

## ST JAMES GUESTHOUSES

PRETORIA HEAD OFFICE 1 Transnet Ave, Capital Park 0001 • PO Box 2837 Pretoria 0001 South Africa • T: +27 (0) 12 315 8242 F: +27 (0) 12 315 8320  
CAPE TOWN OFFICE 1 Adderley St, Cape Town 8002 • PO Box 50241 Waterfront 8002 South Africa • T: +27 (0) 21 421 4020 F: +27 (0) 21 421 4022  
ST JAMES GUESTHOUSES Manor 108 Main Rd, Seaforth 96 Main Rd, Homestead 1 Ley Rd, Cape Town 7945 • T: +27 (0) 21 788 4543 F: +27 (0) 21 788 9590  
ROVOS RAIL E: reservations@rovos.co.za W: www.rovos.com • ST JAMES E: guesthouses@rovos.co.za W: www.stjamesguesthouses.com



### ST JAMES SEAFORTH *The most elegant retreats on the False Bay coast*

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

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

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



**ABOUT ST JAMES SEAFORTH** With its spectacular ocean views, St James Seaforth is set above the coastal road that wends its way through St James en route to Cape Point. It is a destination paradise for a wide variety of reasons: its spectacular ocean views, large stretches of public beach, unique natural setting, mild ocean climate, outdoor activities, year-round events and unique shopping.

Seaforth House was originally a four-bedroom thatch residence built by a Mr William Mortimer Farmer in 1877. Built further back from its present position, it passed through several hands, the last being Bridget O'Callaghan who renamed it Kilcreen House after her birthplace in Ireland. In 1939, tragedy struck and the historic old home was gutted by fire and reduced to ashes. In 1940, Sophia Walker rebuilt it as a new double-storey but further forward towards the Main Road. It again passed through several hands with the longest occupants being the Meikles family of Rhodesia. Rovos Rail took ownership in 2010.

The house has been refurbished to create a modern guesthouse with a casual but elegant atmosphere in keeping with its seaside village location. Strewn with Arabic rugs, fashionable fabrics, antiques and handmade South African furniture, the three individually designed bedrooms are furnished in soft cerise, greens and blues with original paintings by local artists such as Peter Jander and Eugene Marais. The downstairs facilities are as engaging and stylish and include a breakfast and dining room, a well-equipped kitchen and a large lounge and study that flow onto the verandah, pool and ground-floor gym.

St James Seaforth is perfect to hire as a unit for a family or group of friends. Breakfasts are a speciality offering a wide choice of interesting fare and are inclusive, as are all beverages. Dinners and lunches are available by arrangement.

<b>SEAFORTH SUITE FEATURES</b> <i>* Complimentary</i>	<b>DELUXE SUITE ±45m<sup>2</sup></b> -Farmer	<b>DELUXE SUITE ±45m<sup>2</sup></b> -Meikles	<b>DELUXE SUITE ±45m<sup>2</sup> Twin</b> -Kilcreen	<b>SEAFORTH ON-SITE FACILITIES</b> <i>* By arrangement</i>
Sea view	✓	✓	✓	Swimming pool (40m <sup>2</sup> )
Separate shower, bath & toilet	✓	✓	✓	Fully-equipped kitchen for self-catering
Separate lounge area	✓			Breakfast room
Air-conditioning	✓	✓	✓	Large lounge with fireplace
Underfloor heating	✓	✓	✓	Family TV room
Heated towel rails	✓	✓	✓	Library with computer station
Hair-dryer & shaving points	✓	✓	✓	Downstairs bathroom facilities
Select satellite TV	✓	✓	✓	Bar facilities
DVD player	✓	✓	✓	Gym
Alarm clock/radio/CD player	✓	✓	✓	Laundry services
Private room safe	✓	✓	✓	Secure parking
Wireless Internet	✓	✓	✓	24-hour security
Laundry *	✓	✓	✓	The railway line is close by for enthusiasts
Mini-bar & snacks *	✓	✓	✓	Picnic baskets *
Tea & coffee tray *	✓	✓	✓	Spa treatments *
Port/Sherry decanter	✓	✓	✓	Tours & transfers *
Bespoke amenities	✓	✓	✓	
Robes & slippers	✓	✓	✓	



<b>SEAFORTH SUITE RATES</b>	<b>1 OCT 2017 - 30 APR 2018</b>		<b>1 MAY 2018 - 30 SEP 2018</b>		<b>1 OCT 2018 - 30 APR 2019</b>		<b>1 MAY 2019 - 30 SEP 2019</b>	
	<b>Per room SINGLE</b>	<b>Per room DOUBLE</b>						
<b>3 x Deluxe 45m<sup>2</sup></b> <i>Farmer, Meikles, Kilcreen</i>	R3 190	R3 395	R2 550	R4 620	R3 190	R3 395	R2 550	R4 620
<b>Entire House</b>	n/a	R8 140	n/a	R11 200	n/a	R8 140	n/a	R11 200



## 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](mailto:guesthouses@rovos.co.za) or +27 21 788 9590. Ensure you get a response acknowledging your cancellation. • In the event of premature departure, the full extent of stay as originally booked and confirmed will be charged.

• Refunds of monies paid for bookings are at the discretion of Management and are dependent on the ability to resell the rooms.

**CHILD POLICY** • Children over age 5: most welcome. • Children between age 5 and 7: can share room with parents; first child free; second child pays 25% of room rate (limited to two children).

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

**CHECK-IN/OUT** Check-in is after 14h00. Check-out is by 11h00. Please advise if late/early check-in is required at time of booking confirmation. Late departures to be discussed with Management.

**We recommend that you take out cancellation insurance against medical or other unforeseen circumstances. CANCELLATION FEES WILL NOT BE WAIVED.**