



# *Kingslakes*

LAKESIDE HOLIDAY HAVEN

Luxury holiday cottages and lodges surrounded by seven stunning lakes set in the beautiful Devon countryside

# Relax & Unwind

We are delighted to introduce you to Kingslakes, our holiday haven comprising of seven stunning lakes set in the beautiful Devon countryside.

To us, Kingslakes is the perfect idyllic setting to enjoy a peaceful and relaxing holiday. Surrounded by our picturesque grounds you can spend time strolling around our gardens and lakes, or simply take the time to sit and watch nature at its stunning best.

Our lodges and cottages offer flexible accommodation in beautifully refurbished properties. Ranging from one to four bedrooms we have options to suit solo travellers, couples and families.

Our extensive, well-stocked private fishing lakes offer something for all skill levels. From beginners to the experienced Kingslakes is a perfect venue for families, dedicated anglers and those who appreciate nature at its finest.

After a day of fishing you can join us in the clubhouse to relax and unwind. Don't miss our fantastic menu with delicious food prepared by our resident chef, Jarred. Our junior guests are kept happy with the games room, children's play area and petting farm.

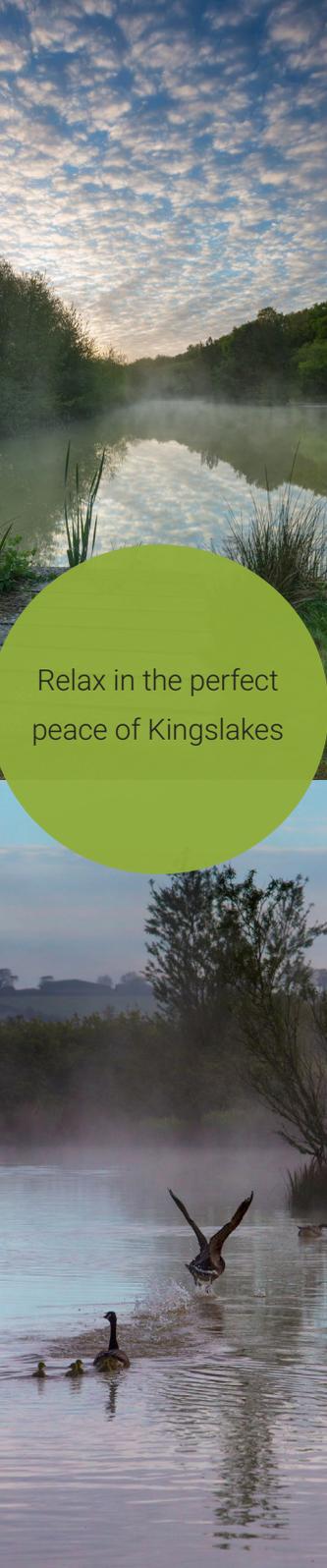
There's something for everyone at Kingslakes. Come and stay and we know you'll not want to leave.

Stuart & Emma

*Stuart & Emma*



Relax in the perfect  
peace of Kingslakes





# Facilities At Kingslakes

Along with the very warmest of welcomes what else can you expect from Kingslakes, the holiday haven nestled in the beautiful Devon countryside?



- Seven superb private coarse fishing lakes; Carp, Tench, Roach, Perch, Chub and Bream.
- Luxury accommodation set in 40 acres of footpaths, woodland and lakes.
- Clubhouse serving a range of alcoholic and non-alcoholic drinks plus meals freshly prepared by our resident chef.
- Convenience store stocking all the essentials for your self-catering break.
- Bait & tackle shop plus tackle storage facilities.
- Children's play area, outdoor games and games room.
- Dog-friendly accommodation available (ask us for details).
- Free Wi-Fi available at the clubhouse.





# Our Accommodation

## Lodges



**Mumpuss, White Hen** and **Oak Tree** are detached single storey lodges. All boast an open plan living area with well-equipped kitchen and family shower room with one double bedroom and one twin bedroom.

**Birch Tree, Cherry Tree** and **Beech Tree** are spacious detached lodges with three bedrooms accommodating up to five people. On the ground floor the lodges have one double bedroom, a twin bedroom and a bathroom with shower. Stairs lead to the first floor open plan living / dining area, kitchen and a third bedroom with a single bed.

Each lodge benefits from patio doors opening onto a private veranda area that overlooks the lakes and woodland. Patio furniture is provided and high quality barbecues are available on request.

Your home from home is kitted out with oven and hob, fridge freezer, kettle, sandwich toaster and standard toaster plus hair dryer, Freeview TV and DVD/Blu-ray player.

Additional kitchen equipment such as food mixers and slow cookers are available on loan from reception.

Power and heating, bed linen, tea towel and bath mat are all provided.

The lodges have allocated parking spaces, additional parking a short distance away and have a laundry facility with coin operated washing machine and tumble dryer close by.



Open plan lounge and dining area



Example of double bedroom



Example of twin bedroom

For availability and prices visit us online at [www.kingslakes.co.uk](http://www.kingslakes.co.uk) or give us a call on 01409 231401



Primrose open plan living space

# Our Accommodation

## Cottages

On site we have ten beautifully refurbished cottages with one to four bedrooms, sleeping up to eight guests comfortably.

All cottages include television with Freeview, DVD/Blu-ray player, hair dryer, central heating, oven and hob, microwave, fridge or fridge freezer, a kettle, a sandwich toaster and a standard toaster.

All bedding, bed linen, tea towel, bath mat, electricity and heating is also included. We also have barbecues available on request.

Guests have access to the laundry room with a coin operated washing machine and tumble dryer. The cottages are situated close to the car park and are mostly located around the water gardens with views over the lakes, woodland or gardens.

**Primrose Cottage** is spacious and has four bedrooms that sleep up to eight people. This cottage is equipped with a fully fitted kitchen, shower room, en suite bathroom, two double bedrooms and two twin bedrooms.

**Holly Cottage** is suitable for disabled guests with easy ramped wheelchair access and a double bedroom with wet room on the ground floor. With a further double bedroom and twin room it can accommodate up to six guests.

**Honeysuckle Cottage** has three bedrooms that accommodate up to six guests. On the ground floor there is a double bedroom, with a family bathroom upstairs alongside a double bedroom and a twin room.

**Courtyard Cottage** has easy access up two shallow steps and is all on one level. It has three bedrooms and can accommodate six people in two double bedrooms and one twin bedroom.

**Wild Rose Cottage** sleeps up to four people in one double bedroom and a twin bedroom. This pretty cottage is all on one level and has easy access down two steps or via a ramp.

**Bella's Cottage** is two storey accommodation that sleeps two. It has an open plan lounge and dining room, a shower room and a mezzanine bedroom with double bed.

**Shannon, Lighty and Candy Cottages** are arranged in a pretty row with access to the courtyard. Each accommodate two guests and feature one bedroom with a double bed. These cottages have interconnecting doors that can be opened for larger groups.

**Stable Cottage** is a quaint stone cottage and has one bedroom with a double bed, plus a modern wet room. It has an open plan kitchen and living room with level disabled access throughout the accommodation.



Bella's living area



Wild Rose living area



Candy kitchen space

# Clubhouse and Shop

After a busy day fishing and exploring unwind with a drink in the comfort of The Clubhouse. You'll find a friendly welcome, a range of alcoholic and non-alcoholic drinks and an excellent menu. We have a dining area, comfortable lounge area with TV screen plus a games room with pool table and dartboard.

A peaceful break from technology is sometimes needed but we understand staying connected may be important during your stay so our clubhouse offers free Wi-Fi for guests.

The kitchen team are ready to serve their freshly prepared meals, whether you want a full English breakfast, relaxing Devon cream tea in the lounge or a range of classic dishes during the evening. A children's menu is also available. Opening times are dependent on the season, you can contact us if you would like to check details for your stay.

Reception, our convenience store and tackle shop are all located in the Clubhouse building. Our shop stocks everything you will need for a self-catering stay plus ice creams, sweets and locally produced gifts. The tackle shop has a range of kit for the keen angler, including live bait that can be pre-ordered ready for your arrival.



# Clubhouse Menu

An example of the dishes we have available from our menu.

## Starters

Kingslakes classic prawn cocktail.

Brie wedges served with redcurrant jelly.

Bacon and black pudding salad, walnuts and mozzarella.

## Classics

Pork chop on mustard mash with peppercorn sauce.

Steak and ale pie served with chips, new potatoes or mashed potatoes.

Chicken curry cooked to your taste served on a bed of rice with naan bread.

## Grill

Steak served with flat cap mushrooms on market greens with a choice of chips or new potatoes.

Full rack of BBQ ribs served with chips or new potatoes.

Horseshoe gammon steak served with egg and pineapple.

## Burgers

Homemade burgers made from steak mince served in a seeded bun with chips and salad.

¼ pounder or ½ pounder with additional toppings available.

## Children's Menu

Chicken goujons with chips or potatoes, peas or beans.

Fish fingers with chips or potatoes, peas or beans.

Spaghetti carbonara with garlic bread.

Don't miss our fantastic **daily specials and dessert menu!**

We offer a full range of **sides, salads, fish and pasta** dishes

We also have a variety of delicious **vegetarian options** available

Cottages



Water Garden



Farmhouse



Play Area



2



i



1



Clubhouse

5



Kitchen Lake



4



3



Woodlan

Lakeside Lodges

Jenny Wren Lake



Nuthatch Lake





Woodpecker Lake



Kingfisher Lake



Campsite

Stock Pond



d Walk

Blackbird Lake



- Reception
- 1** Shop
- 2** Bar and restaurant
- 3** Laundry room
- 4** Tackle shed
- Tackle storage
- 5** Showers and WC

Carp		Bream	
Crucian carp		Chub	
Tench		Roach	
Perch			



# Fishing at Kingslakes

Fishing is a central part of Kingslakes and we welcome anglers of all abilities who return year after year to experience the joy and tranquillity of our peaceful fishing.

Home to seven well stocked lakes there is ample opportunity for a plentiful catch after a day of coarse fishing in our beautiful setting.

With our multiple fishing locations, there is more than enough space to find your own quiet spot and enjoy a successful day's fishing.

Fishing tackle storage sheds are available for guests and you can pre-order your live bait prior to arrival.



# Our Lakes

**Blackbird** Lake is dedicated to carp. It is extremely well stocked and many of the fish achieve double figures. This lake is also home to some beautiful eels of around 4lbs in weight.

**Kingfisher** Lake is known for large quantities of carp. It is our specimen carp lake with beautiful fish up to 24 lbs.

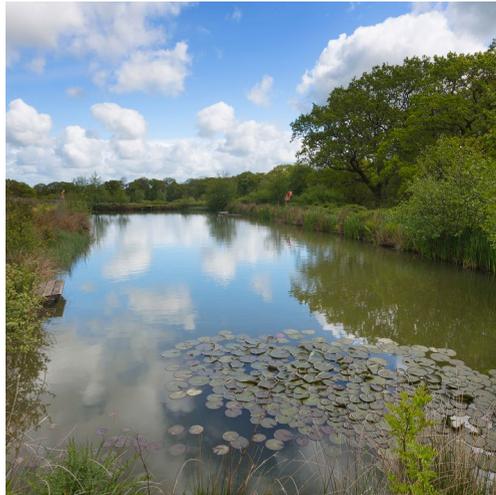
**Jenny Wren** Lake is suited to the traditionalist looking for a classic fishing experience. This lake is stocked with crucians and quality tench up to 8 lbs. The lake extends to around three quarters of an acre with varying depths.

**Nuthatch** Lake is a mixed species lake and anglers often catch both bream and chub in excess of 4lb.

**Woodpecker** Lake is another mixed species lake and can be accessed by walking through the wood at Kingslakes or by following the grass track from the camping field.

**Kitchen** Lake is a mixed species lake and is our oldest and deepest lake.

The **Stock Pond** is also available for fishing.



# Our Animals

Animals are at the heart of Kingslakes and we are happy for our guests to come and say hello to our furry friends. If you'd like to visit our animals whilst staying with us, please speak to a member of the Kingslakes team.

We have plenty of four-legged friends that reside at Kingslakes including beautiful bunny rabbits, amazing alpacas and gorgeous goats. Jack is our Shetland pony and is lovely and gentle. He likes to socialise with his naughty neighbours Smartie, Minstrel, Wispa and Twirl who are our four goats.

Arthur and Henry are our donkeys and they are extremely playful! They enjoy running around and are always on the hunt for food. Our alpacas Jasmine, Sidney, Prudence, and Al also enjoy their treats. Their favourite snacks are juicy apples and crunchy carrots.

Let us know if you would like to meet any of them whilst you are staying with us, our younger guests in particular are always keen to get to know our animals a little better.



# Family Fun



At Kingslakes we know that your children have plenty of energy and love to have fun. We have more than enough space for them to play games and run around to their heart's content. Along with a great deal of space there is a children's play area with slide, seesaw and a playhouse, ideal for children who like to explore and find new adventures.



Our lakes provide hours of entertainment for even the novice angler, and fishing can be a great family activity with all ages joining in the fun.

We also have a giant outdoor chess board which provides a brilliant opportunity for your children to flex their brains and show off their intelligence whilst you keep a watchful eye from the nearby seating area. There is also an outdoor badminton set available, pool table in the games room plus a variety of family board games for all to enjoy in the clubhouse.



We have miles of safe cycling and walking trails on the doorstep and if you want to venture further afield Kingslakes is only a 25 minute drive to the beautiful beach at Bude, or less than 40 miles to Dartmoor Zoo.

# Winter Competitions

Kingslakes are excited to be hosting four fantastic fishing competitions this season. Places are limited so contact us now to enter and secure your space.

- **£400 1st Prize | £200 2nd Prize | £50 3rd Prize**
- **A fun and relaxed coarse fishing competition**
- **Includes three night stay in our luxury accommodation**
- **All meals provided**

**£650**

in cash prizes!

Contact us on **01409 231401** or see us on site to book your place now.

## Event Dates

### November 2019

Friday 8th - Monday 11th

Friday 15th - Monday 18th

### March 2020

Friday 13th - Monday 16th

Friday 20th - Monday 23rd

Entry cost of £250 per person includes a 3 night stay in a cottage or lodge, with all meals provided. Cooked breakfast on Sat, Sun and Mon, lunch at your peg during competition fishing on Sat and Sun and a two course dinner on Fri, Sat and Sun. Competition will be the fishing of two lakes over Sat and Sun with presentation event and prize giving on Sunday evening.

Check-in after 3pm on the Friday, check out by 10am on the Monday. Electricity, heating, bed linen and use of accommodation facilities are all included for your 3 night stay. Accommodation will be allocated on arrival. Breakfast and dinner will be served in The Clubhouse. An official competition adjudicator will be present throughout the competition and will confirm the winners, their decision will be final. Accommodation may be a one bedroom property, or a room within a larger, shared property with multiple bedrooms. No drinks are included within the competition package.

*Kingslakes*  
LAKESIDE HOLIDAY HAVEN

Kingslakes Holidays Limited . Chilla . Beaworthy . Devon . EX21 5JS

**01409 231401 | [holidays@kingslakes.co.uk](mailto:holidays@kingslakes.co.uk)**

Call us during office hours 9am - 5pm 7 days a week or book online at [www.kingslakes.co.uk](http://www.kingslakes.co.uk)