

# LYMPSTONE MANOR

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**PROJECT NAME:**

Lympstone Manor

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**CLIENT:**

Michael Caines

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**LOCATION:**

Lympstone, Devon

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**M&E ORDER VALUE:**

£800,000

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**FRAMEWORK:**

Rud Sawers Architects

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Lympstone Manor is a Grade II Listed Georgian Manor House in Lympstone, East Devon. Set within 25 acres of private gardens and parkland, the manor house overlooks the Exe estuary, Powderham Estate and the Haldon Hills.

Falling into disrepair over the last two decades, the project involved extensive refurbishment of the existing house and grounds, as well as extensions as part of the buildings conversion into a luxury 21 bedroom Hotel and Restaurant.

The project has been conceived and driven by Michael Caines, a two Michelin Star chef, previously from Gidlegh Park Hotel. Under Michael Caines' direction, this project has been delivered with extensive specialist consultant advice.

As the fabric of the building was stripped right back, over 15 miles of electrical cable were required to supply power and lighting to the property of which 3 miles worth was installed to provide lighting to the extensive grounds. Sufficient hot water provision to meet the demands of the high number of baths that could be used at any one time (28), the MEP installation was modelled to facilitate these requirements. Approximately 5 miles of new pipework was needed to achieve this.

With combined skills of both the Architect and Interior Design team creating the concepts and the expertise to successfully and sympathetically transform the building it was down to specialist contractors such as Dodd Group to apply technical know-how with practical determination to bring about the transformation of Lympstone Manor

