

**Boulderwood – Valley Road, Hout Bay, Cape Town**

Sleeps	10 in main house + 4 in cottage	Pool	Private solar heated
Bedrooms	5 in main house + 2 in cottage	Views	Mountain
Bathrooms	4 + 2	Beach	± 5km



**Summary**

This beautiful home in a family security estate has 5 large bedrooms, 4 of which are en-suite and a self-contained 2 bedroom en-suite cottage. Surrounded by mountains, this property has incredible views, and the spacious and tastefully designed home with peaceful garden setting is perfect for relaxation. The house comes with a butler, who looks after the house, cooks and is a gem to have on the property.



# CVC CAPE VILLA COLLECTION



## Living

A double volume entrance hall welcomes you into the expansive living spaces. Tastefully decorated and designed for comfort, the indoor and outdoor areas are an invitation to relax. Two large lounges, a formal dining room, a bar area and a fully equipped kitchen make for luxury living at its best.

## Main House



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## Cottage



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## Leisure

The solar heated pool with sun loungers and parasol, beautiful big manicured garden, enclosed patio entertainment areas and the peaceful environment will leave you wanting for nothing whilst on holiday at Boulderwood.



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### Bedrooms & Bathrooms

Bedroom 1	Master bedroom with King size bed, doors to patio, TV, dressing room, en-suite bathroom. Upstairs.
Bedroom 2	Second master with Queen size bed, doors leading to garden, en-suite bathroom. Downstairs.
Bedroom 3	Double bedroom with shared en-suite bathroom
Bedroom 4	Double bedroom with shared en-suite bathroom
Bedroom 5	Double bedroom with en-suite bathroom
Bedroom 6	In cottage – double bedroom with doors leading to garden, en-suite bathroom.
Bedroom 7	In cottage – double bedroom with doors leading to garden, en-suite bathroom.
Bathroom 1	En-suite to master bedroom with bath, shower, double vanity, toilet.
Bathroom 2	En-suite to bedroom 2 with shower, basin, toilet.
Bathroom 3	En-suite to bedroom 3 and 4 (shared) with bath, shower, basin, toilet.
Bathroom 4	En-suite to bedroom 5 with shower, basin, toilet.
Bathroom 5	En-suite to bedroom 6 with shower, basin, toilet.
Bathroom 6	En-suite to bedroom 7 with bath, basin, toilet.
Other	Guest loo and hand basin.

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## Main House





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## Cottage



## Features and Facilities

<p>Kitchen/Catering (fully equipped kitchens in main house and cottage):</p>	<ul style="list-style-type: none"> <li>• Gas hob-electric oven</li> <li>• Fridge-Freezer</li> <li>• Microwave Oven</li> <li>• Kettle</li> <li>• Toaster</li> <li>• Coffee maker</li> <li>• Dishwasher</li> <li>• Separate scullery</li> <li>• Bar Fridge</li> </ul>
<p>Laundry Facilities:</p>	<ul style="list-style-type: none"> <li>• Washing machine</li> <li>• Tumble drier</li> <li>• Ironing board and Iron</li> <li>• Clothes line</li> </ul>
<p>Indoor:</p>	<ul style="list-style-type: none"> <li>• Dining seating in two dining rooms</li> <li>• Breakfast counter and informal dining table</li> <li>• Air-con in cottage</li> <li>• Heaters</li> <li>• Fans</li> <li>• Fireplaces</li> <li>• Bed Linen</li> </ul>

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	<ul style="list-style-type: none"> <li>• Towels</li> </ul>
Media:	<ul style="list-style-type: none"> <li>• 4 x TV's with DStv (satellite channels)</li> <li>• DVD and movie channels</li> <li>• Music centre throughout the house</li> <li>• Wi-Fi internet (uncapped)</li> </ul>
Outdoor:	<ul style="list-style-type: none"> <li>• Swimming pool</li> <li>• Sun loungers</li> <li>• Jacuzzi at the cottage</li> <li>• Parasol / Umbrella</li> <li>• Outdoor seating</li> <li>• Outdoor dining</li> <li>• Beach Towels</li> <li>• BBQ Facilities (Weber / Wood-fire / Gas braai)</li> </ul>
Children:	<ul style="list-style-type: none"> <li>• Playroom</li> <li>• Books and Toys</li> </ul>
Safety remarks:	<ul style="list-style-type: none"> <li>• Swimming pool safety net for toddler protection</li> </ul>
Parking:	<ul style="list-style-type: none"> <li>• Garage Available / Off-street parking behind automated gate</li> </ul>
Security:	<ul style="list-style-type: none"> <li>• Fully enclosed property</li> <li>• Electric fence</li> <li>• Alarm</li> <li>• Beams</li> <li>• Connected to armed response</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Boulderwood has three residences on the property. The main house and cottage are available for rental as described here. The third residence is not available and the owners live in that property. It is entirely separate and in no way impacts on the privacy of the rest of the villa.</li> </ul>



## Servicing

House Keeping:	<ul style="list-style-type: none"> <li>• The full-time housekeeper and Butler would be delighted to assist you</li> <li>• excludes weekends and public holidays (by prior arrangement)</li> <li>• excludes personal laundry</li> <li>• linen change once per week</li> </ul>
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## Reservations

Rates & Availability:	<ul style="list-style-type: none"><li>• are subject to final confirmation</li></ul>
Lease:	<ul style="list-style-type: none"><li>• a standard rental agreement applies</li></ul>
Booking Deposit:	<ul style="list-style-type: none"><li>• a 50% deposit is required to confirm a booking</li></ul>
Booking Fee:	<ul style="list-style-type: none"><li>• applies – on booking confirmation invoice</li></ul>
Breakage Deposit:	<ul style="list-style-type: none"><li>• applies – due prior to arrival</li></ul>



## GPS Co-ordinates

-34.0213279

18.3643441

