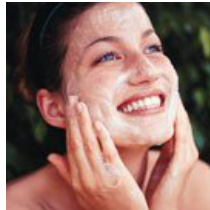
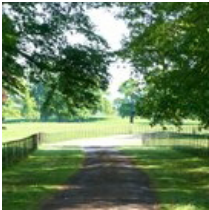


kate & tom's

Extraordinary holidays, celebrations & adventures



Enjoying your stay at The Old Rectory Country House

Everything you need to get the most out of your stay

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Arrival

Where We Are

Property Name: The Old Rectory Country House
Address: Llansanffraid Glan Conwy,
Conwy
Postcode: LL28 5SR

Check in and check out

Contact name for check in: Caroline
Contact number for check in: 07976748319

Check in time: 4pm
Check out time for 2 night weekend booking: 4pm Sunday
Check out time for 3 night weekend booking: 10am Monday
Check out time for 7 night week bookings: 10am Friday

Arrival

Getting To Us

The best postcode to use with satnav is:

LL28 5SR

Nearest train station and distance:

Llandudno junction a five minute drive away

The nearest airport is:

Liverpool

Reliable taxi service:

Castle Cabs

Address:

Conway Rd

Conwy

North Wales

LL31 9BA

01492 593398

Directions

From The M5

Get on M602, then head south toward Graythorpe Walk, Take a slight right toward M602. Then use the left lane to merge onto M602 via the ramp to Ring Road/L'pool/M60/M62. Take the M56 and A55 to Conway Rd/A470 in Conwy. Take exit 19 from A55 then merge onto M602 and continue onto M62. At junction 10, use the left 2 lanes to take the M6(S) exit to Birmingham, then merge onto M6. AT junction 20A, Use the left 2 lanes to merge onto M56 toward North Wales/Chester/Runcorn and continue onto A494. Continue onto A55, at junction 19, take the A470 exit to Betws-y-coed/Llandudno. Drive to Conway Rd/A470 in Llansanffraid Glan Conwy. At the roundabout, take the 1st exit onto Conway Rd/A470. At the roundabout take the 3rd exit and stay on Conway Rd/A470 and The Old Rectory Country House.

Cooking & dining - chef services

Catering

Outside Caterers

Apex House, Builder St W, Llandudno LL30 1HH
014925580507 / 07901688282
enquiries@outsidefood.co.uk

With over 30 years of experience, this family run catering service provide bespoke, restaurant style menus served by friendly and professional waiting staff. Perfect for any occasion!

A Piece of Cake

Tegfryn, Bryn Pydew, Conwy, LL31 9QA
01492 593923
www.a-pieceofcake.co.uk

A piece of cake is an excellent catering service, specializing in creative, bespoke dining. All ingredients are sourced from local butchers and farmers markets and created into culinary delights. The team are dedicated to making any occasion simply perfect. and will provide a chef as well as waiting staff, to create a restaurant experience.

Cooking & dining - great places to eat & drink

Nearest pub

Old Station Hotel

Conway Rd, Llandudno Junction, Conwy LL31 9NE
01492 581259
www.oldstationhotel.co.uk

This recently refurbished pub provides a warm and comfortable atmosphere, for you to enjoy a nice cold drink or a hearty meal. The food is all freshly prepared and locally sourced and cooked fresh to order.

Best pubs

The Village inn

Penmaenmawr Rd, Llanfairfechan, Gwynedd LL33 0NU
01248 680620

A friendly and atmospheric pub overlooking the marina, with real ales and an great menu of familiar comfort food.

The Mulberry

Conwy Marina, Ellis Way, Conwy LL32 8GU
01492 583350

Relaxed pub overlooking the marina, with real ales and an great menu of with some traditional hearty classics.

Liverpool Arms

Lower Gate St, Conwy, Gwynedd LL32 8BE
01492 596464

A traditional but friendly pub, with a great selection of Ales. It is positioned in a great place with some excellent views.

The Albion

Chapel Street, Conwy LL32 8RF
01492 582484
www.albionalehouse.weebly.com

Ran by four breweries, this pub is all about delivery great quality ales. The pub is lively and friendly and has a real sense of community spirit. There is also an ever growing wine lists, comprising of locally provided wine as well as a great nibbles menu.

The George and Dragon

Castle St, Conwy, Gwynedd LL32 8AY
01492 592305
<http://www.georgeanddragonconwy.com/>

This recently refurbished pub has bags of character. With a fantastic range of ales and ciders as well as nice menu consisting of some classic Welsh dishes.

Cooking & dining - great places to eat & drink

Best restaurants

Signatures

Aberconwy Resort & Spa, Aberconwy Park,
Conwy, LL32 8GA
01492 572002
www.signaturesrestaurant.co.uk

It is easy to see why Signatures won, Best Welsh Restaurant of 2013, with delightful food, excellent wine and brilliant customer service, this is a must visit.

Bodysgallen

Bodysgallen Hall & Spa
The Royal Welsh Way, Llandudno, North Wales,
LL30 1RS
01492562515
www.bodysgallen.com

Overlooking beautiful gardens, this delicious and inventive restaurant has been awarded a AA rosette and best place for Sunday Lunch as voted for by The Observer. Using the best and freshest local and seasonal produce, this is a really lovely place to spend an evening.

Osbourne House

Promenade, 17 North Parade, Llandudno LL30 2LP,
Wales.
01492 860330
www.osbornehouse.co.uk

Osbourne House is a restaurant offering excellent service, superb food and a warm atmosphere. Enjoy their daytime menu of freshly prepared starters and main dishes, or the specials of the evening. There is an excellent wine menu, tailored to complement your meal.

The Kinmel Arms

The Village, St George, Abergele, Conwy, LL22 9BP
United Kingdom
01745832207
www.thekinmelarms.co.uk

As the name suggests, this is home cooking at its best. Expect delicious hearty food, that is freshly cooked using locally sourced ingredients. The atmosphere here is relaxed and friendly and the staff are really helpful.

Chandlers Brasserie

Trefriw, Gwynedd, LL27 0JH
www.chandlersbrasserie.co.uk

The restaurant offers excellent cuisine and the menu is based around seasonal produce, that is freshly sourced from local suppliers. The staff here are all extremely friendly and knowledgeable, offering advice on suitable wines according to the dish chosen.

Cooking & dining - shopping for food

Larger supermarkets

Co-op

157 Conway Rd, Llandudno Junction, Gwynedd LL31 9EG
01492 582252

Asda

Conway Rd, Llandudno LL31 1AR
01492 613800

Butchers

Edwards of Conway

18 High St, Conwy LL32 8DE
01492 581111
www.edwardsofconwy.co.uk

Mitchell's Butchers

18 Conway Road, Colwyn Bay, Conwy LL29 7HS
01492 532195

Delicatessens

Aristo Deli Ltd

15 Rhos Rd, Rhos on Sea, Colwyn Bay LL28 4PP
01492 548861

Bakery

Conwy Bakers

4 Castle St, Conwy, Gwynedd LL32 8AY
01492 581004

Tan Lan Bakery

29 High St, Conwy LL32 8DE
01492 562850
www.tanlanbakery.co.uk

Things to do - activities & pampering

Outdoor activities

Happy Valley Gardens

Happy Valley Rd, Llandudno, Conwy LL30 2LR

Happy Valley is home to wildlife animals and plants, family walks, a putting green, a ski slope and the cable car base station, all situated on the side of the Great Orme in Llandudno.

Llyn Brenig Sailing Club

Alwen, Cerrigydrudion, Conwy, LL21 9TT
www.llynbrenigsc.org.uk

As the highest sailing club in North Wales, they have excellent wind which is perfect for learning to sail, as well as competitive sailing.

Horse riding

Aberconwy Equestrian Centre

Garth Road, Llangwstenin, Llandudno Junction, Conwy LL31 9JF
01492 544362
www.aberconwyequestrian.co.uk

The gorgeous Welsh countryside is perhaps best explored on hooves. Aberconwy Equestrian Centre offers lessons and hacks in the surrounding woodland. Beginners are welcome, and will receive expert tuition.

Golf

Conwy (Caernarvonshire) Golf Club

Beacons Way, Conwy, LL32 8ER
01492 593400
www.conwygolfclub.com

A beautiful course, with a superb undulating 18-hole course in complete tranquillity, providing some of the finest views of the countryside.

Tennis

Craig-y-Don Community Tennis Club

Queen's Rd, Craig-y-Don, Llandudno, Conwy LL30 1TE
01492 873060

Craig-y-Don Community Tennis Club has excellent sports facilities. Here, play squash or tennis, or have a game of croquet or even table tennis.

Pampering

Bodysgallen Hall & Spa

Llandudno North Wales LL30 1RS
01492 584466
www.bodysgallen.com

Bodysgallen Spa is a stunning Day Spa Retreat. With fabulous facilities including, all that you need to escape from the stresses of modern life. They offer a wide variety of exceptional spa treatments and massages all set within a beautiful Grade I listed house.

Top things to do with children

Home Front Experience

Home Front Experience

New Street, Llandudno, North Wales, LL30 2YF
01492 871032
www.homefrontmuseum.co.uk

Experience the sights, sounds and smells of civilian life during the Second World War, at this unique living history museum. Take a self guided tour and explore 6 years of war on the home front captured in shops, room displays and tableaux.

Llandudno Ski and Snowboard Centre

Wyddfyd Road Great Orme, Llandudno, North Wales, LL30 2QL
01492 874707
www.llandudnoskislope.co.uk

Llandudno Ski and Snowboard Centre offers a great range of ski and snowboard lessons and sessions, so people of all ability levels can join in. Why not ride the toboggan down the 750m run, it's the longest in Wales!

Family Golf

Great Orme Family Golf

Llwynon Road, Llandudno, North Wales, LL30 2QF
07990 517020

There are 9 nine holes of pitch and putt here with full size greens, so it's a great game play experience for those already familiar with the game. It's healthy, competitive family fun at it's best!

Farm Park

Bodafon Farm Park

Bodafon Road
Llandudno, Conwy, North Wales, LL30 3BB
01492 549060

We are a genuine working welsh farm attraction. . In the summer we have BBQs every weekend serving our famous Bodafon burgers. You can also ride our pony Jet and take a tractor and trailer ride around the fields so you can see the animals close up.

Welsh Mountain Zoo

Welsh Mountain Zoo

Old Highway, Conwy, Colwyn Bay, North Wales, LL28 5UY
01492 532 938
www.welshmountainzoo.org

Set in North Wales, high above Colwyn Bay with panoramic views and breathtaking scenery, its beautiful gardens are home to this caring conservation Zoo. Spend a lovely relaxing day learning about their many rare and endangered species.

Top places to visit & shop nearby

Beaches

Old Colwyn Beach

Colwyn Bay, North Wales, LL29 9PH

01492 876413

The beach is golden sand backed by a wide sweeping promenade.

Llandudno Beach

Llandudno, Conwy, North Wales, LL30 2AX

A vast expanse of dark sand where you can stroll fully half a mile to the sea when the tide is out.

Snowdonia National Park

Snowdonia National Park

Snowdonia, is Wales' first national park, and almost certainly its most epic. There is plenty of hiking to be done here, but be careful, the weather on the mountains can get treacherous rapidly - so be prepared: take suitable clothing; take a map and compass and know how to use it, as GPS and phone signal fail regularly; and most importantly make sure someone who's not on the mountain knows where you're walking and when your estimated time of return is, so if they hear nothing from you, they know to contact the Mountain Rescue Team. Standing at 1,085m, Mount Snowdon is the highest peak in both England and Wales and provides stunning views of the surrounding ranges. It's a fairly safe route to walk, however if your legs don't feel up to the challenge then you can always take the beautiful Swiss-style train that runs up the mountain all the way up to the summit.

Llandudno

Llandudno

40 minute drive Llandudno was developed during the Victorian times to be a bustling, well-to-do seaside resort, and remains so to this day - the travel writer Bill Bryson has even graced it as his favourite seaside resort! Make sure you watch Punch and Judy from puppet master Professor Codman, whose family has been doing the same show since the 1860s, playing to the likes of Queen Victoria. Then, wander along the Llandudno pier, the longest in Wales, and eat some excellent ice cream from Kelly's Ices.

Useful information

The Old Rectory Country House at a glance

Bedrooms and Bathrooms

- Sleeps up to 20 guests
- Eight bedrooms, five of which have an ensuite bath or shower room, two additional family bathrooms
- Five bedrooms in the main house, four with ensuite bath or shower rooms, one downstairs bathroom, sleeping 11
- Two super kingsize beds, two kingsize and three single beds
- One of the super kingsize and one of the kingsize beds are zip and link and can be setup as twins
- Sofa bed
- Three bedrooms in The Coach House which is located 20 metres away from the main house, one with an ensuite bath or shower room, sleeping seven
- One kingsize bed, one small double bed and one small double bed with single bed
- The kingsize is zip and link and can be setup as twins
- Downstairs WC
- Guest beds available

Cooking and Dining

- Dining table seats up to 20 guests comfortably
- Fantastic chef available for a special meal or throughout the week
- Drop-off meals available
- One range cooker with gas hob in the main house and kitchenette in the coach house has an electric cooker
- Original Indian Firebowl
- Gas BBQ
- Tables and chairs on terrace
- Good dining nearby
- Online deliveries

Children Welcome

- Toys, books and DVDs for children
- Cot available
- High chair available
- Baby monitor

Where We Are

- Glan Cowny just outside Llandudno
- The postcode is LL28 5LF (use LL28 5SR)
- The nearest station is Llandudno junction, a five minute drive
- The nearest airport is Liverpool
- Taxis available
- Plenty of parking

Useful information

Things to Do Inside

- 46" TV with Sky
- Projector
- Wi-fi
- DVD Player and DVDs
- iPod Dock
- Selection of books and board games
- 3D movie room
- Xbox and PS4 with a selection of games

Things to Do Outside

- Two and a half acres of gardens
- Hot tub
- Games room with air hockey, table football, table tennis
- Croquet set

Activities

- High ropes
- Golf
- Watersports
- Adventure sports
- Hiking, climbing and abseiling Snowdonia

Top Things to Do for Children

- Crabbing on the Conwy estuary
- Llandudno beach
- Conwy Mountain Zoo

Payment process

- We take a one third deposit at the time of booking
- The balance is due three months before the date booked

Cautionary deposit

- £500 refundable deposit

House restrictions

- No pets
- No shoes indoors
- No fireworks please
- Hen parties welcome
- Not suitable for stag parties
- Due to severe allergy, people in contact with horses during their stay must have a change of clothes before reentering the house and place clothes immediately into the washing machine

Arrival and Departure

- Check in 4pm
- Check out 4pm Sunday
- Check out 10am other days

What's included

- Linen, towels, essentials
- Welcome hamper
- Dressing gown and slippers

Hot Tub Usage

We hope you'll enjoy using the hot tub. We want to make sure it is as safe as possible for everyone, so we ask all guests to ensure that the following guidelines are respected. These guidelines are designed to meet basic health and safety regulations, so ensure that all members of your party have read the rules regarding the use of the hot tub.

1. Swimming costumes are obligatory and you may need to bring your own towels
2. You must shower before entering the hot tub to remove any skin oils, make-up, hair products etc. This is vital to ensure a clean and healthy hot tub. If this rule is abused the hot tub may need to be closed for several days so that the water can be thoroughly refreshed. In the event of closure, no refund will be made and cleaning costs will be charged to your party.
3. Outdoor shoes and coats must be taken off around the hot tub area.
4. No alcohol or smoking is allowed in the hot tub.
5. Do not bring any form of glass into the hot tub area.
6. Do not bring in any electrical equipment into the hot tub area where you could be in contact with water.
7. Before using the hot tub, please take out the chlorine dispenser. Put it back in when everyone has left the hot tub.
8. Do not over-occupy the hot tub as this will lead to water spillage and will cause the hot tub to stop working. This is because the filter needs to be covered with water to work.
9. Children must be supervised in and around the hot tub and must not use it without an adult present. Some children can overheat; please seek medical advice if this occurs.
10. Please keep noise levels to an acceptable level. The hot tub is a place of peace and relaxation – be mindful that there are neighbouring properties.
11. It is safer and more enjoyable to use the hot tub with another person. We advise against using the hot tub alone without a member of your group knowing of your whereabouts.
12. On leaving the hot tub, please switch off all jets and lights and make sure that the hot tub is sealed with the cover provided.
13. Please note that you must not use the hot tub if you are suffering from an infectious disease or you have an open wound or sore that cannot be covered by a waterproof plaster.
14. You must not use the hot tub within 48 hours of suffering any stomach illness.
15. Certain medical conditions can be affected by the hot tub, particularly those involving extremes of temperature. You are advised to consult your doctor if you are pregnant or suffer from any of the following: heart disease; circulatory problems; high or low blood pressure; diabetes; or any other condition that affects your body's ability to react to heat.
16. Prevent taking any medication which may affect your circulation or your ability to react to heat.

Guest Reviews

"Our two week stay was simply perfect. There was so much to see and do and that was without even leaving the house, which felt very homely and welcoming" - **Claire**

"What a beautiful place, we have fallen in love with it. The welcome hamper on arrival was such a treat and the views were sublime. Thank you so much for such a lovely time." - **Heidi**

"A perfect house for a game of hide and seek. We barely saw the children, there was so much to keep them amused, which meant we could take advantage of the hot tub with lovely views. What a fantastic find." - **Austin**