

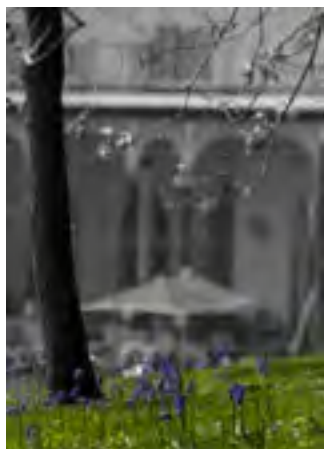


Mount Pleasant Road Dawlish Warren Dawlish Devon EX7 0NA
Telephone **01626 868000** Web **www.langstone-hotel.co.uk**

Your Place By the Sea



INVESTORS
IN PEOPLE

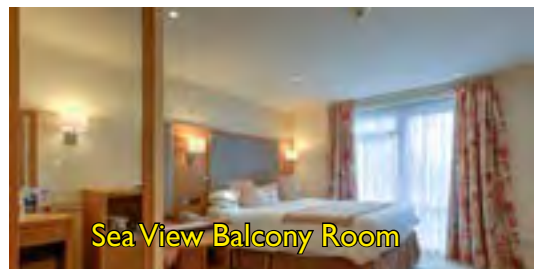


Since welcoming our first guests in 1947 the Langstone Cliff Hotel has constantly updated and now offers a host of facilities that our earliest guests would surely have welcomed.

The hotel is still owned and managed by the Rogers family – generations two and three – and, believe it or not, still visited by some of the guests whom we hosted over fifty years ago. It is particularly gratifying that so many of our guests pay us return visits.

And this incredible loyalty is not just confined to our guests. We are proud to say that the vast majority of our staff also acquire the “Langstone Habit” and combine with the “Family” to offer a friendly attentive and very sincere welcome.





Sea View Balcony Room



Double Room

Our rooms are constantly being updated to maintain today's standards of comfort and convenience and are all tastefully decorated with colour co-ordinated furnishings and fabrics.*

We can now offer a variety of accommodation including Double Rooms, Family Rooms, Sea View Rooms, Rooms with Balconies, Family Suites (incorporating two or three bedrooms), a Single Room, and one especially spacious Ground Floor Suite.



Sea View Family Room



Family Suite Bathroom



Family Room



Lawn View Balcony Room



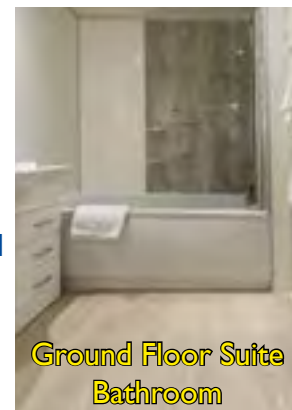
Ground Floor Suite

Many of the rooms now have air-conditioning and or King-sized beds and all rooms have an ensuite bathroom with bath and or shower, Wi-Fi, LCD television with Sky Sports and Freeview, direct dial telephone, tea and coffee making facilities and a hair dryer.

The bedrooms are located on just two floors, ground and first, which can be accessed by a lift and four staircases. All ten of our ground floor rooms now have walk-in showers, four of these additionally have a bath.

There are many more details of our accommodation available on the next four pages or on our website, **www.langstone-hotel.co.uk** or please call us on **01626 868000**.

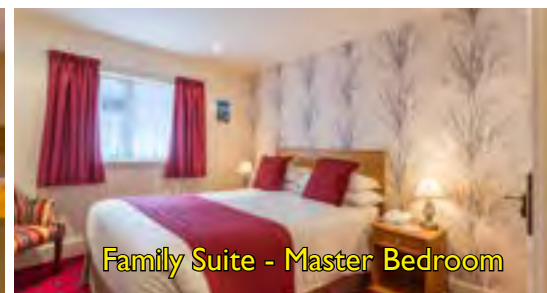
** The particular rooms pictured cannot normally be guaranteed as the hotel was originally a house constructed in circa 1750 and many rooms have their own character however all rooms of a type are maintained to a similar style and capacity.*



Ground Floor Suite Bathroom



Ground Floor Family Room



Family Suite - Master Bedroom

Book Direct for Best Available Rates

Standard Double Room

Comfortably furnished rooms with a standard double bed 4'6" x 6'3" (190 cm x 135cm) suitable for 2 person occupancy. Each room contains Tea and Coffee making facilities, Hair Dryer, Freeview LCD TV with Sky Sports Channels and Radio Channels, En-suite Bathroom with Bath and Shower over. Minimum Area 11.25 Sq Metres.

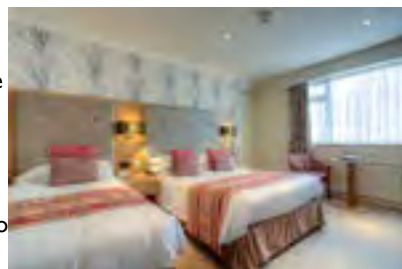


Standard Family or Twin Room

Contains 1 Double Bed 4'6" x 6'3" (190 cm x 135cm) & 1 Single Bed 3'0 X 6'3" (190cm x90cm) suitable for families with up to 1 child sharing the same room as up to 2 adults. We have a limited number of Cots which can replace a single bed if required.

There are 3 Ground floor bedrooms with air conditioning and walk-in showers which may be available.

Each room contains Tea and Coffee making facilities, Hair Dryer, Freeview LCD TV with Sky Sports Channels and Radio Channels, En-suite Bathroom with Bath and Shower over. Minimum Area 15.50 Sq Metres.



Larger Family or Twin Room

Bedroom containing 1 Double Bed 4'6" x 6'3" (190 cm x 135cm) & 1 Single Bed 3'0 X 6'3" (190cm x 90cm) suitable for families with up to 1 child sharing the same room as up to 2 adults. It may be possible to add an additional small single bed or cot for an additional child if required. Most rooms have air conditioning.

Each room contains Tea and Coffee making facilities, Hair Dryer, Freeview LCD TV with Sky Sports Channels and Radio Channels, en-suite Bathroom with Bath and Shower over. Minimum Area 17.00 Sq Metres.



King Bedded Sea View Double Rooms

Comfortably furnished air conditioned rooms with a King Sized Double Bed 5'0" x 6'6" (150cm x200cm) suitable for 2 person occupancy.

Each room contains Tea and Coffee making facilities, Hair Dryer, Freeview LCD TV with Sky Sports Channels and Radio Channels, En-suite Bathroom with Bath and Shower over. Minimum Area 16.60 sq Metres



Book Direct for Best Available Rates

King Bedded Sea View Family or Twin Rooms

Comfortably furnished air conditioned first floor sea view room with a King Sized double bed 5'0" x 6'6" (150cm x200cm) and a Single Bed 3'0 X 6'3" (190cm x 90cm) suitable for families with up to 1 child sharing the same room as up to 2 adults. It may be possible to add an additional single bed or cot for an additional child if required

Each room contains Tea and Coffee making facilities, Hair Dryer, Freeview LCD TV with Sky Sports Channels and Radio Channels, En-suite Bathroom with Bath and Shower over. Level Access to the lift approx. 90 metres walk Minimum Area 20.70 Sq Metres.



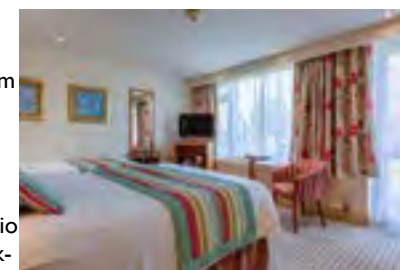
King Bedded Poolside Lawn View Balcony Family or Twin

These rooms have a north facing balcony overlooking the hotel lawns with the sea on the right as you look out of the room containing King Sized double bed 5'0" x 6'6" (150cm x200cm) & one Single Bed 3'0 X 6'3" (190cm x90cm) suitable for families with up to 1 child sharing the same room as up to 2 adults.

It may be possible to add an additional single bed or cot for an additional child if required.

Each room contains Tea and Coffee making facilities, Hair Dryer, Freeview LCD TV with Sky Sports Channels and Radio Channels. The rooms on the ground floor have a larger walk-in shower and no bath, whilst those on the first floor have a bath with shower over.

Minimum Area 22.00 Sq Metres.



King Bedded Poolside Woodland View Balcony Family or Twin Room

Air conditioned bedrooms with balcony located in the Poolside wing with a south facing balcony overlooking the woods surrounding the hotel. The sea is on the left looking from the bedroom. Each room contains King Sized double bed 5'0" x 6'6" (150cm x200cm) & one Single Bed 3'0 X 6'3" (190cm x90cm) suitable for families with up to 1 child sharing the same room as up to 2 adults. It may be possible to add an additional single bed or cot for an additional child if required. Each room contains Tea and Coffee making facilities, Hair Dryer, Freeview LCD TV with Sky Sports Channels and Radio Channels, En-suite Bathroom with Bath and Shower over. Minimum Area 22.50 Sq Metres.



Book Direct for Best Available Rates

King Bedded Washington Balcony Family or Twin Room

These rooms have an east facing balcony overlooking the fountain and sea. Each room contains King Sized double bed 5'0" x 6'6" (150cm x 200cm) & one Single Bed 3'0 x 6'3" (90cm x 90cm) suitable for families with up to 1 child sharing the same room as up to 2 adults. Each room contains Tea and Coffee making facilities, Hair Dryer, Freeview LCD TV with Sky Sports Channels and Radio Channels, En-suite Bathroom with Bath and Shower over.

The rooms are located on the first floor near the lift (4 steps) there is level access to the car park.

Minimum Area 20.00 Sq Metres.

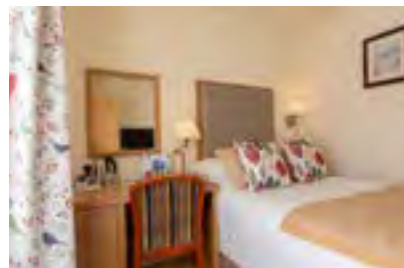


Standard Single Room

Comfortably furnished room with a standard single bed 4'0" x 6'3" (120 cm x 190cm) suitable for single person occupancy.

The room contains Tea and Coffee making facilities, Hair Dryer, Freeview LCD TV with Sky Sports Channels and Radio Channels, En-suite Bathroom with Bath and Shower over.

Minimum Area 13.00 Sq Metres.



The Hotel is located on just 2 floors, ground and first.

There are 10 rooms located on the ground floor all with walk in showers. Due to the hotels location level access is possible to the majority of the Washington suite bedrooms from outside.

The lift is located in the Washington Suite close to room 62. Room 38 is the furthest room from the lift with level access (approximately 90 Metres). The lift dimensions are 930mm x 1070mm. The door opening is 800mm wide.

All ground floor areas of the Hotel ave level or ramped access. There is a fully accesible public toilet on the ground floor, located in the Washington suite foyer.

Book Direct for Best Available Rates

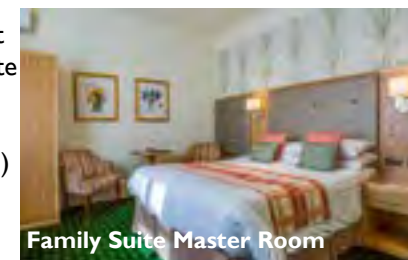
King Bedded Family Suite

Located on the first floor, these suites consist of at least two air-conditioned bedrooms and one private bathroom leading from a small private lobby. The double room contains a King Size double bed 5'0" x 6'6" (150cm x 200cm) The additional bedroom(s) can contain either one or two 3'0 x 6'3" (90cm x 190cm) single beds or cots. There is an en-suite Bathroom with Bath and Shower over.

Each bedroom contains Tea and Coffee making facilities, Hair Dryer, Freeview LCD TV with Sky Sports Channels and Radio Channels.

None of the family suites have sea views. It may be possible to add additional single bed(s) or cots for additional children if required please contact us for additional information.

Minimum Area 22.00 Sq Metres.



Family Suite Master Room



Family Suite Single Room

King Bedded Ground Floor Suite

Located on the ground floor, this suite consists of a large air-conditioned bedroom (47 sq metres) with a spacious lounge area, off a family room containing a King Size double bed 5'0" x 6'6" (150cm x 200cm) and a 3'0 x 6'3" (90cm x 190cm) single bed.

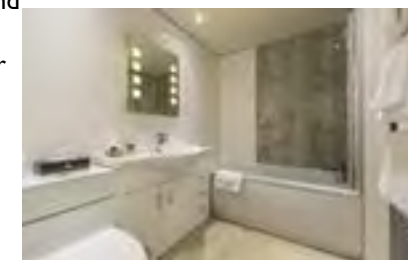
The room contains tea and coffee making facilities, hair dryer, two Freeview LCD TV with Sky Sports channels and radio channels.

There is a spacious en-suite Bathroom with bath and shower over and a separate walk-in shower.

It may be possible to add additional single bed(s) or cot(s) for additional children or adults if required please contact us for additional information.

There is an exterior door giving access to a small patio area and even some convenient parking.

Minimum Area 47.00 sq Metres

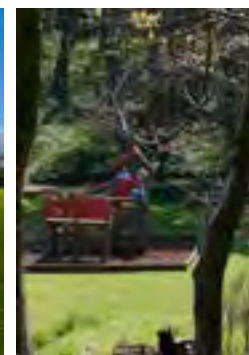


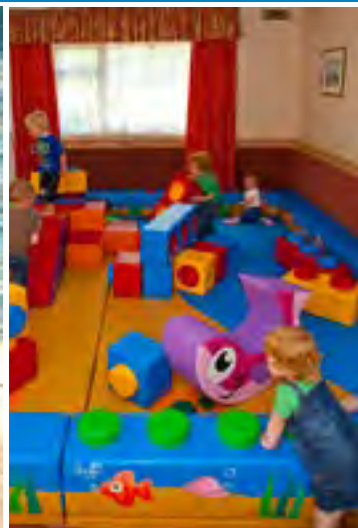


The 19 acres of grounds are expansive, varied, well cared for and attractive with spectacular Sea Views.

Doing little or nothing is decidedly tempting. Should you decide to stir yourself we offer both heated indoor and outdoor swimming pools, a hard tennis court, full sized snooker table and table tennis, both indoors and outdoors.

Adjoining the indoor pool is a compact leisure area offering a wide range of therapies and treatments, a small gym with a selection of cardio-vascular units and a hairdressing salon.





Traditionally the Langstone Cliff Hotel has been, and still is, a “Family Hotel” welcoming children of all ages. The 19 acre grounds with direct footpath to the beaches offers a particularly safe environment and the spaciousness of both hotel and grounds ensures that the children need never be under your feet.



The indoor and outdoor pools, an outdoor multi-play unit and a toddler room ensure that the younger ones are kept amused. A table tennis room, outdoor table tennis, table football, a snooker room and a hard tennis court are available for the older members of the family including Mums and Dads! The extensive grounds offer endless play opportunities and one of the best beaches in the West Country is just a few hundred metres away.



During the school holiday periods we have regular visits from specialised children’s entertainers.

Pre-dinner children’s suppers are available – the dinner or supper option is entirely at parent’s discretion – and we keep a limited range of baby foods and cereals for our youngest guests.

Baby listening is available in all rooms and there are ample high chairs and cots.





Without a doubt the hotel is magnificently situated and enjoys marvellous views over the lawns to the sea and the red cliffs of East Devon. The Victorian Verandah is a fine place to enjoy a drink and a natter or just gaze out to sea. In the cooler months or if the weather is not so good there are comfortable lounges, overlooking the sea, and welcoming bars. Guests often comment “as soon as we arrived we felt at home”.

Well, who are we to argue with that!?





Our extensive breakfast menu in the Lincoln Restaurant ensures a great start to the day. The Lincoln Restaurant offers a table d'hôte menu dinner menu each evening with a wide choice of dishes at each course and a very popular carvery option. There are always vegetarian dishes available and special dietary requirements can invariably be met. Typical menus can be found on our website langstone-hotel.co.uk. A traditional style carvery Sunday Lunch is available every week. Our Snack and Light Lunch menu is available to order from the Lincoln Bar every day from 11.30am to 9.00pm and our current menu is available from the hotel website.



The Lincoln Bar, right at the heart of the Hotel, is open all day and every day throughout the year. With so much to do and see you may wish to avail yourself of the coffee shop style service which offers anything from Coffee and a Danish pastry through to a selection of hot and cold light meals, a range of sandwiches and baguettes – and of course the quintessential Devonshire Cream Tea.



We like to think our bars are friendly chatty places offering all you would expect, a range of draught, beers, lagers, and ciders including a selection of real ales. Our spirit selection includes over 20 different Gin's, 20 Malt Whiskies, a selection of Vodkas, Rums, Brandies and Cognacs and many Liqueurs. Our wine list has a well balanced selection of about 40 bins from all parts of the world, all sensibly priced and maintained at the correct temperature, with a wide selection available by the glass.



The Washington Ballroom is one of Devon's premier venues for dinner, dance and cabaret evenings, and a full and varied programme is presented throughout the year.

For a change of mood, we also present entertainment in the Lincoln Ballroom.



For small, intimate parties we have a portable dance floor that we can pop down anywhere (well almost!)

There is dancing most Saturdays during the holiday periods and a comprehensive programme of children's entertainment is presented throughout the school holidays.

Langstone Specials – We are proud of our “Langstone Specials”, these are dinner, dance and cabaret evenings presented regularly throughout the year and invariably offered as a weekend package.



We try to offer the widest possible variety of entertainment, some household names, some you may not have heard of – but always of high quality. Full details are to be found in the separate Langstone Specials brochure.



Christmas, New Year and Easter are especially popular. All the traditional elements are maintained, everyone at the Langstone Cliff Hotel believes in Father Christmas, loves crackers and pantomime, indeed there is a full professional pantomime presented at the hotel each year in December between Christmas and New Year. We sing Auld Lang Syne with Devonshire accents and nobody dare say that Easter Eggs are fattening! Once again there is a separate brochure.



Doing little or nothing definitely is an option at the Langstone Cliff Hotel. The public rooms are spacious, the lounges are especially comfortable and the bars are friendly.



Here in the hotel we have a comprehensive tourist information centre with quite literally hundreds of places to visit, things to see, things to do, attractions for the kids, heritage sites, historic properties... the list goes on and on. You could stay a whole year and not visit the same attraction twice – go on, try it!



A half hour car journey could take you to the county town of Exeter, the Torbay resort complex or on to the fringes of Dartmoor. Make it an hour or so and you could visit the East Devon resorts and the Jurassic coastline into Dorset or in the other direction take in Totnes, Dartmouth or Salcombe on the tip of South Devon. An hour and a half takes you beyond Plymouth, into Cornwall with the world famous Eden Project or up to Exmoor and the North Devon coast.

For exploring the South West we really are just about as central as could be.



Group Holidays – We regularly play host to visiting parties of almost any description. Bowlers, Cricketers, Golfers, Fishermen, Bird Watchers, Dancers, Social Clubs, Ramblers, Family Re-unions and so on. We are pleased to create programmes to suit individual requirements and to quote special group rates.



Business Conferences – The hotel is particularly well equipped for business meetings, conferences, weddings and banqueting. Please ask for our comprehensive Special Events portfolio.



How to Reach Us

By Road

The Hotel Postcode is **EX7 0NA**. If using a satellite navigation system (Sat Nav) please **ignore** the instruction to turn into **Week Lane** (very narrow, impassable for large vehicles) and continue on to the main road junction at either the Marine Garage or by the harbour at Cockwood.

From Exeter and the North

Leave the M5 by junction 30 and follow signs for Dawlish on to the A379, for about 8 miles through Kenton and Starcross. Then turn left by the small harbour, half a mile after the village of Starcross. Once you are in Dawlish Warren, the road turns right, up the hill – the Langstone Cliff Hotel is on your left.

Alternatively, continue to the end of the M5. Take the A380 for Torbay, then take the left turn for Starcross – the B3381.

From Plymouth and the West

Take the A38 towards Exeter leave the A38 at Exeter Racecourse following the signs for the course. Cross the mini roundabout and proceed towards the A380 at Telegraph Hill. Cross this junction and proceed down the B3381 to Starcross.

From Newton Abbot or Teignmouth

Follow the A379 through Dawlish about 1 mile then take the right hand turn signed Dawlish Warren. A further ¾ mile – the hotel is on the right.

By Rail

Book to Dawlish. The station is only less than two miles from the hotel, where there is a taxi rank, trains can be met by appointment.

Dawlish Warren Station is within walking distance but please see the detailed directions on the website (avoidable steep hill).



By Air

Exeter International Airport – 12 miles

Helicopters may land in the hotel grounds

Reference:-

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Devon

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