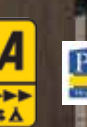
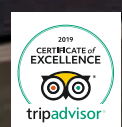


Call us today 01626 890111



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*your glorious corner of Devon*  
[www.coftonholidays.co.uk](http://www.coftonholidays.co.uk)





# Welcome ...to your glorious corner of Devon

It's the year of the staycation and where better to relax and recuperate than in heavenly Devon? You deserve a holiday and Cofton Holidays is ready and waiting to welcome you...

A new year equals a fresh start and we can't wait to see your smiling faces. Whether it's your first time or, like for so many, it's a return journey to our glorious corner of South Devon, our blue flag beaches, family fun and adventures await.

After experiencing huge demand for our luxury Cofton Copse lodge collection, launched at the start of 2020, we're thrilled to announce that we'll be introducing four new dog-friendly hot-tub lodges close to our fishing lakes.

Due to be ready for the summer, you can look forward to cosy holidays with your four-legged friend, time spent basking in the sun on the large decking areas, or quality family time chilling out in the cool open plan living space.

Of course, camping and lodges aren't for everyone, so there's plenty to choose from among our range of award-winning self-catering options including cosy cottages, chic apartments and holiday homes, of which we a brand new three bedroom Ashburn for you try.

We've gone a little wild, with a host of exciting new projects to give mother nature a helping hand, including the introduction of wildlife corridors and wildflower meadows. Alongside enhanced landscaped areas around our static caravans, we're putting flora and fauna first; welcome news for your little wildlife spotters.

Set in 80 acres of luscious South Devon countryside, our 5-star holiday park has all the ingredients to make your perfect holiday. From the woodland zip wire and play area to onsite entertainment, indoor and outdoor heated pools, nature trails, and kids clubs, we'll be sure to keep your brood busy, whatever their age.

And after a busy day on the beach, exploring Dartmoor, or testing out our vast range of facilities, you'll be glad of a meal to remember. That's where our award-winning chefs take Devon's finest produce to create dishes to devour, leaving you to enjoy the very best that Devon has to offer, right here at Cofton.

So, what are you waiting for? Your glorious corner of Devon is calling.

*The Jeffery family*

4 GLORIOUS DEVON

6 FACILITIES

8 FOOD & DRINK

10 WHAT'S ON

16 ACCOMMODATION



# Delightful Devon

Devon... Tumbling, lush green hills to the left and sweeping, 'Blue Flag' beaches to your right. You're so close to nature and yet so far from the stresses of everyday life. Get ready to relax and unwind...

Whether you prefer sandy toes, drifting away to the rhythmic sound of waves breaking on the shore, or a woodland stroll and a picnic, there's no shortage of picture-perfect spots to capture on Instagram.

South Devon has been one of England's most popular holiday destinations for hundreds of years, and the 80 acres of Cofton's stunning parkland contains the kind of timeless and precious scenery that simply puts a smile on your face. That's why we're proud to invite you here. After all this is YOUR glorious corner, and we'll give you the keys to unlock the best kept secrets Devon has to offer.

You may not be brave (or foolish) enough to tackle the full 630 miles of the South West Coast Path during your stay. However, you can still lace up your boots and step off the beaten track to explore some of the most spectacular coastline in the country.

Add pedal power into the mix and you can discover the dramatic Exe Estuary Cycle Trail, taking in the picture postcard pretty Exeter Quayside, a great reward for those making it the full 12 miles to the region's capital.

From waterfalls and wildlife trusts to farmers markets and Forestry Commission country parks; you're never far from your next adventure in South Devon.

*"Leave the car behind and explore the coastline. You may be as lucky as we were and spot a dolphin as we walked across the Dawlish sea wall."*

- Ken Salter, Chatham



POWDERHAM CASTLE



BECKY FALLS



PAIGNTON ZOO

Visit [www.coftonholidays.co.uk/whats-on-devon](http://www.coftonholidays.co.uk/whats-on-devon) for a full list of events



DAWLISH WARREN NATURE RESERVE



DAWLISH BLACK SWANS



DEVON CREAM TEA



DAWLISH WARREN BEACH



## Days out in Devon

South Devon is rich with visitor attractions, plenty of which are in easy reach...

Little monkeys will love swinging from the trees at Go Ape, splashing around at Splashdown Quaywest Water Park, and zipping & sliding at either Crealy or Woodlands Adventure Theme Parks! Take a walk on the wild side at the impressive Paignton Zoo, or take a trip to The National Marine Aquarium (NMA) is the UK's largest aquarium, located in Britain's Ocean City, Plymouth.

There's always something going on at Powderham Castle, just a 5 minute drive from Cofton. Perhaps the foodie in you will be tempted to savour delightful dishes and tasty treats at their Food & Drink Festival in Autumn. Alternatively, why not indulge in the impressive Exeter Festival of South West Food & Drink in the Spring.

Visit our What's On section on the website to help you plan your stay and don't forget to check our information centre in Reception for leaflets and discounts to some of the best attractions in the area.

EXPERIENCE COFTON



# Leisure & pleasure...

Our fantastic modern indoor leisure complex offers pleasure for all the family. Enjoy a splashing time in the pool, a spot of relaxation in the steam room or, if you're feeling active, make the most of the gym facilities.

When hunger calls, Amelia's Pantry is only a step or two away from the pool, so you can refuel before continuing the fun for the day.

The leisure complex is open throughout the year,\* providing everything you need to entertain and keep active minds and bodies busy.

With five star status from Visit Britain, the park is recognised as having first class leisure facilities. There are plenty of places to explore at your own pace within the grounds, with acres of woodland walks, nature trails and fishing lakes.

Our two outdoor heated swimming pools provide a feast of fun for all the family. Younger children will love exploring the indoor soft play areas, while older siblings and teens can take on the woodland adventure area.

\*Closed Christmas Day and Boxing Day – see our website for up to date opening times.

*"Wonderful facilities, especially the swimming pools! In a lovely setting, for us it is simply the best campsite we have found."*

– Margaret Hayes, Leeds



# Laze by the lakes

Fishing holidays are one of our specialities. Our private fishery is situated within its own idyllic grounds within the park and is designed to keep both novice and experienced anglers challenged and rewarded.

We're incredibly proud of our five fishing lakes which are carefully managed to ensure they're brimming with carp, tench, roach, rudd, bream, perch and even crucians. What's more, only our guests get to fish them! There's no better place to sit back and enjoy the peace, tranquillity and fantastic fishing that our lakes have to offer.

**Cofton Cup  
Fishing Festival**  
12th - 17th Sept 2021  
25th - 29th April  
2022

Visit [www.coftonholidays.co.uk/coarse-fishing](http://www.coftonholidays.co.uk/coarse-fishing)



## Tackle Shop

We know it can be stressful trying to remember if you've packed everything for your holidays, so don't fret if you've left your rod behind! Our on-site tackle shop stocks everything you need for a day on the lakes and our expert fisheries manager, Luke, is always on hand to talk you through the best tactics to land on Cofton's fishing lakes.

## Fishing Lessons

If you've always wanted to give fishing a go but never knew where to start, we offer fishing lessons for the whole family. Our qualified coach will help start you on your journey towards a love of fishing. School holidays only.

## Match Fishing

If competitive fishing is your thing, then we've got you covered. Every Thursday from April to the end of October we hold a weekly match for our guests, fished on our highly stocked Mamhead Match Lake.

## Carp Fishing

Big Carp has been drawing anglers to our lakes for many years. In our specimen lake, Carp go up to 30lb. Gravel bars, reed margins, lily pads, and islands will challenge you, but the rewards are high.



# Refresh and refuel...

LOCALLY  
SOURCED  
PRODUCE

Devon is home to some of the country's very finest food and drink producers. It's something that we're justly proud of so, when you visit Cofton, you can expect a slice of Devon Heaven in our two restaurants and family pub.

Our talented chefs take great care to source local and seasonal produce, regularly refreshing our menus to reflect the time of year. We also pair our food with fine local ales, ciders and wines, giving you the full flavour of Devon.

Open all day, our award-winning Amelia's cafe serves a selection of great dishes. From hearty breakfasts to light lunchtime bites and great fresh and healthy meals for kids, we've got it covered. Dads just love the Cofton Grill, especially the legendary Cofton Burger.

Renowned for its Sunday lunches The Warren Retreat hosts the Cofton Carvery as well as a range of delicious evening meals. Crowd pleasers include fish and chips and specials such as Ale & honey braised pork belly. Mmm.

For great pub grub and a well-earned pint of ale or Devonshire cider, nothing beats The Swan. Dog-friendly, you can tuck into a pub classic while you and your four-legged friend recover from walks in the wild. Nice...

*"I always pay a visit to Amelia's Pantry, you can just Relax, Indulge and Enjoy!"*

- Ian Adams



Visit [www.coftonholidays.co.uk/dining](http://www.coftonholidays.co.uk/dining) for full details



OUR  
SUNDAY LUNCH  
IS A MUST!

Served every Sunday  
12pm - 3pm





# Let us entertain you...

Creating memories is what we do best at Cofton Holidays. From getting up to mischief with our loveable mascot, Digby the Dinosaur, to channelling your inner Bear Grylls with our outdoor adventures, we create memories to last forever.

We know that different age groups engage with different activities, so that's why our entertainments programme has been created to offer something for everyone. Running during the February half term and from Easter to the end of October.

Our very own loveable mascot, Digby the Dinosaur, cannot wait to welcome you to Cofton Holidays. You'll find him spinning a tune on the DJ decks, performing his famous party dance, or out and about making dino-discoveries.

Our puppet shows are always hit with the little ones. Join Digby's gang every day live on stage as they whisk you away on exciting adventures

It's not all about the kids though. We host a range of events for adults too, providing a buzzing atmosphere every night. From bingo and game shows to cabaret and side-splitting comedy acts, we're certain that you'll enjoy every night of your stay here at Cofton Holidays.



# Activities and Events

Cofton Holidays is the home of adventure, where your kids can get stuck in to learning a new skill, take part in amazing experiences or activities that they'd simply never do at home.

Whether your child is a water baby, the next Indiana Jones or a horticulturist in the making, we offer an exciting programme of inspirational activities designed to intrigue, involve and engage.



Visit [www.coftonholidays.co.uk/whats-on-devon](http://www.coftonholidays.co.uk/whats-on-devon)



American  
Car Weekender  
24th-26th June  
2022



With an unmissable Kid's Club daily throughout the school holidays, packed full of games, magic and mayhem there is something for everyone.

Children fascinated by the exploits of Ariel can experience what it's like to be a real-life mermaid, merman or shark in our 'mermazing' mermaid and shark lessons. Learn about life underwater in Cofton's outdoor pool and experience what it's like to wear a mesmerising mermaid or shark tail. Feel the need for speed? We also offer Scuba Scooter lessons in our heated indoor pool taking kids on amazing powered underwater adventures!

One of our favourite events is the American Car Show Weekend. With hundreds of classic American motors glistening in the sunshine - as well as live music, food and games - even if you're not a petrolhead, you need to put this date in your diary!



# Green Cofton

Blessed by the natural beauty of South Devon, surrounded by native wildlife and with gems such as Dawlish Warren Nature Reserve right on our doorstep, we recognise just how lucky we are. This is our glorious corner of Devon and it's here to share with you. It's why we're committed to securing a sustainable future for all our tomorrows.

Our brilliant biomass hub is just one of the ways we are improving energy consumption across the whole site. Using woodchip sourced locally, we produce heat that supplies the entire indoor leisure and dining complex. So, next time you take a dip in our heated pools, you can relax in the knowledge that all the energy comes from our very own biomass boiler.

**142KW  
SOLAR PANEL  
SYSTEM**



And that's not all. We have solar panels that create electricity, a borehole that feeds our main toilet block, and our very own bug hotel to encourage our pollinating pals.

Each day we recycle kitchen oil, paper, cardboard, tins, glass, plastic and much more besides. See if you can spot our paper straws and compostable cutlery and glasses...

It's this effort that has led to several environmental awards including a top three spot in the Ethical, Responsible and Sustainable Tourism category at the Visit Devon Tourism Awards 2019/20, twenty one years of David Bellamy Awards and recognition as Plastic Free Champions by Surfers Against Sewage.

For some that would be enough, but not us, so keep your eyes peeled for our E-charging car points.\* See park map for there location.



## Plenty to explore

Cofton is ideally situated to explore the best Devon has to offer. And the best part is, with so many great transport options from buses, trains and cycle paths, you can park up, leave the keys and get ready for adventure without having to worry about what to do with the car.

With train stations in both nearby Starcross and Dawlish Warren, you can ride the rails to Exeter and beyond in one direction or take in the stunning sights of the iconic railway, designed by Isambard Kingdom Brunel, as it travels beneath the sea cliffs of Teignmouth towards Torbay and the English Riviera in the other. Or pack up the bikes and explore the area on two-wheels with the miles of national cycle trails that run right by the park. The flat, mostly traffic free, Exe Estuary Trail will take you straight to the heart of Exeter Quay, and if you are feeling brave all the way round to Exmouth.

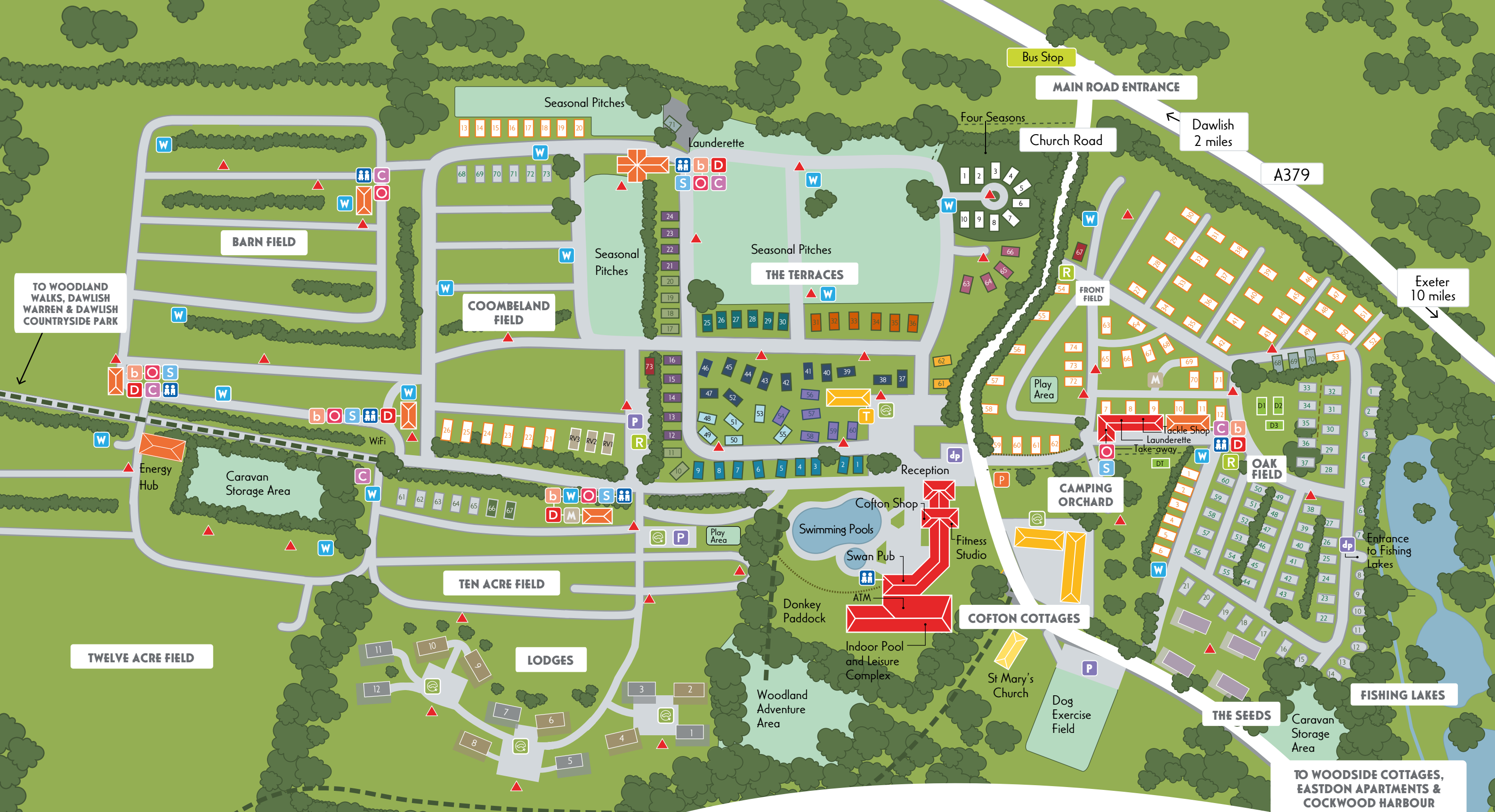
For an easier way to reach Exmouth take the Starcross-Exmouth ferry for a leisurely cruise across the Exe Estuary where you'll be greeted by a waft of fresh and inviting seafood scents.



Credit: Dawlish Beach Cam







### LUXURY LODGES

- 3 Bed Lodges
- 2 Bed Lodges
- 2 Bed Pet Friendly Lodges

### HOLIDAY HOMES COLOUR KEY

- |        |            |          |
|--------|------------|----------|
| Avon   | Mardle     | Burgundy |
| Meavy  | Tamar      | Exe      |
| Oakley | Dart       | Ashburn  |
| Teign  | Fernworthy | Meldon   |

- 1-73 Hard-standing Pitches
- D1-D3 Easy Access Astro Pitches
- 66-66 Easy Access Hard Standing
- DT - Disabled Tent Pitch
- RV1-RV3 RV Pitches
- 1-74 Super Pitches
- 1-73 Holiday Homes

### KEY TO SYMBOLS

- |    |                                |     |                       |
|----|--------------------------------|-----|-----------------------|
| b  | Mother & Baby Facilities       | R   | Recycling Point       |
| C  | Chemical Toilet Disposal Point | S   | Showers               |
| D  | Disabled Facilities            | T   | Telephone             |
| dp | Disabled Parking               | W   | Water Taps & Drainage |
| M  | Motorhome Service Point        | W   | Toilets               |
| O  | Washing Up                     | EV  | EV Charging Point     |
| P  | Visitors Parking               | --- | Tracks and Footpaths  |
| P  | Post Box                       | ▲   | Fire Point            |





# Luxury Lodges

Luxury cedar-clad lodges, each with glorious panoramic views of the Haldon Hills and Ashcombe Forest, are ready and waiting to be discovered, just by you.

Backed by mature woodland and surrounded by landscaped grounds with views as far as the eye can see, these are our most indulgent offering yet. Whether you're soaking up the sun on the extensive decking, relaxing in a bubbling hot tub or chilling out in the open plan kitchen, living and dining area, the Cofton Copse lodges are an experience like no other.

Designed to be cosy and homely on the inside and built to blend seamlessly with the natural environment on the outside, each two or three bedroom lodge

includes those extra special Cofton touches that make a holiday to remember.

With oodles of living-space to enjoy, the whole family can kick back and relax on the luxury furnishings, taking in the drama of the parkland and countryside, playing games, or catching up on the very latest films on the large flatscreen TV.

Whether you're looking for a comfy winter retreat in front of the fire or a laid-back break basking in the sun, the new lodges will help you and your family discover their happy place.

Generously sized bedrooms are perfect for lazy lie ins in sumptuous super king-sized beds, while the kids can relax on twin beds, easily converted into doubles.

For an unforgettable family gathering or a peaceful couples' retreat, our lodges are here to provide the perfect backdrop for your most unforgettable holiday yet.

All this, and you're just moments away from Cofton's heated indoor pool and gym where you can make the most of your complementary passes.

Add in a host of delicious Devon dishes in our award-winning on-site restaurant, a perfect pint in The Swan Inn, and an evening of entertainment at The Warren, and you have all the pieces of the puzzle to create your perfect escape from it all.



## FORTNIGHTLY SAVER - SAVE £100

Book two consecutive weeks and save £100 off your second week at any time of year. CODE: 2WEEK100

## OPEN ALL YEAR ROUND

From family summer holidays to weekend winter getaways, there's always a right time to visit Cofton. So no matter when the holiday bug strikes, we've got the ideal solution.

## A LITTLE BIT OF LODGE LUXURY



Every lodge is equipped with a ramp from the private, reserved parking level to the lodge entrance. Here walkways are built with accessibility in mind.

Each master bedroom comes with its own ensuite shower room. A family bathroom is available for all other guests.

All bedrooms come with TVs and built in wardrobes.

### FEATURES INCLUDE:

- Hot Tub
- Super king size master bedroom
- Zip and Link beds in second bedroom
- Built in wardrobes
- Large LED TV
- Bluetooth radio in lounge
- Central heating
- Fully equipped kitchen
- Electric hob, oven, fridge freezer, microwave, dishwasher
- Washer/dryer
- Private decking area
- Soft white bed linen and towels
- Robes and Towels for Hot Tub
- VIP passes for our indoor pool and gym
- Wifi included
- Private parking for up to two cars



*"The new lodges are beautiful. Well equipped and really do make it a home from home experience"* - Candice, Kent

## Coming soon for 2021



Hot on the heels of our 12 luxury lodges that launched in 2020, we are adding 4 new pet friendly hot tub lodges for 2021! Located close to our fishing lakes, our brand new 2-bedroom lodges all include bubbling hot tubs on the decking and the best part is that your four-legged friends are welcome as well.

If that gets your tail wagging, you can find out more about our new pet friendly hot tub lodges by visiting [coftonholidays.co.uk/petfriendlylodges](https://coftonholidays.co.uk/petfriendlylodges)







# Cofton Cottages

Five charming cottages overlooked by the ancient Cofton Church and private woods. On the main holiday park, Cofton cottages are close to the leisure facilities so you're never far from the heart of the park.

These luxury two and three bedroom cottages are available with 55" TVs in the lounge, TVs in all the bedrooms and luxurious hypo-allergenic bedding to give you the best night's sleep possible.

Each cottage has a private garden area, patio table and chairs, so there's plenty of space for the whole family to spread out while relaxing or playing. All cottages include complimentary swim passes and Wifi access.

*"So friendly & clean, it's a home from home and we couldn't go a year without a visit."*

- Bernice Procter, Swindon



## EASTDON

Luxury three bedroom cottage, sleeps six. One super king size on the first floor, one double and one twin on ground floor. Bathroom with bath and separate shower on the first floor. Central heating.



## WESTWOOD

Luxury two bedroom cottage, sleeps four. One double and one twin on the first floor. Bathroom with bath and shower over on first floor. Central heating.



## MIDDLEWOOD

Luxury two bedroom cottage, sleeps four. One double and one twin bedroom on first floor. Bathroom with bath and shower over on first floor. Central heating.



## COCKWOOD

Luxury two bedroom cottage, sleeps four. One double on ground floor and one double bedroom on first floor. Family bathroom with bath and shower over. Central heating



## LITTLE ORCHARD

Luxury two bedroom cottage based on the ground floor, sleeps four. One double and one twin bedroom. Family shower room. Central heating.

### FORTNIGHTLY SAVER - SAVE £100

Book two consecutive weeks and save £100 off your second week at any time of year. CODE: 2WEEK100

### OPEN ALL YEAR ROUND

From family summer holidays to weekend winter getaways, there's always a right time to visit Cofton. So no matter when the holiday bug strikes, we've got the ideal solution.

	Sleeps up to...	Number of bedrooms	All on ground floor	Number of levels	TV in all bedrooms	Bath with shower over	Shower Room
Eastdon	6	3		2	•	•	
Westwood	4	2		2	•	•	
Middlewood	4	2		2	•	•	
Cockwood	4	2		2	•	•	
Little Orchard	4	2	•	1	•		•







# Holiday Homes

Making the most of the natural environment, our range of modern and stylish holiday homes celebrate our rural location, respecting the positioning of mature trees and bushes to create pleasingly informal and well-spaced plots.

Carefully designed with generous living spaces, fully equipped kitchens and good-sized bedrooms, our centrally heated holiday homes are always popular.

Enjoying pretty views overlooking rolling parkland and woods, and the convenience of our central complex close by, they're the perfect answer to a relaxing and enjoyable escape.

From dog friendly Dart holiday homes to a touch of luxury in our Fernworthy Hot Tub holiday homes, we offer a range of comfortable caravans to suit your every need - including, new for 2020, a brand-new range of wheelchair friendly Teign holiday homes, and a fresh collection of contemporary Tamar holiday homes. Whatever your preference, we have the answer.

*"Our immaculate holiday home made for a very peaceful and relaxing stay. Beautiful settings and surroundings."*

- TripAdvisor reviewer, Yorkshire

## FORTNIGHTLY SAVER

Book two consecutive weeks and save £75 off your second week at any time of year. CODE: 2WEEK75

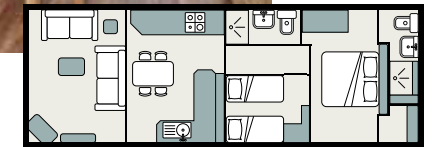
## OPEN ALL YEAR ROUND

From family summer holidays to weekend winter getaways, there's always a right time to visit Cofton. So no matter when the holiday bug strikes, we've got the ideal solution.



	Sleeps up to...	Number of bedrooms	En suite toilet	En suite shower	Smart TV	Blu-ray player	Additional tv in main bedroom	Additional sleeping in lounge	Hot tub	Dogs allowed	Allocated parking by caravan
Fernworthy	4	2		•	•	•	•		•		•
Mardle	6	3	•			•	•				#
Ashburn	6	3				•	•				•
The Exe	6	3	•			•	•			•	•
Tamar	6	2	•	•		•	•				
Teign (wheelchair friendly)	6	2		•		•	•			•	•
Meldon	6	2				•	•	•			
Burgundy	4	2				•	•				
Meavy	6	2				•	•	•			•
Avon	4	2				•	•				#
Dart	6	2				•	•	•		•	•
Oakley	6	2				•	•	•			•

# Most units offer parking but not all.



## FERNWORTHY



Luxury caravan with central heating. Two bedrooms, one with en suite, sleeps four, one kingsize and one twin, decking with patio table, bed linen and towels, hot tub, private parking space.



## ASHBURN NEW FOR 2021

Brand new contemporary holiday home for 2021. One double and two twin rooms sleeps 6. With a shower room and an additional toilet.



## DART



Ideally suited to four people, The Dart can sleep up to six with the pull out bed in the lounge and can also welcome one dog. It is one of Cofton's dog friendly caravans to make your four-legged friend feel right at home.





# Touring & Camping

The perfect touring and camping holiday starts with a pitch perfect location. Whether you choose to camp under the stars or make the most of the comforts of your motorhome, our pitches are set within breathtaking Devon countryside.

We've been busy creating a host of new hard-standing super pitches for 2021, ready to give you the ultimate camping or touring experience. With WiFi access points, TV aerial points and electric hook-ups, this is not just camping; this is comfort camping.

Our popular pitches are recognised as some of the finest in the area having been awarded the AA 5 Pennant Gold accreditation. With high-quality touring and camping pitches available, it makes sense to book well in advance.

For added extra comfort during your stay, our toilet and shower blocks are heated all year round. With all the creature comforts of home our amenity blocks are all of an exceptionally high standard and centrally located close to all of our pitches.

Offering plenty of privacy, continuous hot water, first rate showers, hand wash basins and hair dryers, you're sure to be looking your best. Covered washing up areas are also a popular feature, and all our launderettes include ironing facilities - perfect for making sure you're dressed to impress!

We have made sure Cofton is accessible to everyone. There are easy access grass pitches and facilities for disabled guests and young families.

Packed everything but the kitchen sink but still forgotten something? Fear not, our shop has a fantastic

range of caravan and camping accessories - from tent pegs to torches and everything in between. Our reception offers camping gas sales and battery charging. You can also hire tent power packs, electric leads, freezer packs and TV aerial leads.

*"Excellent toilet block and lovely hot showers. The on site pub was spot on with really friendly staff."*

- Joan L, Bromsgrove



## ABOUT THE PITCHES

Each of our individually marked pitches come with generous awning space and electric 10amp supply hook-up. Our hard-standing pitches have a digital TV connection. Super pitches complete with water and waste connections and also a digital TV aerial. We have dedicated extra-large RV super pitches, big enough for motorhomes or RVs longer than 8 metres.



### SAVE 25%

Book in advance for five or more nights during winter, low, mid and high season and receive 25% off your booking. Advanced bookings only. Not available in conjunction with any other offer. Excludes Peak Season dates 28th May - 3rd June 2021 and 23rd July - 30th August 2021. CODE: SAVE25

### SAVE £2.50 PER NIGHT

Book in advance for three or four nights and save £2.50 per night. Offer excludes Peak Season dates 28th May - 3rd June 2021 and 23rd July - 30th August 2021. CODE: TOUR3 for 3 nights, TOUR4 for 4 nights.

Only one offer allowed per booking.

	Toilet block, showers, washing up facilities	Hard standing	Electric hook up 10 amp	Water and grey waste	TV aerial point
Basic grass pitch	•				
Grass pitch	•		•		
Hard standing pitch	•	•	•		#
Super pitch	•	•	•	•	•
Easy access super pitch	•	•	•	•	•
RV pitch	•	•	•	•	•
Easy access hard standing pitch	•	•	•		#

# Most pitches offer a TV aerial but not all.





# Eastdon Estate & Woodside Cottages

The Eastdon Estate, situated a short drive from the main holiday park, covers fifty acres of lush landscaped gardens and mature woodland.

The elegant, late eighteenth century Georgian house, Eastdon, stands in one of the most impressive positions on the Exe Estuary with tidy lawns sloping down to open parkland and magnificent views over the water.

Reconfigured and refurbished to the highest standard, the house offers a range of stylish two and three bedroom luxury apartments.

A stone's throw away from the main house, you'll find four beautiful two and three bedroom pet-friendly cottages.

Superbly equipped, they offer home comfort at its best - both for you and your four-legged friend.

For that added bit of luxury look no further than our Woodside Cottages. Located in peaceful grounds, amongst fields and woodland, these beautifully refurbished cottages offer a choice of two or three bedrooms. Each comes with their very own hot tub to relax in as you gaze over fields, woodland or the shores of the enchanting Exe Estuary.

Guests are welcome to enjoy the grounds and woodlands, and you can even walk to Dawlish Warren Beach and nature reserve nearby. Alternatively, you can take a woodland walk to the main holiday park and it's many fantastic facilities.

*"First class! Superbly equipped and you can't beat a hot tub in your garden. Love waking up to the natural views!"*

- TripAdvisor reviewer



## EXE VIEW



Exe View Apartment is a two bedroom holiday apartment which can comfortably sleep up to four people across 2 bedrooms. There is 1 Kingsize and 2 Twin beds. Linen and towels are provided and beds are made up for your arrival.



	Sleeps up to...	Number of bedrooms	All on ground floor	Number of levels	TV in all bedrooms	Bath with shower over	Shower Room	Hot Tub	Dog friendly*
<b>EASTDON APARTMENTS</b>									
Exe View	4	2	•	1	•	•			
Meadowside	4	2	•	1	•		•		
Eales Park	4	2	•	1	•	•			
Warren View	4	2		2	•	•			
Blue Waters	6	3		1	•	•			
Parklands	6	3		2	•	•	•		
<b>EASTDON STABLE COTTAGES</b>									
Coaching House	6	3		2	•	•			•
Horseshoe	4	2		2	•	•			•
Honeysuckle	6	3		2	•	•	•		•
Primrose	6	3		2	•	•			•
<b>WOODSIDE COTTAGES</b>									
Woodside Cottages	6	3		2	•		•	•	
Estuary View	4	2	•	1	•		•	•	
The Linney	4	2	•	1	•		•	•	

\* Maximum 2 dogs per cottage



## HONEYSUCKLE



Three bedrooms, sleeps six, one double, one twin and shower room on the first floor, one double and family bathroom on the ground floor.



## THE LINNEY



Luxury two bedroom cottage, sleeps four, one super king bedroom and one twin bedroom on the ground floor. Outside private Hot Tub and BBQ area.

## FORTNIGHTLY SAVER

Book two consecutive weeks and save £100 off your second week at any time of year. CODE: 2WEEK100

## OPEN ALL YEAR ROUND

From family summer holidays to weekend winter getaways, there's always a right time to visit Cofton. So no matter when the holiday bug strikes, we've got the ideal solution.



## Park & leisure facilities



Indoor swimming pool \* † ‡



Sauna & Steam room \* † ‡



Family changing rooms



Outdoor children's play areas, woodland adventure area, multi-use sports wall



Facilities for families with young children



Swan pub #



Bar meals



Amelia's Pantry café and bar †



Free outdoor swimming pool (28th May - 10th Sept)



Fitness Studio \* † ‡



Indoor pool viewing area



Soft play area for young children \* † ‡



Facilities for disabled guests



Take-away (2nd Apr - 29th Oct)



Launderette



Warren Retreat bar, restaurant & clubroom



Gymnasium \* † ‡



Outdoor sunbathing terrace



Amusement arcade #



Coarse fishing \*



Park shop †



Touring, camping and accommodation available all year



EV charging point

\* Charges apply

# Availability subject to change

† Complex facilities available all year excluding Christmas Day, Boxing Day & with restricted hours in winter

## Especially for tourers



Pets welcome on leads; field for exercising



Camping orchard



Free hot showers and touring amenities



Gas, batteries, power packs, freezer packs



Family bathroom



Electric hook-up on all pitches



Grass pitch



Hard standing pitch



Super pitch



RV pitch

## Checking prices and booking online is easy...



STEP 1  
AVAILABILITY AND PRICES



STEP 2  
CHOOSE ACCOMMODATION



STEP 3  
CONFIRM EXTRAS



STEP 4  
ENTER DETAILS



STEP 5  
PAYMENT

Get a quote online now, no need to enter your details until checkout

[www.coftonholidays.co.uk](http://www.coftonholidays.co.uk)

## All accommodation

£10  
FIXING FEE

secure your preferred accommodation / pitch where available

- Any balance is payable 6 weeks prior to arrival
- £80 deposit per week is required when booking a holiday home
- £100 deposit per week is required when booking a lodge, cottage or apartment
- Facilities are for guests only; there is a day visitor charge
- Fishing is for guests only and not day visitors
- Prices include gas, electricity and VAT
- Pets permitted in the Dart, Exe and Teign holiday homes and the Eastdon Stable Cottages only. Additional charges apply

## Self-catering accommodation

- Fully furnished and equipped with TV, cooker, fridge, microwave, crockery, cutlery and utensils
- Bed linen and towels are provided as standard.
- Arrival from 4pm, departure by 10am
- Sat - Sat during high and peak season except short break units

## Touring

- Any balance is payable 6 weeks prior to arrival
- Touring available all year round
- Arrival from 11am, departure by 10am
- £50 deposit per week is required when booking
- A charge is applied for late departure up to 6pm, available on grass pitches only
- Pitches allocated on arrival; we cannot guarantee adjoining pitches
- During busy periods a minimum of three nights is required
- Hard-standing, RV, super and easy access pitches not suitable for tents
- Hard-standing, RV and super pitches available Sat - Sat only during high, peak season and other busy weeks

## The Eastdon Estate

- Woodside Cottages, Eastdon Stable Cottages, Eastdon House Apartments.
- Check in at the main reception at Cofton Holidays to collect your keys before heading to the Eastdon Estate one and a half miles away

# Booking information

### 1. Definitions

1.1 When the following words are used in these Terms and Conditions, this is what they will mean:

(a) Accommodation: the accommodation that we are providing to you as set out in the Booking, including Apartments, Holiday Homes, Lodges, Cottages, Touring and Camping pitches

(b) Booking: your request to us for the Accommodation

(c) Booking Confirmation: our acceptance of your Booking

(d) Event Outside Our Control: as defined in clause 16.2

(e) Park: Cofton Country Holidays Ltd, Starcross, Nr Dawlish, Devon EX6 8RP

(f) Terms and Conditions: these terms and any other terms or documents they refer to

(g) We/ our/ us: Cofton Country Holidays Limited.

1.2 When we use the words "writing" or "written" in these Terms and Conditions, this will include email unless we say otherwise.

### 2. Changes to our Terms

2.1 The low and how we have to operate the Park may change from time to time. If this happens then we may need to update our Terms and Conditions. You will be able to find the latest version online at [www.coftonholidays.co.uk](http://www.coftonholidays.co.uk) or at our **Park reception**.

2.2 If we make any significant changes to our Terms and Conditions after you have requested a Booking which have a materially adverse effect on your Booking, we will give you the option to cancel with a full refund.

### 3. Our contract with you

3.1 When you submit a Booking to us via our website this does not mean that we have accepted it. We may or may not do so. Our acceptance of the Booking will take place as described in clause 3.2. If we are unable to supply you with the Accommodation, we will inform you of this and we will not accept the Booking and refund payments you have already made.

3.2 These Terms and Conditions will become binding on you and us when we send you a Booking Confirmation, at which point a contract will come into existence between you and us. Please check your Booking Confirmation carefully as soon as you receive it and inform us of any discrepancies. If any are our fault we will do our best to remedy the situation.

3.3 These Terms and Conditions apply whether you make a Booking via our website, by email, post, telephone or in person. We reserve the right to refuse any booking for any reason.

### 4. Price, payment and deposit

4.1 The price of the Accommodation will be set out at the time we confirm your Booking. Our prices may change at any time but price changes will not affect Bookings already confirmed with you.

4.2 These prices include VAT. If the rate of VAT changes between the date you submit your Booking and the date we send you a Booking Confirmation, we will adjust the rate of VAT that you pay unless you have already paid in full before the change in the rate of VAT takes effect.

4.3 When you make a Booking, we will ask you to pay the following deposit depending on the type of Accommodation:

(a) Holiday Homes £80 per week of your stay or part thereof

(b) Cottages and Apartments £100 per week of your stay or part thereof

(c) Touring and tent pitches £50 per week of your stay or part thereof

4.4 The balance is due 42 days before the commencement of your holiday or immediately on receipt of a Booking Confirmation if your stay with us is to commence within 42 days of your Booking request or the total price of your Booking is less than the minimum deposit amount. We will not send you a reminder to pay.

4.5 If you do not pay when you are required to do so then we may cancel your Booking and retain your deposit.

4.6 If a cheque you provide is not valid and is returned by our bank we will charge you £15 to cover bank charges imposed on us and our cost of obtaining alternative payment from you.

4.7 Once your Booking is confirmed you are responsible for payment of the full amount.

### 5. Your rights to cancel

5.1 The price you pay guarantees you a great holiday in a caravan of the specification you have booked. Your health and safety, and the health and safety of our other customers and our team, are our number one priority. If we are not able to provide your holiday because we have had to close for health and safety reasons, then you may choose to re-book at no additional cost or to receive a refund from us. We also hope that during your holiday you will be able to enjoy as many of our other facilities as possible. Unfortunately, for health and safety reasons we do not promise they will be open. We will open them only if both the law and our own health and safety risk assessments tell us we can open them safely. We may need to close them at short notice. As you will still be receiving the holiday you have booked with us, and we have not promised these facilities will be open, you will not be entitled to cancel or to receive any compensation if they are closed.

5.2 If you need to cancel your Booking, please contact us as soon as possible in writing.

5.3 You have the following rights to cancel a Booking for Accommodation:

(a) you may cancel any Booking by contacting us in writing or by telephoning. We will then confirm your cancellation to you and refund payments you have made to us, less your deposit. The amount we will refund depends on how many days are left until the first day of your stay from the date which we receive notice from you that you wish to cancel:

More than 60 days - 100% of the price of your Booking

29 to 59 days - 70% of the price of your Booking

15 to 28 days - 50% of the price of your Booking

14 days or less - none.

5.4 Once we have confirmed your Booking, you may cancel the contract at any time and receive a full refund of all the

payments you have made to us by giving us notice if any of the following occur:

(a) we break this contract in any material way and we do not correct or fix the situation within a reasonable period

(b) we change these Terms and Conditions to your material disadvantage.

### 6. Changing your Booking

6.1 You may make a change to your Booking by contacting us prior to the start of your stay subject to availability. If you wish to change your Booking the following will apply:

(a) if you wish to make a minor change to your Booking, such as changing the name of a member of your party or changing to a different touring pitch of the same standard we will do our best to assist you and will not charge for this.

(b) if you wish to make a major change to your Booking such as changing the dates of your holiday, the standard of accommodation or anything else that affects the price of your Booking we will charge you £20 to cover our administration costs incurred changing your Booking, updating our website and notifying our advertisers. You will also have to pay us the difference in price if the altered Booking is one for which we ordinarily charge an additional amount at the date we receive notice from you that you wish to change.

(c) if you wish to make a major change to your Booking less than 28 days before the start of your holiday we will be unable to refund the difference in price if your altered Booking is one for which we ordinarily charge a lower price at the date we receive notice from you that you wish to change.

### 7. Cancellation

7.1 We may have to cancel a Booking due to the unavailability of key personnel or key facilities within which we cannot provide the Accommodation. If this happens:

(a) we will promptly contact you to let you know

(b) we may cancel your Booking and refund your payments, or offer alternative Accommodation and refund any payments for Accommodation not yet provided to you less the cost of alternative Accommodation

(c) if we offer alternative Accommodation you may still choose to cancel your Booking and we will refund the payments you have made to us.

7.2 We may cancel the contract for Accommodation at any time with immediate effect if:

(a) you do not pay us when you are supposed to

(b) you are in breach of these Terms and Conditions in any other material way and you do not remedy the situation within a reasonable period after we ask you to.

### 8. Providing Accommodation

8.1 We will supply the Accommodation to you from the date set out in the Booking Confirmation, for the number of named individuals stated on the Booking Confirmation with any additional services that have been requested by you that are set out in the Booking Confirmation and which we are able to provide.

8.2 We will make every effort to provide the Accommodation. However, we may be unable to do so due to an Event Outside Our Control.

8.3 We will endeavour to supply a specific Touring or camping pitch on request but this cannot be guaranteed and we may supply a different pitch.

8.4 We may need certain information from you in order to provide the Accommodation, including but not limited to the following:

(a) the number of people for whom the Booking is made, whether they are each under the age of 18 and their names

(b) whether you wish to bring a dog

(c) the number of vehicles you will bring

(d) any special requirements, such as access.

8.5 If you do not, after being asked by us, provide us with this information, or if you provide us with incomplete or incorrect information, we may make an additional charge of a reasonable sum to cover any extra items or work required or alternatively we may cancel your Booking. If you do not pay any additional charge, we may cancel your Booking.

8.6 We will seek recompense for any damage to park property caused by you or any member of your party.

8.7 All properties are non-smoking, we will seek recompense for extra cleaning or damage caused by smoking in or close to park accommodation.

### 9. Maximum number of guests and age restrictions

9.1 We do not accept Bookings from all male or all female groups of 3 or more people.

9.2 We do not accept Bookings from groups of 2 or more people under the age of 21.

9.3 The number of people staying in Accommodation must not exceed the maximum number of berths as shown when you request a Booking, this includes babies and children.

9.4 We require a lead named person for each Booking who is over the age of 18 and is responsible for ensuring that the number of people staying in the Accommodation does not exceed the maximum permitted.

9.5 If you breach this clause we may cancel your Booking without refund and require you to leave the Park.

### 10. Visitors

10.1 Visitors are required to comply with these Terms and Conditions and it is the responsibility of the person making the Booking to ensure they are aware of them before they enter the Park.

10.2 During peak times between May and September we may charge visitors a fee per day to enter the Park.

10.3 We may refuse to admit visitors during busy periods.

### 11. Checking in

11.1 Check in for Apartments, Lodges, Holiday Homes or Cottages is from 4:00 pm on the first day of your stay.

11.2 Check in for Touring and Camping is from 11 am on first day of your stay.

### 12. Checking out

12.1 Check out for Apartments, Lodges, Holiday Homes or

Cottages is at 10 am on the date of departure.

12.2 Check out for Touring and Camping is at 10 am on the date of departure but you may check out later subject to availability and prior agreement from us and payment of an additional charge which we will provide when you ask.

### 13. Accessibility

Please let us know at the time of Booking whether you require assistance with access. You may view our access statement here [www.coftonholidays.co.uk/experience/cofton/accessibility](http://www.coftonholidays.co.uk/experience/cofton/accessibility)

### 14. If there is a problem with the Accommodation or the Park

14.1 In the unlikely event that there is any problem with the Accommodation or the Park:

(a) please tell us as soon as reasonably possible

(b) please give us a reasonable opportunity to put it right

(c) we will use every effort to repair or fix any defect as soon as reasonably practicable.

14.2 If any problem with the Accommodation or the Park which is our fault means we are obliged to cancel your Booking, we will refund payments made for Accommodation not yet provided to you.

14.3 As a consumer, you have legal rights in relation to this agreement. Advice about those rights is available from Citizens' Advice Bureau or Trading Standards. Nothing in these Terms and Conditions will affect these legal rights.

### 15. Our liability to you

15.1 If we fail to comply with these Terms and Conditions or are negligent, we are responsible for loss or damage you suffer as a foreseeable result of our breach or our negligence but we are not responsible for any loss or damage that is not foreseeable. Loss or damage is foreseeable if it is an obvious consequence of our breach or if it was contemplated by you and us at the time we entered into this contract.

15.2 Unless we agree otherwise in writing, we only supply the Accommodation for private use. You agree not to use the Accommodation for any commercial purpose and we have no liability to you for any loss of profit, loss of business, business interruption, or loss of business opportunity.

15.3 We do not exclude or limit in any way our liability for:

(a) death or personal injury caused by our negligence or the negligence of our employees, agents or subcontractors

(b) fraud or fraudulent misrepresentation

### 16. Compensation

16.1 We will not be liable for compensation, or responsible for any failure to perform any of our obligations under these Terms and Conditions caused by an Event Outside Our Control.

16.2 An Event Outside Our Control means any act or event beyond our reasonable control, including without limitation strikes, lock-outs or other industrial action by third parties, civil commotion, riot, invasion, terrorist attack or threat of terrorist attack, war (whether declared or not) or threat or preparation for war, fire, explosion, storm, flood, earthquake, subsidence, epidemic or other natural disaster, or failure of public or private telecommunications networks.

16.3 If an Event Outside Our Control affects the performance of our obligations under these Terms:

(a) we will contact you as soon as reasonably possible to notify you

(b) we may cancel your Booking and refund your payments, or provide to us less the cost of alternative accommodation

(c) if the cost of the alternative accommodation is greater than the payments you owe us, you may cancel your Booking and we will refund any payments you have made to us.

### 17. Anti social behaviour and damage

17.1 If, either prior to your stay or during your stay with us, your behavior is antisocial or in our reasonable opinion is likely to spoil the enjoyment of the Park for others or cause damage to property or you behave aggressively or abusively towards our staff, you will be required to leave immediately in which event you will not be entitled to a refund.

17.2 Please be aware there is a no smoking / vaping policy in all accommodation & venue/building on site.

### 18. Safety

18.1 Additional electric or gas heating appliances or stoves are not permitted in Holiday Homes, Lodges, Cottages or Apartments

18.2 Open fires or barbecues at ground level are not permitted.

18.3 Gazebos are not permitted between 22nd - 29th May and 18th July - 30th August our prior permission.

There is a charge for the use of Gazebos on the Park.

18.4 Please use the footpaths and roads provided and take extra care when walking on wet grass which may be slippery.

### 19. Bars

19.1 Persons under the age of 18 are not permitted to buy or drink alcohol on the Park.

19.2 Parents and guardians are responsible for ensuring that children and young people in their party do not consume alcohol on the Park.

19.3 Only alcohol purchased from the licensed premises is permitted in the bars on the Park.

### 20. Pets

20.1 Dogs are only permitted in our dog friendly Accommodation of which there is limited availability and on all our Touring and Camping pitches.

20.2 Dogs must not be left unattended on the Park at any time and must be kept on a short lead at all times.

20.3 Dogs must only be exercised on the Park in the designated dog walk area.

20.4 Dogs are not permitted in the following areas of the Park:

(a) Inside the leisure complex, encompassing The Warren Retreat, Arcade, Amelias Pantry and Indoor pool.

(b) The Park Shop

20.5 Dog fouling must be cleaned up immediately.

20.6 Dogs are permitted in the Swan Pub, only registered assistance dogs are permitted in any other buildings on the Park.

20.7 We do not permit any other pets on the Park without our

consent prior to your arrival at the Park.

20.8 If you fail to comply with this clause we may require you to leave immediately without a refund.

### 21. Cars

21.1 Car parking is provided for guests using Holiday Homes, Lodges, Cottages and Apartments

21.2 One car parking space is provided for each Touring pitch. One additional car is permitted which must be parked in the car park for which there is a charge.

21.3 Commercial vehicles are not permitted on the Park.

21.4 Vehicles must not exceed the speed limit displayed on the Park.

21.5 Vehicles must only be driven by persons with a valid driving licence and insurance for the vehicle.

### 22. Coarse Fishing

22.1 Fishing permits must be purchased from the Park reception or fishing tackle shop prior to fishing.

22.2 Anglers over the age of 12 must be in possession of a valid Environment Agency rod licence while fishing.

22.3 Anglers must comply with the fishing rules available on our website here [www.coftonholidays.co.uk/coarse-fishing](http://www.coftonholidays.co.uk/coarse-fishing) at the Park reception or at the fishing tackle shop.

22.4 Anglers under the age of 18 must be accompanied by a responsible adult while fishing.

22.5 Fishing permits are not available to day visitors.

### 23. Swimming Pool

23.1 Anyone under the age of 14 must be accompanied by a responsible adult while using the swimming pools.

23.2 You must observe the swimming pool rules which are displayed at the swimming pools.

### 24. Internet Access

24.1 Wifi is available on the Park. We charge for the use of Wifi, our current charges are available from us on request.

24.2 There is a possibility that Wifi may not be available at all times for reasons beyond our control.

24.3 Our Wifi is only suitable for internet browsing and is not suitable for large downloads or streaming videos or music.

### 25. Lost Property

25.1 If you have left something at the Park which you want us to return to you then please contact us.

25.2 We will charge for the cost of delivery if you ask

25.3 We will keep lost property for 3 months after which it will be donated to charity.

### 26. Information about us and how to contact us

26.1 Cofton Country Holidays Limited is a company registered in England and Wales. Our company registered number is 05057836. Our registered office address is Cofton Country Holiday Park, Starcross, Dawlish, EX6 8RP. Our registered VAT number is GB 837 5957 74

26.2 If you have any questions or complaints please contact us. You can contact us by telephoning 01626 890111 or by using the contact us form on our website [www.coftonholidays.co.uk/contact-us](http://www.coftonholidays.co.uk/contact-us).

26.3 If you wish to contact us in writing, or if any change of these Terms and Conditions requires you to give us notice in writing (for example, to cancel the contract), you can send this to us by using the contact us form on our website [www.coftonholidays.co.uk/contact-us](http://www.coftonholidays.co.uk/contact-us), by hand, or by pre-paid post to Cofton Country Holiday Park, Starcross, Dawlish, EX6 8RP. We will confirm receipt of this by contact us in writing. If we have to contact you or give you notice in writing, we will do so by email, by hand, or by pre-paid post to the address you provide to us in the Booking.

### 27. How we may use your personal information

27.1 We will use the personal information you provide to us to:

(a) provide the Accommodation

(b) process your payment to us

(c) inform you about similar Accommodation that we provide, but you may stop receiving this information at any time by contacting us.

27.2 We will not give your personal data to any third party unless the law requires us to do so.

### 28. Other important Terms

28.1 We may transfer our rights and obligations under these Terms and Conditions to another organisation and we will always notify you in writing if this happens but this will not affect your rights or our obligations under these Terms and Conditions.

28.2 You may only transfer your rights or your obligations under these Terms and Conditions to another person if we agree in writing beforehand.

28.3 This contract is between you and us. No other person has the right to enforce any of its Terms.

28.4 Each of the paragraphs of these Terms and Conditions operates separately. If any court or relevant authority decides that any of them are unlawful, the remaining paragraphs will remain in effect.

28.5 If we fail to insist that you perform any of your obligations under these Terms and Conditions, or if we do not enforce our rights against you, or if we delay in doing so, that will not mean that we have waived our rights against you and will not mean that you do not have to comply with those obligations. If we do waive a breach of these Terms and Conditions by you, we will only do so in writing, and that will not mean that we will automatically waive any later breach by you.

28.6 These Terms and Conditions are governed by English law. You and we both agree to submit to the jurisdiction of the English courts.

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