

UPWEY HOUSE

Luxury holiday home to rent in Dorset

Welcome to Upwey House. We do hope you enjoy your stay. In this booklet you will find information on the history of the house, instructions on how things work, things to do within the house and in the grounds, local tourist attractions, catering recommendations and our favourite beaches and pubs/restaurants.



1. HOUSE FACILITIES

Heating/hot water

As a large old country house, Upwey House was not originally designed to be heated particularly efficiently or ecologically. However, we have installed a state-of-the art heating system using solar panels (hidden away on the roof) and two highly efficient gas boilers. Upon your arrival we will have set the system so that you should have plentiful hot water during your stay and sufficient heating during the colder months.

Each radiator can be turned down individually should the heating become too much plus there is a thermostat on the first floor landing. There are also two control panels in the boot room on the ground floor (just past the playroom on the left). We would prefer that you do not adjust these panels but if the water and heating levels are not as you require please contact our House Manager, Sarah Jayne Newey on

07809454920 between the hours of 10am and 4pm. In absolute emergencies she can be contacted outside of these hours.

Finally, no country house would be worthy of the name without natural wood fires. There are two wood burners (in the Snug and in the Snooker Room) and an open log fire in the Drawing Room. All of the wood comes from our trees and is fully sustainable. We have provided you with enough for your stay but, if you do require more, logs are readily available at all local supermarkets and at the Post Office on Dorchester Road.

Lacanche Range, microwave & The Cook House

There are three ovens within the Range, an electric option and two gas ovens. In order to light the gas ovens you need to push and turn the relevant knob to release the gas whilst holding down the ignition button. Wait 10 seconds (longer than you think) before releasing the knob. Be patient! You might need to try once or twice! You should hear the gas fire up and the oven should become warm quickly. You can control the heat of the ovens by turning the knob to the relevant temperature. The hobs on the range are ignited in a similar way by depressing the corresponding knob and pressing the ignition button.

There is a halogen hob on the breakfast bar should you prefer not to use the gas option and an indoor grill/BBQ to the right of the range which needs to be lit in the same way as the gas ovens and hobs.

There is a 5-burner BBQ with rotisserie in The Cook House (outdoor kitchen) for your use. We will ensure that you have sufficient gas on arrival but please contact Sarah-Jayne if you require more gas or you are having problems with the BBQ. Please ensure that the valve to allow gas into the BBQ is turned off after use and **please do make sure to clean the BBQ and the drip tray below** before you leave. BBQ brushes which can be found in the drawers in the kitchen. There is also a wood-fired oven in The Cook House. You will need to purchase wood for this directly from us (£25). Please ensure that you read the separate information on The Cook House and sign the Disclaimer before use.

The microwave can be found in the cupboard to the right of the kitchen fridge.

Kitchen/Dining area

The kitchen has been appointed to a high standard to provide everything you should need during your stay. It is a big room and it may take you a while to orientate yourselves with where everything is. There is a wide range of crockery, glassware, cutlery, cooking equipment, and plastic bowls and cups for the children. If there is a specific piece of equipment you feel is missing please contact Sarah –Jayne.

The oak dining table can seat up to 16 but can be extended using the fold up table which is on the left of the fireplace. A trestle table is available in the Boot Room should the table need extending even further and there are also additional folding chairs in the Boot Room too. The maximum seating capacity using both extenders is 24.

Fridges/Freezer

There is a large integrated fridge in the kitchen. There are an additional two fridges (a standard large fridge and a smaller drinks fridge) and a chest freezer in the Larder, which is the first room on the left before you get to the snooker room. There is also a double fridge in The Cook House

We will ensure that there is ice for you in the freezer upon arrival.

Dishwasher

The fully integrated dishwasher is located in the kitchen opposite the sink. There are dishwasher tablets in the cupboard under the sink. The dishwasher is simple to use. When it is ready to run, ensure the appliance is turned on (far button on left) and press fourth button along on the right. Close the door firmly and bingo, it should work!

Washing machine

A long stay in a country house often means lots of washing so feel free to use the large washing machine in the Utility Room round the corner along the back corridor past the Larder and on your left before the Snooker Room. It is an open-top style machine - put the dirty washing inside and pour washing liquid and/or fabric conditioner directly into the drum. Select the size of the wash and the heat using the knobs on the top of the machine. Once you are ready to start, turn the far right knob to the setting you desire and pull out.

The tumble dryer is located next to the washing machine and is a condenser style appliance. If the tank, which is located in the base of the machine becomes full, the machine will beep and you will need to empty the tank into the sink before replacing.

Alternatively, there is an old-fashioned hoisted drying rack and a modern style clothes dryer located in the same room as well as in the Boot Room.

TV/AV/WIFI

The WIFI code (Sky provider) can be located on the box which is behind the chair in the main hallway. Select SkyA5MJ4 and log in using the password c9YneMDeVVA8 . If you need a pin number it is 67396108. There is a strong signal throughout the house.

There is an HD flat screen Smart TV in the snug with access to all terrestrial, Freeview channels and Netflix. You will also find a DVD player for movie watching nights. Feel free to use any of the DVD's in the Snug library, along with any of the books.

You will find a Bluetooth Speaker to connect to your device (iphone, ipad, ipod etc) in the kitchen but feel free to bring your own as they will probably be higher quality.

Keys/Alarm

You can access the house in three ways – through the large main front door (using the large iron key), through the courtyard oak door or through the garden door onto the terrace. Upon arrival Sarah-Jayne will give you keys.

Upwey House is alarmed but we turn this off when we have guests constantly accessing the house. However, please ensure that that all windows and doors are locked when you leave the house.

Waste

We collect mixed rubbish weekly for disposal and recycling. We ask that you please put all of your rubbish (in black bin liners provided) in the large wheelie bin at the base of the drive, on the left as you exit Upwey House before you depart. You do not need to separate your recycling – our waste management company does that for us. Do not leave any waste in bin liners outside the house!

We have ensured that you have a large 1100 litre capacity wheelie bin for your rubbish but if this overflows please can you take your rubbish to the local tip at Lodmoor, Weymouth. If your rubbish exceeds the bin, the waste management company will charge us and this will be deducted from your security deposit.

Fusebox

If a fuse blows, as can happen in a large house, please check the fusebox directly in front of the WC in the downstairs cloakroom. For the North end of the house, there is an additional fusebox above the entrance to the bedroom called Pinchbeck. If you cannot solve the problem yourself please call Sarah-Jayne.

Outside lighting

Outside lighting including uplighters to the house, terrace lighting and courtyard lighting can be managed from the panel in the kitchen to the right of the kitchen door. There is an additional control panel in the wardrobe in the Lulworth dressing room.

2. ENTERTAINMENT IN THE HOUSE AND IN THE GROUNDS

You will probably have come to Upwey House to enjoy everything Dorset has to offer (see Local Attractions and Beaches section) and spend any time you have at the house relaxing in front of the fire or on the terrace with friends and family. However, there are plenty of facilities that are available to entertain you and your children, whilst you are here.

Decorations, confetti, sequins and glitter

The use of party confetti is **not** permitted at Upwey House, please note that if you do use confetti, glitter or sequins in the house and grounds, a charge for additional cleaning may be taken out of your security deposit. Please do not fix decorations to the wallpaper or walls using sellotape or blu-tack, these can damage the wall. You may fix decorations to woodwork using care not to damage the paintwork.

Reading/DVD's

In the Snug/Library you will find a wide variety of fiction, non-fiction, reference books, travel books and children's books to curl up with on a sofa. Feel free to make use of them but we do ask that you return them before you leave. Likewise, please do make use of the DVD's we have – there's something for kids, teens and adults alike.

Table Tennis

There is a full-sized outdoor table tennis table around on the West Terrace, towards the back of the house. Nets, balls and bats can be found in the playroom.

Toys

The playroom is stocked with toys and games including puzzles and games. For more active types we have provided cricket equipment, rounders bat and ball, football, goals and a badminton/volleyball set. Please make use of them, they are there for you and to be enjoyed, but we do ask that equipment is placed in the playroom.

Board games

You will find some more adult-focused games in the armoire in the Snug including Scrabble, Perudo and Trivial Pursuit.

Snooker

Feel free to light up the wood-burner and enjoy a snooker match on the 9 x 4.5ft table. Grab a drink from the Globe Bar at the same time. We do ask that children are supervised when playing snooker as they can be a little haphazard with the cues! If the baize is damaged during your stay we will ask for you to cover the costs of repair/replacement.

Croquet

This can be found in the playroom. Enjoy a civilised game of croquet on the terrace lawn!

Terrace

The South facing terrace offers wonderful views to Weymouth Harbour and Portland. There is a large table on the terrace plus a less formal relaxing area. The tables are glass-topped so we ask that children do not climb on them. If it rains we would be grateful if you could bring the terrace cushions inside and pop them in the Boot Room.

Grounds

Upwey House provides lots to do inside but ultimately this is a rural setting. The extensive 23 acre grounds around the house provide both children and adults vast amounts of fun and entertainment in their own right. Visit the walled garden, if you're lucky with the seasons the Orchard inside may provide you with apples, pears and plums.

The source of the River Wey begins in Upwey. Walk down through the woods from the top of the driveway and paddle in the stream, cross the bridge and make dens. The stream is shallow and shouldn't overlap even the smallest of welly boots but please do keep an eye on younger children particularly after heavy rainfall.

The large oblong piece of land on your left as you come up the driveway was originally designed as a grass tennis court. Many guests use this area as a 5-a-side football pitch or a cricket wicket.

Many of the trees in the grounds are very old. Please understand that you explore them at your own risk. Whilst we employ a regular Tree Surgeon and Groundsman to keep an eye on them but we cannot accept responsibility for any trees made weak by recent weather conditions or for any emboldened tree climbers.

Please do not access the land by the river just on the right of the bridge as you cross. This land is owned by Strawberry Cottage and The Coach House.

Fireworks

Upwey is a small, rural farming community and for that reason fireworks are not permitted except for on the 31st December.

3. FOOD SHOPPING

There is a large Tesco Superstore supermarket in Dorchester (DT1 2RY), a Sainsbury's in WEymouth plus a Cooperative in the Littlemoor Shopping precinct (DT3 6NQ) about a 5 minute drive from the house.

Supermarkets in Weymouth include:

Morrison's
Dorchester Road
Weymouth DT3 5AX

Sainsburys
Mercery Road
Weymouth DT3 5AX

ASDA
Newstead Road
Weymouth DT4 8JQ

Aldi
Unit H, Link Park
Chickerell Link Rd DT3 4FL

Tesco Express
680 Dorchester Road
Weymouth DT3 5LD

Lidl
148 Dorchester Road
Weymouth DT3 5EF

Waitrose
Queen Mothers Square
Poundbury DT1 3BW

Tesco
Weymouth Avenue
Dorchester DT1 2RY

There is a handy and walkable village shop (Broadway Village Stores, 608 Dorchester Road DT3 5LH) that stocks newspapers and basics or a Marks and Spencer Simply Food in the BP garage on Dorchester Road which is a 5 minute drive away (DT3 5AR)

Tesco, Waitrose and Sainsbury's (Ocado currently do not) all deliver online groceries to the house. The address for deliveries is Upwey House, 75 Church Street, Weymouth DT3 5QE. Please ensure that any delivery vans over 3 tonnes will need to use the bridge from the Coach House. Details can be found in your housekeeping notes.

There also a number of small independent food and artisan shops in Dorchester.

4. HEALTH/MEDICAL

Should you need a doctor or a dentist during your stay please note the following:

There is a walk-in centre at Weymouth for minor-injuries and non-threatening illnesses at;

Weymouth Community Hospital
Melcombe Avenue
Dorset, DT3 7TB

Open 8am – 8pm, 7 days a week Tel 01305 980000

There is accident and emergency department at:-

Dorset County Hospital
Williams Avenue
Dorchester
DT1 2JY

Open 24 hours a day, Tel 01305251150

Emergency dental surgery: 01305761111
3 Melcombe Avenue
Weymouth DT4 7TB

5. BEACHES

Upwey is located in the middle of a stretch of coast called the Jurassic Coast. The beaches are mainly pebble or shingle beaches. The exception is Weymouth Beach which is a traditional sandy English beach with pier, amusements and bandstand. The further west you go, the sandier the beaches get such as Lyme Regis or Charmouth!

We have explored many of the beaches in this area but certainly not all. For more information you could contact the West Dorset tourist information office (www.westdorset.com). Our local favourites at the time of printing are Ringstead Bay (which is just beautiful on a warm sunny day with beautifully clean, clear water for swimming), Bowleaze Cove for its relaxed family vibe, water sports and swimming and Hive Beach, if only for the Hive Beach Café (see below). Having said that, Lulworth Cove will always hold a special place in our hearts as we got married there.

Please see information on local beaches here on our website [Beaches | Dorset | Upwey House Luxury Holiday Home & Wedding Venue](#)

6. OTHER ATTRACTIONS AND ACTIVITIES

There are many activities to enjoy both at the house and locally during your stay. There are many ideas on our website here [Things to do at Upwey House](#) additionally, see below.

Golf

The nearby golf course of Came Down (www.camedowngolfclub.co.uk) is a surprisingly excellent links-style course which has been featured in the 100 Greatest Golf Courses of the United Kingdom. Like any real links course, it is wind-swept and challenging. But visitors are always welcome often without having to reserve tee times. There is also a links course at Weymouth www.weymouthgolfclub.co.uk

Cycling

Explore what Dorset has to offer on a bike. These guys will drop all kinds of bikes off to you if you book in advance and can recommend some excellent local trails.
www.weymouthbikehire.co.uk

Horse-riding

Day rides on the heath can be organised at Studland. Experienced riders can let loose on the beach. Booking essential www.studlandstables.com

Pottery painting

Bella Ceramics, Weymouth

<https://bellaceramics.co.uk/>

Gone Potty, Weymouth.

<https://www.gonepottyweymouth.co.uk/>

Cinema

There is a Cineworld in Weymouth and an Odeon in Dorchester

Nothe Fort

Weymouth Harbour, Tel 01305 766626

A restored historic coastal fort with 70 rooms, life-size dummy figures, replica guns, equipment, models, photographs, special events and underground passageways.

Lulworth Castle

An early 17th century former hunting lodge in East Lulworth which was gutted by fire in 1929, but has been partially restored and is open to the public Sunday to Friday (not Saturday) 01929400352

Sculpture by the Lakes

A haven of peace and tranquillity in Pallington near Dorchester. Representing local and international artists, lovely café on site. Dogs and children under 14 not admitted. Open Wed – Sun. Call to check availability and opening hours 07720637808 www.sculpturebythelakes.co.uk

Cricket pitch hire

Extra keen cricketers can hire their own cricket pitch and pavilion. Howzat!

<https://www.dorchestercricket.com/hire/>

Pick your own fresh flowers

<https://blackshedflowers.blogspot.com/>

Wine tasting

Langham Estates produce award winning wines made in Dorset. They offer tours and tasting.

<https://langhamwine.co.uk/visits/tours/>

Wine or gin tasting www.morrishandbanham.com

Murder Mystery evenings www.perfectmurder.co.uk

Yoga Classes email toni@lokyayoga.co.uk

Hot tub hire www.ricolleisure.co.uk

You can order this directly through us for an additional fee.

Life Drawing classes www.susanrhughes.co.uk

Flower arranging classes/demonstrations www.theenglishflorist.co.uk

Movie night under the stars or soft play bell tent ABC Adventures
email laurenayles@hotmail.co.uk

Bouncy castle and obstacle course hire www.seashellssoftplay.co.uk

Cocktail making and games www.cocktailsandgames.co.uk

Locally-produced wine tour and tastings www.langhamwine.co.uk

Private beach hire with drinks/food www.seasaltevents.net

Glass Blowing www.stuartwiltshireglass.co.uk

Dorchester Ghost Tours www.dorchesterghostwalks.co.uk

Silent Disco hire. www.cdubsilentdisco.com

7. PUBS, CAFES AND RESTAURANTS

There is a wealth of good eateries in West Dorset especially in Dorchester, Weymouth, Studland and further afield in Bridport and West Bay. Some require reservations in busy periods, and some close in the off-season, so we do suggest telephoning in advance.

Please take a look at recommendations for eating out here [Dining Out | upweyhouse](#)

8. TAKE AWAYS AND HOME DELIVERIES

Marlboro Restaurant (Fish and Chips) 01305 785700

Papa Johns 01305 780028

Dominos Pizza 01305 777757

Nice and Spicy (Indian) 01305 839991

Golden Bridge (Chinese) 01305 775577

Cook! (Fresh frozen varieties, will deliver, surprisingly good) 013057565

Seafood delivery www.sallysfishcamp.co.uk

9. CATERERS

There are a number of excellent chefs, cooks and hospitality companies who regularly cater for our guests at Upwey House. They can help with catering for small informal BBQ's, sit down family dinners or wedding breakfasts for 150, some also offer drop off options. Please follow this link for recommended caterers [Dining | Dorset | Upwey House Luxury Holiday Home & Wedding Venue](#)

10. HISTORY OF UPWEY HOUSE

Upwey House is an integral part of the village of Upwey. It is a classic country manor house, which has become a part of the fabric of the area. For example, the village fair, an impressive large event that takes place once every two years, is traditionally held in the paddocks and fields of Upwey House.

The house itself, comprising 6,000 square feet over two stories, was built in two stages, the older part to the north side of the central courtyard dating back to the 1830s, whilst a later section was added to the south in the 1880s.

However records dating back far earlier to the 17th Century (1620) suggest that the house was originally sited around 100 yards away at the bottom of the hill adjacent to the River Wey, and was later moved brick by brick to its current site when its owners felt it would benefit from the superior views towards the sea.

The house belonged for most of its life to the Gould and Freke families, wealthy merchants and landowners who owned much of the land in and around Upwey and Dorchester. The road rising above Upwey towards Dorchester still bears their name ("Gould's Hill"), as does the department store in the town centre. Records suggest that the Goulds built Upwey House as their country retreat, despite the fact that their main home was Upwey Manor sitting a few hundred yards away at the other end of the village.

The village of Upwey is very old: the St Laurence Church within walking distance of Upwey House dates back to the 13th Century. It's clear that the village of Upwey had become a very desirable place to live by early Victorian times, located as it was at the very source of the River Wey (hence the name "Upwey", where the Wey first springs up). The well that was built at its source was thought to bring health-restorative powers, and the Wishing Well in Upwey remains to this day a popular attraction. The large number of imposing houses that line either side of Church Street (which you will be able to see if you turn right out of the gates and continue for half a mile) are testament to the wealth that the village must have enjoyed partly as a result of this spa.