

ST JAMES GUESTHOUSES

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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 its three five-star guesthouses – St James Manor, Seaforth and Homestead.

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 five-star stately seaside retreat overlooking the trendy and vibrant fishing village of Kalk Bay with majestic views across False Bay and the Indian Ocean.

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.

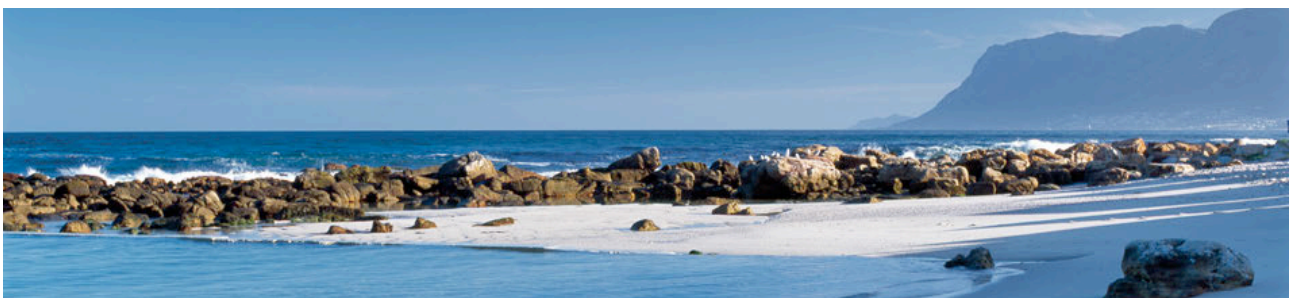
The Manor has an aura of grandeur and old-world charm with a magnificent wood-panelled staircase leading up to the five large suites and standard twin, each of which bears the name of historic, local characters of St James. The individually decorated rooms reflect the opulent times of a bygone era with 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. Breakfasts are a speciality offering a wide choice of interesting fare and are inclusive, as are all beverages. 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 warm summer days or contemplate the magnificent views of the False Bay coastline.

MANOR SUITE FEATURES <i>* Complimentary</i>	CLASSIC ±70m² -Vancouver -Findlay	DELUXE ±60m² -Gentry -Boyes	SUPERIOR DOUBLE ±40m² -Waterson	STANDARD TWIN ±30m² -Rudd	MANOR ON-SITE FACILITIES <i>* By arrangement</i>
Sea view	✓	✓	✓		Swimming pool (60m ²)
Separate shower, bath & toilet	✓	✓	✓	✓	Breakfast room
Separate lounge area	✓	✓			Dining room
Air-conditioning	✓	✓	✓		Sun room
Underfloor heating	✓	✓	✓		Large lounge with fireplace
Heated towel rails	✓	✓	✓	✓	Library with computer station
Hair-dryer & shaving points	✓	✓	✓	✓	Downstairs bathroom facilities
Select satellite TV	✓	✓	✓	✓	Residents bar with fireplace
DVD player	✓	✓	✓	✓	Gym (available at Seaforth)
Alarm clock/radio/CD player	✓	✓	✓	✓	Laundry services
Private room safe	✓	✓	✓	✓	Secure parking
Wireless Internet	✓	✓	✓	✓	24-hour security
Laundry *	✓	✓	✓	✓	Wheelchair access (Boyes suite)
Mini-bar & snacks *	✓	✓	✓	✓	The railway line is close by for enthusiasts
Tea & coffee tray *	✓	✓	✓	✓	Lunch, dinner & picnic baskets *
Port/Sherry decanter	✓	✓	✓		Spa treatments *
Bespoke amenities	✓	✓	✓	✓	Tours & transfers *
Robes & slippers	✓	✓	✓	✓	



MANOR SUITE RATES	1 OCT 2017 - 30 APR 2018		1 MAY 2018 - 30 SEP 2018		1 OCT 2018 - 30 APR 2019		1 MAY 2019 - 30 SEP 2019	
	Per room DOUBLE	Per room SINGLE	Per room DOUBLE	Per room SINGLE	Per room DOUBLE	Per room SINGLE	Per room DOUBLE	Per room SINGLE
2 x Classic 70m² <i>Vancouver, Findlay</i>	R6 495	R4 860	R5 195	R3 900	R6 495	R4 860	R5 195	R3 900
2 x Deluxe 60m² <i>Gentry, Boyes</i>	R5 795	R4 360	R4 630	R3 475	R5 795	R4 360	R4 630	R3 475
1 x Superior 40m² <i>Waterson</i>	R5 420	R4 080	R4 385	R3 250	R5 420	R4 080	R4 385	R3 250
1 x Std Twin 30m² <i>Rudd</i>	R1 880	R1 405	R1 500	R1 130	R1 880	R1 405	R1 500	R1 130
Entire House	R25 520	n/a	R20 420	n/a	R25 520	n/a	R20 420	n/a



TERMS & CONDITIONS

RATES are quoted in South African Rand per room per night inclusive of 14% VAT and all bed levies and are subject to change without notice.

RATE INCLUDES Full gourmet breakfast, all alcoholic and other beverages, in-room mini-bar fridges and snacks, laundry, Internet access, parking and personalised concierge services.

RATE EXCLUDES Lunch and dinner, chauffeur transfers and tour services, telephones, special chef services and gratuities.

BOOKINGS • Provisional bookings will only be held for a maximum of 72 hours. • A 50% deposit will be required to convert status from a provisional to a confirmed booking.

PAYMENT POLICY • Balance of accommodation, 50%, is due 30 days prior to arrival. • Rovos Rail reserves the right to release bookings should payment not be received by the required date.

CANCELLATION POLICY • Cancellation between 30 and 15 days of arrival: 50% of full accommodation amount will be levied. • Cancellation less than 15 days of arrival: full accommodation amount will be levied. • A cancellation will only be accepted in

writing and must be emailed or faxed: guesthouses@rovos.co.za or +27 21 788 9590. Ensure you get a response acknowledging your cancellation. • In the event of premature departure, the full extent of stay as originally booked and confirmed will be 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 over age 5: most welcome. • Children between age 5 and 7: can share room with parents; first child free; second child pays 25% of room rate (limited to two children).

• Children over age 8 and sharing need to take own room and pay applicable room rate. Twin-bedded room available – Rudd. • If entire guesthouse is booked on exclusive basis: children of all ages welcome.

CHECK-IN/OUT Check-in is after 14h00. Check-out is by 11h00. Please advise if late/early check-in is required at time of booking confirmation. 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.