



## ST JAMES MANOR

*The most elegant retreats on the False Bay coast*

**ABOUT THE AREA** St James, historically known as 'millionaire's mile', is making its comeback as one of the trendiest places to stay in Cape Town. Small though it may be, the church, the school, the hotels, the old aquarium, the beaches, the homes and the people all contribute to make this a unique suburb steeped in history. Just over a kilometre in length, this prestigious little stretch along the coastline of False Bay, where the mountains meet the sea, is where Rovos Rail has established St James Manor and Homestead Villa.

The main road through to Kalk Bay Harbour is Mediterranean in style and a trove of novel antique shops, delis, sidewalk cafés, boutiques and art galleries. A mere five-minute walk away, fresh fish can be bought from the local fishermen and the harbour itself has charming restaurants offering home-style cuisine and fine-dining experiences.

The area still boasts the colourful Victorian bathing boxes and grand old houses reflecting the splendour of the early gold- and diamond-mining era. In front of the guesthouses, across the road, you will find the famous tidal pools and swimming beaches. A favourite pastime is the early morning swim in the temperate waters of St James. The area also offers interesting walks along the historic promenade and up the imposing mountains, which provide an impressive backdrop to both houses. Perhaps the biggest attraction is the land-based whale watching; in season they appear literally metres from the shoreline and can be seen clearly from the properties.



**ABOUT ST JAMES MANOR** Built over 100 years ago, St James Manor is a stately seaside retreat overlooking the trendy and vibrant fishing village of Kalk Bay with majestic views across False Bay.

Built as a single-storey thatch residence by a Mr Philip Morgenrood in 1874, the house appears to have changed ownership every 10 to 15 years, passing through the hands of a number of illustrious old Cape families such as the Findlays, Mossops, Moltenos and Bissets. In 1912, John William Jagger took ownership of the house and carried out major extensions and additions converting it into one of the more sumptuous homes in St James. It has had several owners since then and was acquired by Rovos Rail in 2009.

The Manor has an aura of grandeur and old-world charm with a magnificent wood-panelled staircase leading up to the six en-suite bedrooms, each of which bears the name of historic, local characters of St James. The individually decorated rooms reflect the opulent times of a bygone era with gorgeous floral fabrics and calm colours, Persian carpets and early English and South African antiques.

The house has a number of attractive reception rooms for meetings and social gatherings, a library, a bar and a breakfast room as well as an elegant dining room where, on request, dinners can be hosted. Carved into the mountain is a private and wind-protected swimming pool and tanning deck where those reluctant to leave the exclusive environment of the house will no doubt happily while away the days or contemplate the magnificent views.

MANOR FEATURES <i>*Complimentary</i>	SUPERIOR ±70m <sup>2</sup> -Vancouver -Findlay	DELUXE ±60m <sup>2</sup> -Gentry -Boyes	STANDARD DOUBLE ±30-40m <sup>2</sup> -Waterson	STANDARD TWIN ±30-40m <sup>2</sup> -Rudd	ON-SITE FACILITIES <i>#By arrangement</i>
Sea view	✓	✓ (ex Boyes)			Swimming pool (60m <sup>2</sup> ) – no fence
Separate shower, bath and toilet	✓	✓	✓	✓	Breakfast and dining room
Separate lounge area	✓	✓			Sun room
Writing desk	✓	✓	✓	✓	Large lounge with fireplace
Air conditioning	✓	✓	✓	✓	Library
Heated towel rail	✓	✓	✓	✓	WiFi
Hairdryer and shaving points	✓	✓	✓	✓	Downstairs bathroom facilities
Bespoke amenities	✓	✓	✓	✓	Residents honour bar with fireplace
Robes and slippers	✓	✓	✓	✓	Laundry services
Streaming TV	✓	✓	✓	✓	Secure parking
WiFi	✓	✓	✓	✓	CCTV
Private room safe	✓	✓	✓	✓	Wheelchair access (Boyes suite)
Fridge	✓	✓	✓	✓	Railway close by for enthusiasts
Tea tray and snacks *	✓	✓	✓	✓	Lunch, dinner and picnic baskets #
Laundry *	✓	✓	✓	✓	Spa treatments, tours and transfers #



RATES 2025-2026	HIGH SEASON 1 JAN-30 APR 2025		LOW SEASON 1 MAY-30 SEP 2025		HIGH SEASON 1 OCT-30 NOV 2025 + 1 FEB-30 APR 2026		PEAK SEASON 1 DEC 2025-31 JAN 2026		LOW SEASON 1 MAY-30 SEP 2026	
PER ROOM	DOUBLE	SINGLE	DOUBLE	SINGLE	DOUBLE	SINGLE	DOUBLE	SINGLE	DOUBLE	SINGLE
2 x Superior <i>Vancouver + Findlay</i>	R5 800	R5 300	R4 499	R3 999	R6 250	R5 750	R6 875	R6 375	R5 399	R4 899
2 x Deluxe <i>Gentry + Boyes</i>	R5 125	R4 625	R3 750	R3 250	R5 445	R4 945	R5 990	R5 490	R4 500	R4 000
2 x Standard <i>Waterson + Rudd</i>	R4 350	R3 850	R3 000	R2 500	R4 670	R4 170	R5 137	R4 637	R3 600	R3 100
Entire House	R24 500		R18 100		R29 950		R34 450		R22 995	



## TERMS & CONDITIONS

**RATES** are quoted in South African Rand per room per night inclusive of 15% VAT and all bed levies and are subject to change without notice.

**RATE INCLUDES** Breakfast, in-room tea tray and snacks, laundry, WiFi, parking and concierge services.

**RATE EXCLUDES** Lunch, dinner, special chef services, honour bar, transfers, tour services, telephones and gratuities.

**BOOKINGS AND PAYMENT POLICY** Provisional bookings are held for a maximum of 72 hours. A credit card is required to convert status from a provisional to a confirmed booking. 100% payment is due 72 hours prior to date of arrival. Rovos Rail reserves the right to release bookings should payment not be received by required date.

**CANCELLATION POLICY** Cancellation 72+ hours from date of arrival: 100% refund. Cancellation within 72 hours of date of arrival: 100% accommodation is levied. A cancellation will only be accepted in writing to: [guesthouses@rovos.co.za](mailto:guesthouses@rovos.co.za). Ensure you get a response acknowledging your cancellation. In the

event of premature departure, the full extent of stay as originally booked and confirmed is charged. Refunds of monies paid for bookings are at the discretion of Management and are dependent on the ability to resell the rooms.

**CHILD POLICY** Children 0-5 years: complimentary when sharing with an adult and entire guesthouse is booked on an exclusive basis. Children 6-12 years: charged at 25% of the single adult rate, sharing with an adult or in own room. Children 13-16: charged at 50% of the single adult rate, sharing with an adult or in own room. Children 17 years and over: charged as an adult in own room. If entire guesthouse is booked on exclusive basis: children of all ages welcome.

**CHECK-IN/OUT** Check-in after 14:00. Check-out by 11:00. Please advise if late/early check-in is required at time of booking. Late departures to be discussed with Management.

**We recommend that you take out cancellation insurance against medical or other unforeseen circumstances. CANCELLATION FEES WILL NOT BE WAIVED.**