to Vivat for 50 years and the restoration work began.  
The cost of the work was funded with grants from  
charitable trusts and foundations. Architect – Andrew  
Arrol of Arrol & Snell. The project won an RICS/Times  
Conservation Award and a commendation from the  
Civic Trust.

**Activities:** walking along the Long Mynd, the Wrekin,  
Carding Mill Valley and Shropshire Hills; wine tasting  
and tours at Wroxeter Vineyard.

**Local events:** June/July: Ludlow Festival. August:  
Shrewsbury Flower Show. September: Ludlow Food  
and Drink Festival. Ironbridge Gorge World Heritage  
Festival. All year: Bishops Castle town tours and  
ghost tour.



GROUND FLOOR



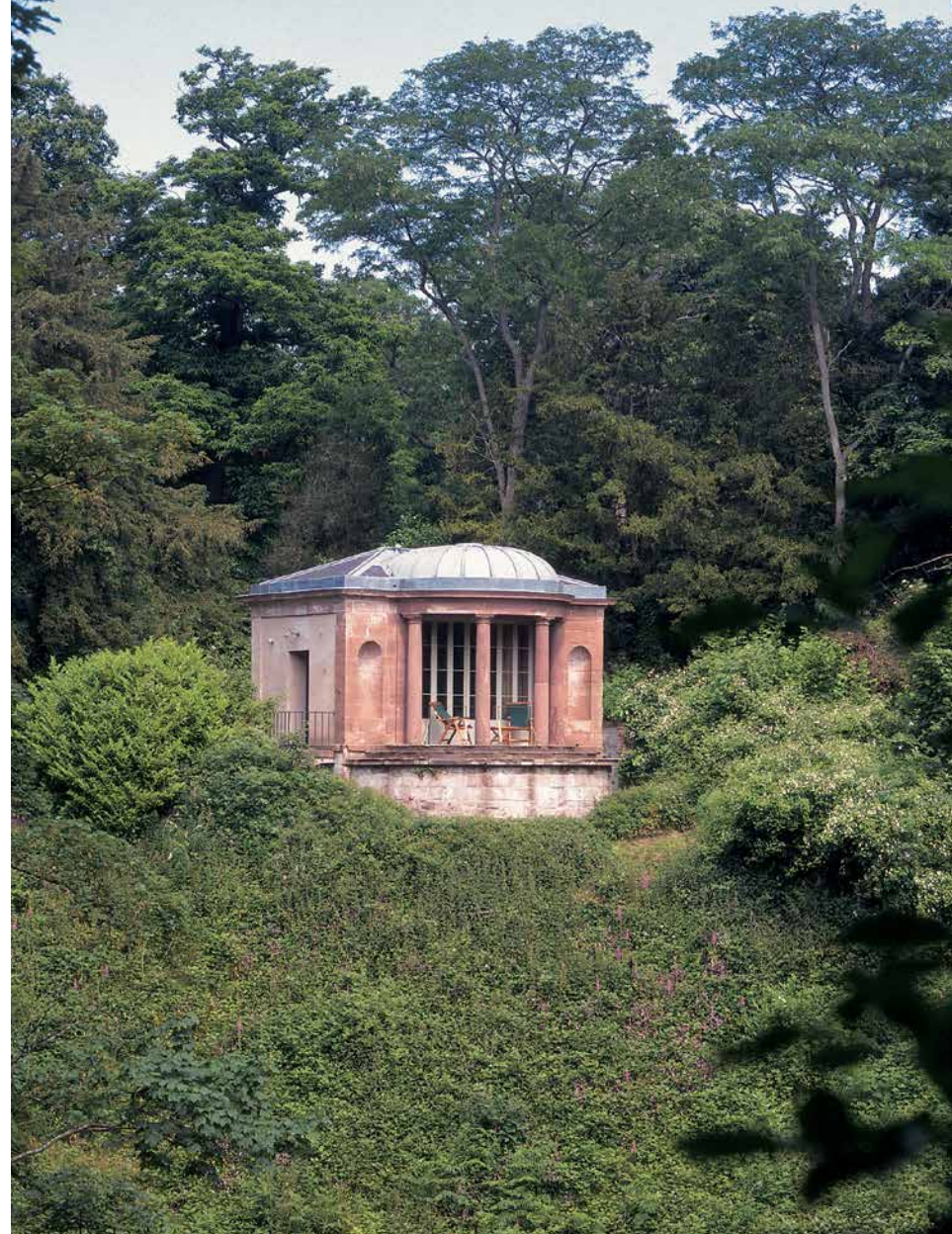
1ST FLOOR

# The Temple

Badger, Shropshire



*A classical folly  
converted into an intimate woodland retreat*





**Building type:** folly

**For:** two adults

**Where:** Badger, Bridgnorth, Shropshire

**Nearest train stations:** Telford (11 miles);  
Wolverhampton (13 miles)

**Accommodation:** 1 double bedroom; sitting room;  
kitchen/dining room; shower room

**Architectural style:** Classical

**Features:** sitting room has specially commissioned  
painted furniture from Peter Vidal of Oswestry  
inspired by Wyatt designs and Gould prints of native  
birds; French windows to colonnaded balcony.

**Local:** Bridgnorth, Ironbridge Gorge, Much Wenlock  
and Shrewsbury.

**Wider area:** country house visiting – Attingham Park  
(NT), Wilderhope Manor (NT), Benthall Hall (NT),  
Dudmaston (NT), Boscobel House (EH), White  
Ladies Priory (EH), Weston Park; Ludlow Castle,  
Roman city of Viroconium at Wroxeter, Royal Air  
Force Museum at Cosford.

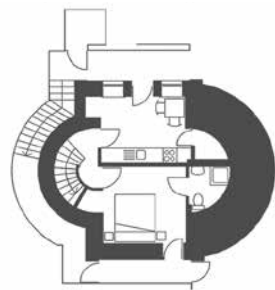
**History:** probably designed by James Wyatt  
(1746-1813) as an architectural ornament, teahouse  
and vantage point in Badger Dingle, a 40-acre  
picturesque landscape of deep sandstone chasms  
and wooded ravines created out of the natural  
topography by William Emes (1730-1803), a pupil  
of Capability Brown. Emes dammed the brook  
which flowed through the dingle to form three pools  
separated by cascades. Along the banks two miles  
of walks were made and embellished with picturesque  
features: caves and seats carved out of the cliff, a

boathouse, and an icehouse. The Temple was  
commissioned in 1783 by Isaac Hawkins Browne,  
a wealthy art connoisseur. The Greek Doric folly  
was part of a wider scheme to enhance Badger Hall,  
which Wyatt began remodelling in 1779. The estate  
passed to the Capel Cure family, who continued to  
use the Temple until the late 1930s. Requisitioned  
as a school in 1943, Badger Hall fell into decline  
and was sadly demolished in 1952.

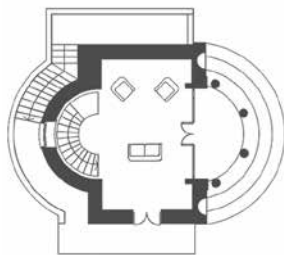
**Vivat:** in 1992 Vivat submitted a rescue plan for the  
Dingle and its structures to the owner, Sir Adrian  
Swire. Under the supervision of Andrew Arrol of Arrol  
& Snell Architects of Shrewsbury, Frank Galliers Ltd  
carried out basic structural repairs. Elements of  
Wyatt's design for the staircase at Badger Hall were  
copied in wrought iron and lead. The cost of the  
work was funded with grants from charitable trusts  
and foundations.

**Activities:** walking along Wenlock Edge, Titterstone  
Clee and Brown Clee.

**Local events:** June/July: Ludlow Festival.  
August: Shrewsbury Flower Show. September:  
Ludlow Food and Drink Festival. Ironbridge Gorge  
World Heritage Festival. All year: Bishops Castle  
town tours and ghost tours.



GROUND FLOOR



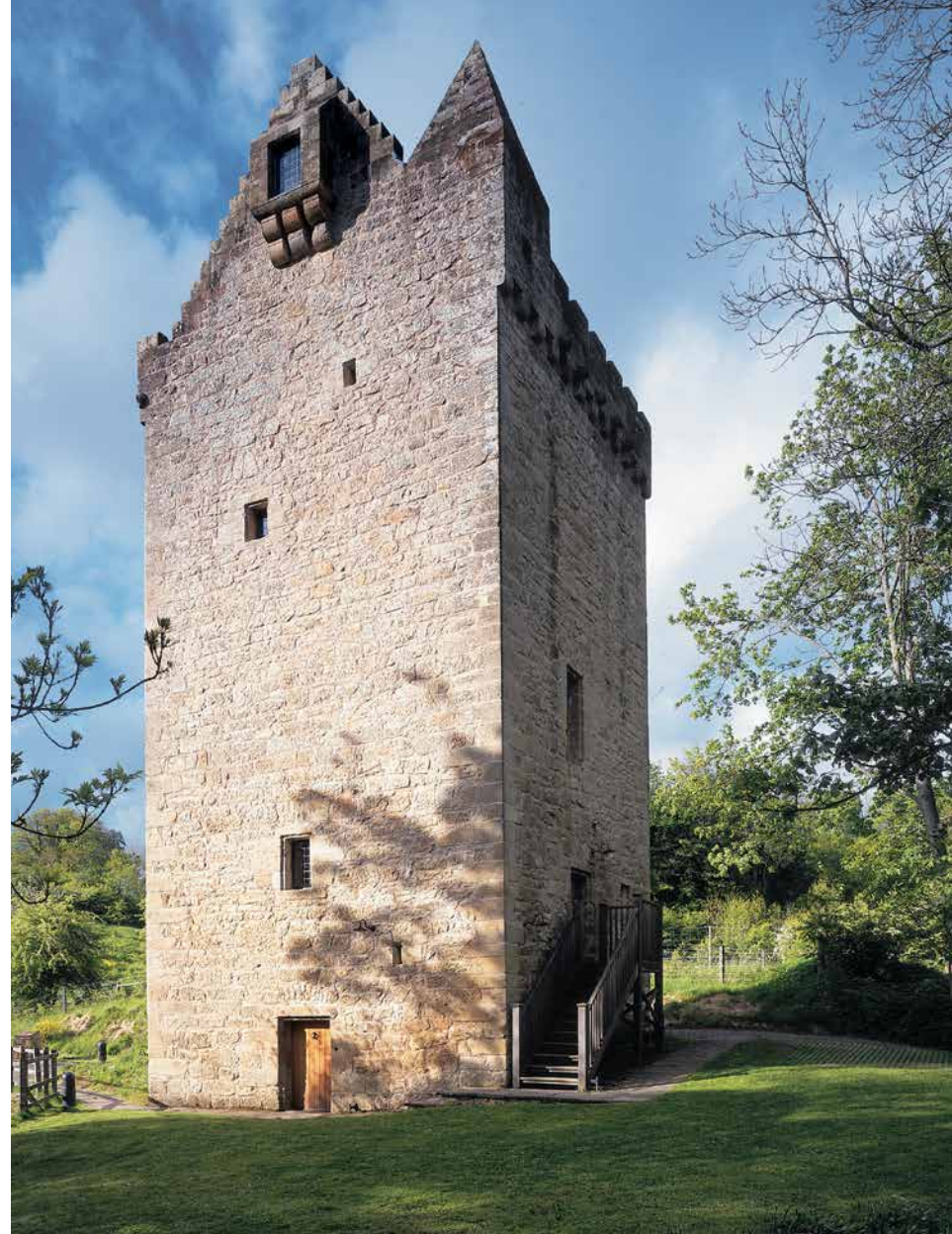
1ST FLOOR

# The Tower of Hallbar

Braidwood, South Lanarkshire



*A sixteenth century defensive tower  
situated in the beautiful Clyde Valley*





**Building type:** tower house and adjacent bothy

**For:** seven adults

**Where:** Braidwood, Lanarkshire

**Nearest train stations:** Carstairs (9 miles);  
Hartwood (9 miles)

**Accommodation:** tower house – 1 double bedroom;  
1 twin; 1 single; kitchen/dining room; great hall;  
bathroom; cloakroom. 19th century bothy – 1 double  
bedroom; sitting room; kitchenette; shower room

**Architectural style:** 16th century fortified

**Features:** original fireplace with a wood-burning  
stove in the great hall whose substantial ceiling  
beams are enlivened with colourful paintings showing  
heraldic motifs, flowers and beasts; master bedroom,

at the top of the tower, is reached by going out  
onto the parapet; interconnecting telephones link  
the tower and bothy; set in five acres of native  
woodland, young orchards and meadows.

**Local:** Lanark and the former mill town of New  
Lanark, a World Heritage site.

**Wider area:** country house visiting – Bothwell Castle;  
Craignethan Castle; Chatelherault Country Park;  
Museum of Lead Mining, Wanlockhead; Glasgow  
and Edinburgh.

**History:** The Tower of Hallbar was formerly home  
to the Lockharts of Lee. The first mention of Hallbar  
(‘bar’ – Gaelic for height, therefore ‘high hall’), occurs  
in an Act of Parliament of 1581 ratifying the transfer of  
the Barony of Braidwood to Harie Stewart of Gogar,

brother of the Earl of Arran. Harie became briefly  
James VI’s Chancellor, but on his downfall the Tower  
seems to have passed to his enemy and successor,  
Lord Maitland of Thirlestane Castle, Berwickshire.  
Hallbar was in the hands of the Marquis of Douglas  
by 1681 but in that year it passed, together with the  
barony, to the neighbouring landowner, Sir George  
Lockhart of Lee Castle, and it remains the property of  
his descendants. After restoration in the 19th century  
the tower was tenanted until 1984 after which it  
became semi-ruinous.

**Vivat:** following an approach by the Lee and  
Carnwath Estate, Vivat took in 1998 a full repairing  
lease for Hallbar since when they have carried  
out a programme of repairs. The cost of the work  
was funded with grants from charitable trusts  
and foundations.

**Activities:** walking in the Clyde Valley and Strathclyde  
Country Park

**Local events:** March: Glasgow International Comedy  
Festival. June: Lanimer Week (celebration of Lanark  
traditions) and Glasgow International Jazz Festival.

**NB:** The Tower of Hallbar is situated on an ancient  
right of way. Walkers and riders may use the track.  
The stairs in the tower may not be suitable for the  
elderly, the infirm or for very young children. The bothy  
is on one level and might be more suitable for some.



THE COTTAGE

GROUND FLOOR

1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

## Wellbrook Manor

– Garden Studio

Golden Valley, Herefordshire



*A traditional, rustic barn  
located in the delightful Wellbrook Manor gardens*





**Building type:** agricultural barn

**For:** two adults

**Where:** Wellbrook Manor, Peterchurch, Herefordshire

**Nearest train station:** Hereford (13 miles)

**Accommodation:** 1 double bedroom; open plan sitting/dining room and kitchen; shower room; first floor studio space (The other end of the barn is office space used by Vivat Trust staff.)

**Architectural Style:** rural vernacular

**Features:** internally, the stone walls are painted with lime-based paints. New flagstones have been laid over an existing floor. Deep recessed window sills reveal the thickness of the walls. The first floor windows of the studio space look out to Wellbrook Manor's garden and beyond, to the Black Mountains. The studio has its own small and secluded garden.

**Local:** Peterchurch has a well-stocked shop, a bistro and pub. Local produce can be found in neighbouring Vowchurch, at the Memorial Hall, on the last Saturday of every month. The graves of Joan and Gerald Griffith, the former owners of Wellbrook Manor, are at St Mary Magdalene, Turnastone.

**Wider Area:** country house visiting – Eastnor Castle, Croft Castle, Berrington Hall, Hampton Court Castle, Dore Abbey, Llanthony Priory; Hay-on-Wye; Herefordshire's black and white village trail; the Forest of Dean; Malvern Hills, Black Mountains; Brecon Beacons.

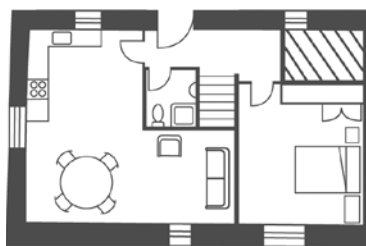
**History:** the Wellbrook Manor estate was transferred to the Vivat Trust by the executors of the late Joan Griffith (née Seddon) in 2009. Included in the gift was the medieval manor house, its garden, farm buildings, the adjacent farmhouse and farmland.

Wellbrook had been the home of Joan and Gerald Griffith for 20 years until Joan's death in 2007. A distinguished picture restorer who had painstakingly worked on Mantegna's *Triumph of Caesar*, Joan was an accomplished artist herself. She used the garden barn as her studio, a space that has been left unaltered. Formerly, the barn was purely agricultural. Two of the original loose boxes, with their cast iron and timber partitions, are now part of the Vivat Trust's office.

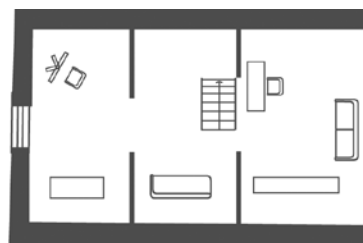
**Vivat:** repaired and converted by the Vivat Trust in 2011. The cost of the work was funded with grants from charitable trusts and foundations. Peregrine Bryant Architects developed the repair and conversion scheme.

**Activities:** walking, cycling, fishing, riding, boat trips and canoeing along the River Wye.

**Local events:** May: Hay-on-Wye Literary Festival. July: Ledbury Poetry Festival and Three Choirs Festival, Hereford. August: Flavours of Herefordshire Food Festival. September: Abergavenny and Ludlow Food Festivals.



GROUND FLOOR



1ST FLOOR

# West End Watermill

Burnham Overy Staithe, Norfolk



*A light and airy coastal home  
in an eighteenth century converted mill building*



**Building type:** converted watermill

**For:** six adults

**Where:** Burnham Overy Staithe, near Burnham Market, Norfolk

**Nearest train stations:** King's Lynn (23 miles); Norwich (37 miles)

**Accommodation:** 2 double bedrooms; 1 twin; 2 sitting rooms; dining room; kitchen; 2 bathrooms

**Architectural style:** Georgian vernacular

**Features:** first floor sitting room has a wood-burning stove and small balcony; enclosed walled garden; master bedroom with views over the old mill pond.

**Local:** Burnham is the name given to the villages around the River Burn on the north Norfolk coast – the River Burn flows into the mill pond at Burnham

Overy Watermill. Burnham Market is the largest of these villages, with an array of shops, restaurants and pubs. Burnham Thorpe was the birthplace of Admiral Lord Nelson. Burnham Overy Staithe is a small coastal village popular with birdwatchers, sailors, walkers and cyclists. West End Watermill is close to the coastline and beaches of north Norfolk.

**Wider area:** country house visiting – Blickling Hall (NT), Holkham Hall, Houghton Hall, Elizabethan House Museum at Great Yarmouth, Oxburgh Hall (NT), Castle Rising Castle, Creake Abbey (EH); Walsingham Abbey grounds; Stody Lodge gardens; Great Yarmouth; Hunstanton; King's Lynn; Norwich

**History:** Burnham Overy Watermill was built by Edmund Savory, a tenant on the nearby Walpole Estate. The long, two storey distinctive red brick building, with a pantiled roof, was constructed in various stages from 1790 through to the mid

nineteenth century. West End was converted to provide holiday accommodation; there are other residents in the rest of the mill building.

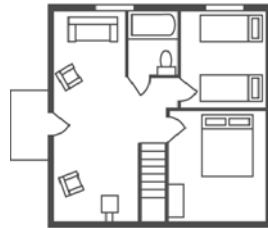
**Vivat:** The Vivat Trust manages holiday bookings and markets the mill on behalf of the owner, through its subsidiary, Vivat Trust Management Services Ltd.

**Activities:** Scolt Head Island (a bird sanctuary accessible April – September); Blakeney National Nature Reserve (NT); coastline walks and beaches at Holkham, Hunstanton and Brancaster; cycling, walking and bird watching.

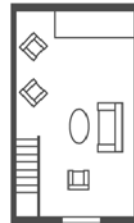
**Local events:** May: Houghton International Horse Trials. July: Holkham Country Fair, Sandringham Flower Show. August: North Norfolk Music Festival, Burnham Craft Fair. September: Great Yarmouth Maritime Festival, Sandringham Game and Country Fair. November: Sandringham Christmas Fair.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

## Prices 2015

Weekly	Winter	Spring	Early Sum	Mid Sum	Late Sum	Autumn	Winter	Xmas
	3/1-13/3	14/3-30/4	1/5-13/6	14/6-31/7	1-31/8	1/9-31/10	1/11-19/12	20/12-2/1
Bolton Percy Gatehouse	428	508	589	629	759	575	428	759
The Chantry	710	839	916	998	1120	898	710	1060
Church Brow Cottage	697	794	825	855	910	812	697	898
Cloister House	894	1098	1155	1315	1629	1179	894	1629
Hadlow Tower <sup>(1)</sup>	1028	1290	1338	1530	1954	1338	1028	1954
Kinghorn Town Hall	462	487	515	636	636	515	462	840
Liberton Tower <sup>(4)</sup>	795	878	935	1078	1395	957	795	1195
The Magazine	815	842	949	1005	1125	905	815	1066
North Lees Hall	915	1126	1185	1373	1670	1185	915	1670
Old Observatory House <sup>(2)</sup>	960	1189	1240	1366	2500	1260	960	2200
The Summerhouse	590	750	806	839	880	796	590	880
The Temple	610	775	832	865	910	820	610	910
The Tower of Hallbar	865	1005	1060	1180	1320	1066	865	1320
Wellbrook Manor - Garden Studio <sup>(3)</sup>	330	405	450	560	646	430	330	646
West End Watermill	889	1005	1097	1326	1568	1108	889	1568

**Please note:** Over Easter (3rd - 6th April 2015) there is a minimum stay of 5 nights. The price for 5 nights is 85% of the weekly price. All prices are in pounds sterling and are per property per week (or per short break period) – NOT per person. All prices are inclusive of VAT.

<sup>(1)</sup> Maximum stay is 6 nights between 9th April - 10th September 2015, when the tower opens as a museum every Thursday.

<sup>(2)</sup> A supplement of £400 applies for the New Year week. <sup>(3)</sup> Supplements apply for stays during Hay Festival 21st - 31st May 2015.

<sup>(4)</sup> A supplement of £200 applies for New Year week.



### Prices Include

- A luxury welcome hamper plus wine
- All linen and towels (except for cots)
- A small selection of toiletries

### Discounts

- All repeat guests qualify for a 5% discount.
- A 5% discount also applies for 1 or 2 persons occupying a property that sleeps 6 or more.

### Reservations:

Call: **01981 550753**

Online bookings: [www.vivat-trust.org](http://www.vivat-trust.org)

Short Breaks	Winter 3/1-13/3 & 1/11-19/12		Spring 14/3-30/4		Early Summer 1/5-13/6		Mid Summer 14/6-31/7		Late Summer 1-31/8		Autumn 1/9-31/10	
	3 nights	4 nights	3 nights	4 nights	3 nights	4 nights	3 nights	4 nights	3 nights	4 nights	3 nights	4 nights
Bolton Percy Gatehouse	278	321	330	381	383	442	409	472	493	569	374	431
The Chantry	462	533	545	629	595	687	649	749	728	840	584	674
Church Brow Cottage	453	523	516	596	536	619	556	641	592	683	528	609
Cloister House	581	671	714	824	751	866	855	986	1059	1222	766	884
Hadlow Tower	668	771	839	968	870	1004	995	1148	1270	1466	870	1004
Kinghorn Town Hall	300	347	317	365	335	386	413	477	413	477	335	386
Liberton Tower	517	596	571	659	608	701	701	809	n/a	n/a	622	718
The Magazine	530	611	547	632	617	712	653	754	731	844	588	679
North Lees Hall	595	686	732	845	770	889	892	1030	1086	1253	770	889
Old Observatory House	624	720	773	892	806	930	888	1025	n/a	n/a	819	945
The Summerhouse	384	443	488	563	524	605	545	629	572	660	517	597
The Temple	397	458	504	581	541	624	562	649	592	683	533	615
The Tower of Hallbar	562	649	653	754	689	795	767	885	858	990	693	800
Wellbrook Manor – Garden Studio <sup>(1)</sup>	215	248	263	304	293	338	364	420	420	485	280	323
Westend Watermill	578	667	653	754	713	823	862	995	1019	1176	720	831

**Please note:** Short breaks may also be booked, subject to availability, during Easter, Christmas and New Year periods, but only within 14 days of the holiday start date. 3 nights is the minimum stay for a short break. <sup>(1)</sup> Supplements apply for stays during Hay Festival 21st - 31st May 2015.

## Vivat Trust Friends

Since its formation 31 years ago the Vivat Trust has fought tirelessly to do all it can to bring back to life beautiful and often unique buildings which embody our social history, architectural heritage and craftsmanship. By turning them into holiday accommodation, not only are these remarkable buildings saved, but they remain in perpetuity for us all to enjoy.

Our success has only been made possible with the generous support of private donors, corporate sponsors, the Heritage Lottery Fund and charitable foundations to whom we are indebted. We are particularly grateful to our Friends who have chosen to share in our vision and success.

Friends are with us every step of the way: helping us to decide which properties we select; having first sight of our plans to breathe new life back into the property; being able to meet the craftsmen and women we work with; and, to tour the building during the various stages of its recovery. Better still, Friends and their families enjoy priority access to each new building as it becomes available as a holiday let.

*"Being a Friend of the Vivat Trust has been an enjoyable eye opener for me. I never knew so much work goes into each property and because of this I value my stays in them all the more. Wonderful!"*

If you would like to become a Friend or would like to make a contribution to our work please visit our website or call the Vivat office on 01981 550753.



*Share your passion and share in our success*

## Booking Conditions

These Booking Conditions supercede all previous issues. Reservations of accommodation are accepted by Vivat Trust Management Services Ltd, trading as Vivat Trust Holidays, a wholly owned subsidiary of The Vivat Trust Ltd (registered Charity No. 282921 & SCO41369 (Scotland), hereinafter referred to as the Company, on the following conditions:-

**CONTRACT OF HIRE** – The hiring contract shall be between the Hirer and the Company and shall be deemed to be made subject to these Booking Conditions. The Contract of Hire is not effective until the Company despatches to the Hirer written confirmation of a booking. The hiring contract confers upon the Hirer the right to occupy the property for a holiday only within the meaning of section 9 of the Rent Act 1977.

**DEPOSIT AND BALANCE PAYMENTS** – All holiday bookings made more than eight weeks before intended date of arrival must be accompanied by the deposit, which is calculated as 33% of the total holiday price. In these cases the balance of the holiday charge is payable not later than eight weeks before the intended date of arrival. The Company shall be entitled to treat any failure to pay such balance by the due date as a cancellation of the booking by the Hirer and will notify the Hirer in writing if it intends to do so. Where bookings are made eight weeks or less before the intended date of arrival the whole of the holiday charge is payable at the time of and with the booking. The Company reserves the right to levy a charge of £50 in the case of late payment.

**PAYMENT BY CREDIT CARD/DEBIT CARD/CHEQUE** – Hirers paying by credit card or debit card over the telephone or website or paying by cheque shall be deemed to have read all Booking Conditions and agree to be bound by them. Please make cheques payable to Vivat Trust Management Services Ltd and write your booking reference on the reverse of the cheque. For your booking to be confirmed we must receive your deposit payment within seven days of the date when the provisional booking is made.

**CONFIRMATION OF BOOKING** – All charges as well as the amount of deposit are shown on the Confirmation of Booking. The deposit shall be treated as part payment of the total sum due for the holiday. Once a Confirmation of Booking has been issued, the Hirer is responsible for the total advertised price of the property and extras as shown on the Confirmation of Booking. Upon receipt of a deposit we will issue a Confirmation of Booking showing the balance payable and the date by which it must be paid. Please take note of the date the balance is due, as no reminder will be sent.

**ONLINE BOOKINGS** – When you submit a booking via our online reservation system you will receive an automatically generated booking summary by email to the email address you provide in the booking form. This does not form a contract between us. A contract shall only arise when your booking is subsequently confirmed in writing via a letter of confirmation sent to you by post or email.

**FINAL DETAILS AND TRAVEL DIRECTIONS** – Upon receipt of your final payment we will send you details about your holiday which include:

- I. Directions to the property, its address and telephone number.
- II. Contact details for the keyholder and/or housekeeper whom you should contact at least a week before your holiday starts.
- III. A leaflet detailing the history of the property if available.

**V.A.T.** – All prices quoted are based on current prices and rates of V.A.T. at the time of publication. The Company guarantees to maintain basic prices for the period stated. However, the Company is unable to absorb increases in Value Added Tax or any new forms of taxation which may be introduced after the website was launched or brochure published. Any such increases will be charged as notified and will be payable.

**BOOKING AMENDMENT** – Once we have issued your Confirmation of Booking we regret that we are unable to accept alteration to bookings, except in special circumstances, when an additional administration charge of £50 (inc. VAT) will be made.

**BOOKING CANCELLATION** – Cancellations must be notified in writing to the Company. Once a Confirmation of Booking has been issued the person making the booking is responsible for the total cost shown thereon. The deposit paid on the booking will be automatically forfeited. If written notice of the cancellation is received by the Company fewer than 8 weeks before the holiday commencement date, the Hirer will be liable to pay the appropriate cancellation charges shown below.

Date of Cancellation	Cancellation Charge
More than 56 days before arrival date	Loss of deposit
56 – 15 days before arrival date	50% of booking value
14 – 8 days before arrival date	75% of booking value
Fewer than 8 days before arrival date	100% of booking value

**PERSONAL BELONGINGS** – Baggage and personal belongings are at the Hirers risk at all times. No responsibility can be accepted for loss or damage to any car or its contents.

**PARTY SIZE AND COMPOSITION** – In no circumstances may more than the number of persons as stated in the brochure or on the website occupy a property. The Company reserves the right to refuse admittance if this condition is not observed. Bookings cannot be accepted from groups (more than 2 persons) of single persons under the age of 25. Not more than 6 day visitors to a property are permitted without the prior written consent of the Company, which reserves the right to require payment of a refundable breakages deposit in such circumstances.

**MINORS** – Bookings can only be made by adults and cannot normally be accepted from minors under the age of 18.

**TAKEOVER, RETURN & LETTING PERIOD** – All bookings commence at 4pm (except where otherwise stated) on the day of arrival and end at 10am on the day of departure. The Company reserves the right to levy

an additional charge if the property is not vacated by 10am on the day of departure.

**HIRER'S RESPONSIBILITY** – The Hirer is responsible for the property and is expected to take all reasonable care of it. All equipment, utensils etc must be left clean and the property must be left clean and tidy at the end of the hire period. If the property is left in an unsatisfactory condition and additional cleaning costs are incurred, the Company reserves the right to recover these costs from the Hirer. All breakages and damage must be reported to the housekeeper immediately so that they can be rectified. All breakages and damage are the legal responsibility of the Hirer and the cost of repair or replacement shall be refundable to the Company upon demand.

**SMOKING** – All properties have a strict no smoking policy.

**THE COMPANY'S RIGHTS** – The Company reserves the right to refuse any booking and also cancel any booking already made, if in its absolute discretion it considers this to be necessary. Where a booking is cancelled by the Company, it will make every effort to offer an alternative holiday at no increase in cost and if the Hirer does not accept the alternative holiday offered, the Company will return to the Hirer the deposit paid and any other sum paid to the Company by the Hirer and liability for all consequential loss, damage and disappointment is accordingly limited to such return.

**INFORMATION** – While every effort has been made to ensure that the representations stated on our website, in our printed material and in all advertising matter are made in good faith, neither they nor any oral representations made by employees or representatives of the Company will create liability on the part of the Company.

**COMPLAINTS** – Any complaints concerning the property, its equipment or facilities must be notified immediately to the Housekeeper in order that the necessary action can be taken.

**GENERAL** – There shall be no liability for any claim arising from the act, omission or neglect or default of the Company, its employees or representatives unless proved to be done with intent to cause damage or recklessly and with knowledge that loss or danger would probably result. The Company's agents, servants and employees or other representatives have no authority to waive or modify these Conditions other than in writing.

**RIGHT OF ENTRY** – The right of entry to the property at all reasonable times is reserved by the Company with or without workmen for the purpose of inspection or to carry out repair deemed necessary to the property, facilities or equipment including the exterior and garden, provided prior notice has been given.

**LEGAL** – In the event of any dispute between the parties, it shall be referred to the jurisdiction of the English Courts only and any contract shall be governed by English Law and interpretation.

## Vivat Trust Holidays

The Garden Barn, Wellbrook Manor  
Peterchurch, Herefordshire, HR2 0SS

Call: 01981 550 753

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