



the manor house

Blackberry Lane, Kilkhampton

bunnyhomes

BUNNYHOMES PRESENTS

the manor house

our finest Craft Collection bunnyhome yet

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A background image of a garden with pink roses in the foreground and a blurred path leading into the distance. The text is overlaid on the image.

welcome home

to life reimaged...

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a family affair

As a family business, when we set out to create The Manor House we wanted to realise the dream of a beautiful, generous home that by and large doesn't get built in Britain today.

We poured our hearts and souls into it without compromise, fine-tuning every detail of our imagination. We wanted the grand central staircase and the baby grand orangery. We wanted a huge social space just perfect for buzzing get-togethers with family and friends; imagining Aunt Elsie's 80th, teen sleepovers, the quintessential Christmas home with all the trimmings.

Imagination into reality is such a wonderful thing.

the manor house

Timeless architectural design, reinvented
for modern day living.

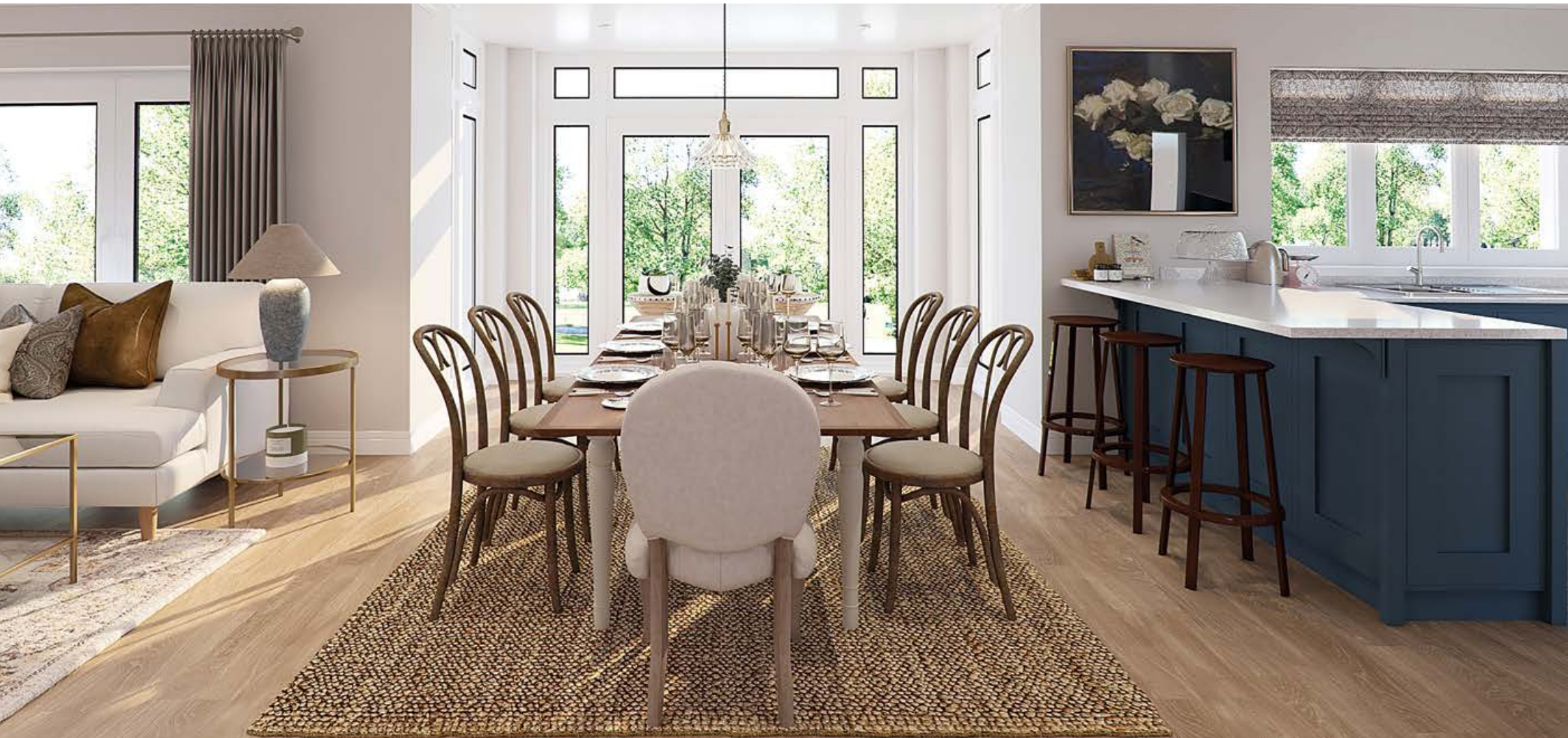
Inspired by the harmonious symmetry and effortless elegance
of Georgian architecture, fused with modern-day living.
Designed and built without compromise.





breathhtaking

Open plan living on a spectacular level, centred around the baby grand orangery. Imagine summer days, with doors open to the garden.



heart & soul

An awe-inspiring space that has to be seen to be believed.





Beautiful British-made cabinetry, integrated with a suite of stunning high-end appliances from iconic family business, Smeg. Enjoy the luxury of 5-zone induction cooking and a built-in warming drawer.

Every last detail has been so thoughtfully considered, designed to work for today's modern lifestyles. Talking of which, what will you do with your 'monogram space'? It's perfect for a home bar, social workspace or a statement furniture piece.

This is the hub of the home, where everyone comes together. A truly social space, with a high-spec, open kitchen overlooking the generous dining area and family room beyond. Not forgetting the oversized Housekeeper's Corner, with convenient door onto the driveway.

light & space

This style of living with more light and space, is good for the soul.





Higher ceilings and masses of light streaming in through beautiful walls of windows. Extending a massive 36ft, this magnificent open plan living space is made all the more luxurious and supremely comfortable with underfloor heating throughout.

Radiators are conspicuous by their absence across the whole of the downstairs – creating so much more usable space for interior design and furniture layouts.

elegance

Georgian-inspired design, crafted with taste and style from room to room.





All living space at The Manor House is light, airy and thoughtfully proportioned. Everyone uses their living space differently. That's why we call our downstairs spare room the 'Magic Room', deliberately unlabeled, so that you can choose how to use it – what will you do with yours?

sanctuary

Pure relaxation. The Master Sanctuary Suite exudes calm and tranquility.

A well designed space has that effect on our wellbeing. Quiet luxury, with enough space for a small sofa or a reading chair, you'll be tempted to linger here just that bit longer.

Twin basins and a monsoon style shower await in the hotel-chic ensuite, and revel in the orderliness of the glamorous walk-in / walk-out wardrobe.



and so to bed

Revel in peace and solitude that each
Manor House bedroom brings.





The mix of elegant room proportions and Georgian-style sash windows sets a certain ambience. Considerately designed, none of The Manor House bedrooms directly abut each other, creating a welcome sense of seclusion.

All bedrooms have ample sockets and can be fitted with wardrobes from our bespoke range of Winston's World upgrades.

glamour

A luxurious, spacious place to unwind, indulge. Enjoy every moment.





Oversized and luxurious; palatial in size and style, the design of the master sanctuary ensuite and the family bathroom revolves around form and function in equal measure. The beautiful Villeroy & Boch ceramicware features a special CeramicPlus surface that's good for us and our waterways, reducing the need for chemicals to keep it sparkling clean.

Enjoy the 10" monsoon showerhead for a full deluge, and a practical handshower too. Prefer to soak? You'll appreciate the thought that has gone into designing our 'tapless' bath – more beautiful to look at and so much more comfortable to use. Stunning Porcelanosa tiling brings it all together harmoniously.



grandeur

First impressions are everything. Step into a grand hallway with its theatrical central staircase and sweeping galleried landing. Light floods in from all directions, enhancing the grandeur of this beautifully symmetrical space.





passion

*Creating a home as thoughtfully considered as
The Manor House has been a passion rather than a mission...*

...driven to build beautiful homes that are actually good for us.
We call it 'Eudaemonia': Carefully curated products and mindfully designed spaces,
all working together in harmony to enhance your wellbeing.

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& beauty

A home such as this belongs in surroundings that intensify its beauty and enrich the lives of those within...

...taking pride of place in our bunnyhomes neighbourhoods across Cornwall and Devon. Locations are purposefully chosen and are few and far between. Picturesque towns and villages, enveloped in lush countryside, yet never too distant from city, town or sea.

bunnyhomes

village life

You'll find a certain richness of life here in Kilkhampton, perfectly poised where Cornwall meets Devon.





The lovely bustling village of Kilkhampton has a distinctly laid-back air about it, in its scenic spot just a off the north Cornish coastline.

Large enough to host great food stores and pubs, yet small enough to care and know your neighbour. Essential village amenities include a primary school, convenience stores, a butcher's, a traditional fish & chip shop, a hairdresser's and more — all an easy, level, 5-minute walk from Blackberry Lane.

Of course the seaside town of Bude is just a few miles away, and a visit to The Little Pig Farm Shop on route is too tempting to miss.

awe inspiring

A landscape of Cornish contrasts from coast to countryside.

Blackberry Lane, Kilkhampton is surrounded by outstanding beauty. The natural landscape is one of extremes, from rolling countryside and open moorlands, to soaring clifftops, sandy beaches, lakes and even waterfalls.

glorious

Farmland fields stretch as far as the eye can see, like a patchwork of lush green blankets.

Leisure is a way of life here. It's a paradise for walkers and hikers with trails everywhere. For starters, the village has its own 20-acre common right on your doorstep. A south-facing valley of grassland, woodland and rivers, it's home to grazing sheep and horses as well as flora and fauna of all kinds.

Beyond that are the golden expanses of Summerleaze Beach and Sandymouth Bay, popular with families and surfers, and the more secluded Duckpool Bay.

stunning

Here in Kilkhampton you're never far away from the most spectacular beaches to rival the Mediterranean.



magical

Country lanes just made for a Sunday saunter
or some serious cycling.



serene

Less than ten minutes from Blackberry Lane and you could be standing right here.

Blackberry Lane, Kilkhampton is set in one of the most serene parts of the Cornish countryside, with the famous Upper and Lower Tamar Lakes just around the corner.

A designated Nature Reserve, the historic lakes are teeming with wildlife and are rich in flora and fauna. An idyllic place for a quiet meander, or a simply just to sit and admire the view.

nature's playground

Nature's narrative of our region's dramatic history is a sight to behold across the landscape.



wild & free

Here in the South West, every season has its own beautiful story.





The beautiful scenery photographs in this book have all been taken locally.

Kilkhampton village
Martin Hesp
Page 23

The South West Coast Path near Longcarrow Cove, Cornwall
Helen Hotson
Page 25

Beautiful steep coombes & valleys around Kilkhampton
Martin Hesp
Page 26

Woolacombe Beach & Putsborough Sands, Devon
Caz Che
Page 27

Old railway track near Bodmin, Cornwall
Tony Mills
Page 28

Lower Tamar, Devon
South West Lakes
Page 29

The Cheesewring on Stowe's Hill, Bodmin Moor
Helen Hotson
Page 30

Woodland bluebells on Dartmoor National Park, Devon
Paul
Page 31



location is everything

From green lands to golden sands. The Manor House has the best of both worlds on its doorstep.

Perfectly located, just a few miles inland of North Cornwall's coastline.

Quietly tucked away in the heart of the traditional village of Kilkhampton, The Manor House is within easy reach of everything you would want to do in this idyllic corner of England.

Sitting astride the A39 'Atlantic Highway', both Bude and Bideford are just a short drive in either direction from Blackberry Lane.

ground floor

layout & dimensions

kitchen
3.82m x 3.98m (12' 6" x 13' 1")

dining
3.34m x 5.87m (10' 11" x 19' 3")

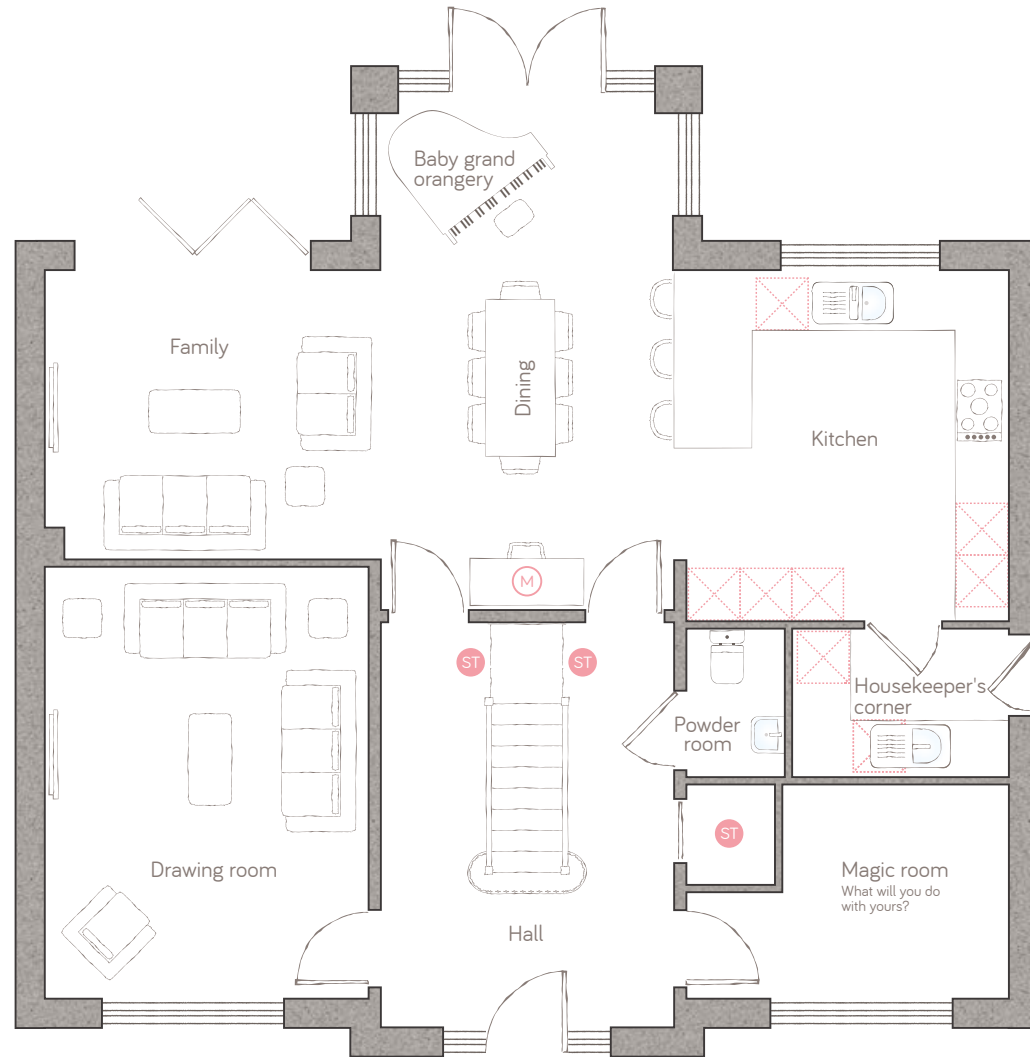
family room
3.82m x 3.27m (12' 6" x 10' 9")

kitchen/dining/family room
overall length 10.98m (36")

living room
3.67m x 4.92m (12' 0" x 16' 1")

magic room
2.57m x 2.42m (8' 5" x 7' 11")

powder room
1.11m x 1.70m (3' 8" x 5' 6")



first floor

layout & dimensions

sanctuary master suite
4.96m x 3.00m (16' 3" x 9' 10")

master ensuite
3.33m x 1.91m (10' 11" x 6' 3")

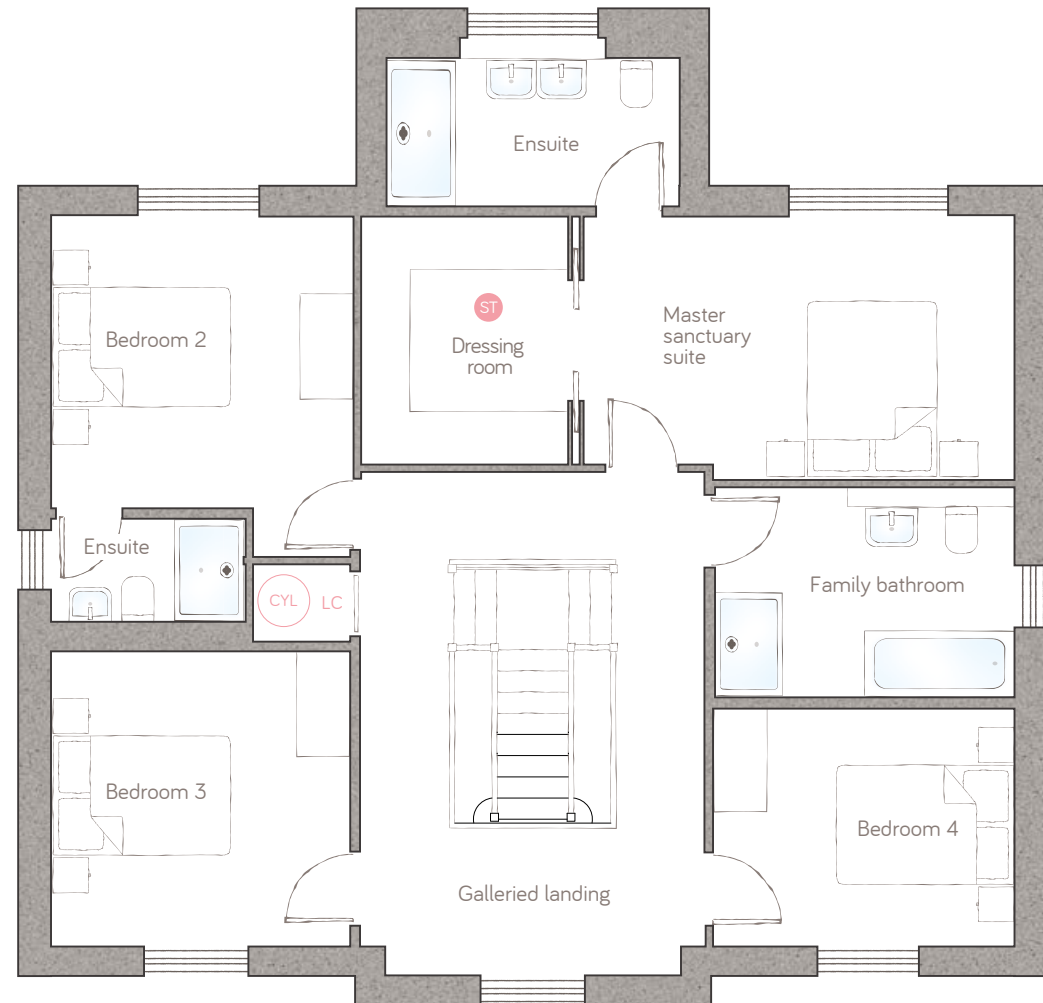
bedroom 2
3.45m x 3.83m (11' 3" x 10' 11")

family bathroom
3.42m x 2.39m (11' 2" x 7' 10")

ensuite 2
2.22m x 1.17m (7' 3" x 3' 10")

bedroom 3
3.45m x 3.31m (11' 3" x 10' 10")

bedroom 4
3.45m x 2.67m (11' 3" x 8' 9")





grand entrances

- ‘Secured by Design’ the Police Preferred Specification, high quality, reinforced door
- Artisan-made aged zinc scoop canopy with trellis and our Butterfly & Bee rose for bespoke character
- Locally handmade house number in natural slate
- Large format windows throughout, filling your home with more natural light
- A pre-turfed rear lawn, fitted garden tap & outdoor socket – love your outside space from day one
- Enjoy al fresco dining on the expansive patio that extends the full width of your home



fabulous kitchens

- A choice of kitchens in a delicious palette of on-trend finishes including stunning hand painted options
- Cool soft-close features & under-cabinet lighting
- Super-practical, built-in, dynamic pull-out larder
- Stylish upstands & glass splashback complete the look
- Thoughtfully designed ‘Housekeeper’s Corner’ with direct driveway access
- For even more choice take a look at Winston’s World



stunning appliances

- A full suite of luxury Smeg appliances, including:
- State-of-the-art, cool-touch, 5-zone induction hob (big enough for a fish kettle)
- Built-in multi-function oven
- Warming drawer
- Combi-oven/microwave oven
- Pizza stone
- Full height fridge & freezer
- Why not upgrade even further with Winston’s World?



glam bathrooms

- High-end Villeroy & Boch ceramicware with CeramicPlus – waterways-friendly, easy-clean coating
- ‘Tapless’ bath, so you have more space for a long, relaxing soak
- Elegant mixer shower with 10” monsoon showerhead & flexible handshower
- Shower controls ‘dry zone’ so you can turn on, without getting in
- Choose from our bespoke range of premium Porcelanosa tiles
- Designed for your lifestyle – twin basins in the Master Sanctuary ensuite

luxury living

- Luxurious underfloor heating throughout the ground floor – no radiators taking up wall space
- Cotton tail white wall finish, giving you a blank canvas for your interiors
- Considered ‘bunnyspace’ storage throughout
- Heavyweight, premium, solid-core interior doors with added sound resistance
- Well thought-out spaces designed for the way you live, such as:
 - A stunning glazed Baby Grand Orangery
 - Monogram Space
 - Magic Room – what will you do with yours?
 - Personal dressing room to the Master Sanctuary Suite

techy stuff

- Air source heat pump for greener, more efficient heating
- Future-proofed Cat-6 cabling for wifi without limits – in kitchen, living room & bedrooms
- Clutter-free, hi-tech, multi-faceted ‘media plate’ for the ultimate connectivity
- Plenty of USB ports & thoughtfully located sockets
- Super-easy-to-use voice, app or touchpad-controlled ‘HIVE’ heating system

the human touch

Call us old fashioned, but we simply want everyone who buys a bunnyhome to have a really nice time doing it. We try to make our service just that little bit nicer.

bunnyhomes

do more than just imagine...

Imagine yourself in our VIB Lounge.

You'll be warmly welcomed to relax and enjoy an exclusive appointment to personalise your home, accompanied by light refreshments. We'll introduce you to your complimentary Specs Appeal selections, as well as Winston's World, our bespoke range of beautifully curated upgrades. Spend time day dreaming, hand-painted kitchens, sumptuous flooring and gorgeous Porcelanosa tiles.

It's just one example of our bunnyhomes style of service;
our human touch.



call us on 01288 696080 or email blackberrylane@bunnyhomes.com



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