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

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

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

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

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

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

The house has a number of attractive reception rooms for meetings and social gatherings, a library, a bar and a breakfast room as well as an elegant dining room where, on request, dinners can be hosted. Breakfasts are a specialty offering a wide choice of interesting fare and are inclusive, as are all beverages. Carved into the mountain is a private and wind-protected swimming pool and tanning deck where those reluctant to leave the exclusive environment of the house will no doubt happily while away the warm summer days or contemplate the magnificent views of the False Bay coastline.
**MANOR SUITE FEATURES**

- Sea view ✓
- Separate shower, bath & toilet ✓
- Separate lounge area ✓
- Air-conditioning ✓
- Underfloor heating ✓
- Heated towel rails ✓
- Hair-dryer & shaving points ✓
- Select satellite TV ✓
- DVD player ✓
- Alarm clock/radio/CD player ✓
- Private room safe ✓
- Wireless Internet ✓
- Laundry ✓
- Mini-bar & snacks ✓
- Tea & coffee tray ✓
- Port/Sherry decanter ✓
- Bespoke amenities ✓
- Robes & slippers ✓

**SUITE FEATURES**

- Robes & slippers ✓
- Bespoke amenities ✓
- Port/Sherry decanter ✓
- Tea & coffee tray ✓
- Mini-bar & snacks ✓
- Alarm clock/radio/CD player ✓
- Private room safe ✓
- Wireless Internet ✓
- Laundry ✓
- Air-conditioning ✓
- Underfloor heating ✓
- Heated towel rails ✓
- Hair-dryer & shaving points ✓
- Select satellite TV ✓
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- Laundry ✓
- Mini-bar & snacks ✓
- Tea & coffee tray ✓
- Port/Sherry decanter ✓
- Bespoke amenities ✓
- Robes & slippers ✓

**ON-SITE FACILITIES**

- Swimming pool (60m²)
- Breakfast room
- Dining room
- Sun room
- Large lounge with fireplace
- Library with computer station
- Downstairs bathroom facilities
- Residents bar with fireplace
- Gym (available at Seaforth)
- Laundry services
- Secure parking
- 24-hour security
- Wheelchair access (Boyes suite)
- The railway line is close by for enthusiasts
- Lunch, dinner & picnic baskets *
- Spa treatments *
- Tours & transfers *

### MANOR SUITE RATES

| MANOR SUITE FEATURES | CLASSIC 70m² -Vancouver -Findlay | DELUXE 60m² -Gentry -Boyes | SUPERIOR 40m² -Waterson | STANDARD TWIN 30m² -Rudd | MANOR ON-SITE FACILITIES | *
|----------------------|-------------------------------|---------------------------|-------------------------|--------------------------|--------------------------|
|                      | 1 OCT 2015 - 30 APR 2016 | 1 MAY 2016 - 30 SEP 2016 | 1 OCT 2016 - 30 APR 2017 | 1 MAY 2017 - 30 SEP 2017 |                          | *
|                      | Per room DOUBLE | Per room SINGLE | Per room DOUBLE | Per room SINGLE | Per room DOUBLE | Per room SINGLE | Per room DOUBLE | Per room SINGLE |                          |                          |
| 2 x Classic 70m² | R5 550 | R4 150 | R4 440 | R3 330 | R5 988 | R4 480 | R4 790 | R3 595 |                          |                          |
| 2 x Deluxe 60m² | R4 950 | R3 720 | R3 950 | R2 970 | R5 340 | R4 020 | R4 265 | R3 200 |                          |                          |
| 1 x Superior 40m² | R4 650 | R3 490 | R3 740 | R2 780 | R4 995 | R3 760 | R4 040 | R2 995 |                          |                          |
| 1 x Std Twin 30m² | R1 600 | R1 200 | R1 280 | R960 | R1 730 | 1 295 | R1 380 | R1 040 |                          |                          |
| Entire House | R21 800 | n/a | R17 440 | n/a | R23 520 | n/a | R18 820 | n/a |                          |                          |

**TERMS & CONDITIONS**

**RATES**

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

**RATE INCLUDES**

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

**RATE EXCLUDES**

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

**BOOKINGS**

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

**PAYMENT POLICY**

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

**CANCELLATION POLICY**

- Cancellation between 30 and 15 days of arrival: 50% of full accommodation amount will be levied. • Cancellation less than 15 days of arrival: full accommodation amount will be levied. • A cancellation will only be accepted in writing and must be emailed or faxed: guesthouses@rovos.co.za or +27 21 788 9590. Ensure you get a response acknowledging your cancellation. • In the event of premature departure, the full extent of stay as originally booked and confirmed will be charged. • Refunds of monies paid for bookings are at the discretion of Management and are dependent on the ability to resell the rooms.

**CANCELLATION FEES WILL NOT BE WAIVED.**

- • Children over age 5: most welcome. • Children between age 5 and 7: can share room with parents; first child free; second child pays 25% of room rate (limited to two children). • Children over age 8 and sharing need to take own room and pay applicable room rate. Twin-bedded room available – Rudd. • If entire guesthouse is booked on exclusive basis: children of all ages welcome. **CHECK-IN/OUT** Check-in is after 14h00. Check-out is by 11h00. Please advise if late/early check-in is required at time of booking confirmation. Late departures to be discussed with Management. **We recommend that you take out cancellation insurance against medical or other unforeseen circumstances.**
VANCOUVER SUITE Classic 70m²
FINDLAY SUITE Classic 70m²
GENTRY SUITE Deluxe 60m²
WATERSON SUITE Superior Double 40m²

WATERSON BATHROOM

RUDD BATHROOM

RUDD Standard Twin 30m²