



PeKes



MARRY, STAY & CELEBRATE  
AT PEKES MANOR

*Romantically*

# Welcome to Pokes Manor

Pokes is a lovely old brick built Grade II-Listed East Sussex pre-Tudor Manor House with five surrounding smaller houses set among charming gardens within a small private estate up two long drives. The estate sits peacefully in open countryside with absolutely stunning views all round, across the Wealden landscape and over to the South Downs; yet it is only 50 miles from central London.

We have been hosting beautiful Weddings at Pokes for many years, and happily couples often return for their anniversaries! We have the space for all your Celebrations. Our very large 'Ducks' Lawn at the back of the Manor House takes marquees for up to 180 people, while there are plenty of other lawned areas. In addition, The Space offers a large open area to do what you like in.

We also have the facilities for you and your guests to enjoy - our indoor heated Swimming Pool - two Hot tubs - two Saunas - a hard Tennis Court - lawn Badminton - a Children's Play Area - several dedicated Picnic spots - or you can go for a walk straight off along the farmland bridleways and paths. The South Downs and the sea are only a few miles away.

Best of all you can have your legal **Marriage Ceremony** in our atmospheric beamed Tudor Dining Room, and *Stay, Marry and Celebrate* in one lovely private place~

*Romantically*



## Pekes is a fantastic Wedding Venue

When you choose Pekes for your Wedding Celebrations you get an entire little private world all to yourself.

Pekes has essentially been owned by only two families in its nearly 600 years, and it feels like that. You can almost see the Edwardian ladies in their gorgeous hats enjoying tea outside, hear the early motors chugging up the drive, tennis being played on the lawn, the governess calling the reluctant children to their lessons in the Schoolhouse, the dairy cattle coming down to the old pond to drink, and the farm carts rumbling past towards the Oast House, laden with freshly-cut hops.

Pekes is wholly unique and exclusive, but unpretentious. It becomes your own 'Estate in the Country', where you can welcome your family and friends for all the joy, fun and festivities of your wedding.



We know that every bride, every couple, has their own vision of their wedding, and at Pekes you can create that vision - it's yours to do what you wish.

We impose nothing on you (apart from a few sensible rules) so you can create your own style and atmosphere.

We will suggest suppliers, but you choose whoever you want. We will offer you as much free advice as you feel you need, or you can ask Amy to help plan your wedding in detail. She can also be your event manager on your day if you wish, which will take a big load off your mind.

Above all, we really want you to feel relaxed, happy and pleased with your 'Pekes experience' and be able to create your unique and romantic experience.

*Memories are Made at Pekes*

## What some of our Pokes Brides have said



*"One word to describe this venue - Stunning!! Our wedding was very special, and the setting was a part of the magic. Thank you Pokes! This place is incredible!!"*

Emma and Lee, June 2019

*"Amy did a fabulous job being a calming and organised presence, there when you needed her, inconspicuous when you didn't - she was fabulous".*

Emma's Mum

*"Booking our wedding at Pokes Manor was the greatest pleasure from start to finish. Having visited we knew without question we wanted to hold our wedding there, and throughout the entire booking process, the communication was nothing but prompt, positive, helpful, filled with great suggestions and advice and a big yes to any suggestion we made. I cannot highlight enough how reassuring this was during planning ... I can't begin to describe how glad I am we found Pokes, and that we've already got plans to hire as much of it as possible for our anniversary. An absolute gem of a place where we've left an awful lot of our hearts.*

Anya and James, September 2018

*"We booked Pokes Manor and some of its surrounding cottages for our wedding this late September, and enjoyed it for a whole weekend with our friends and families. The place is beautifully maintained throughout, the lawns are so beautifully kept with blooming flowers and very carefully cut greenery, colonnades and hidden little alleys, rustic pieces of garden furniture on the right spot to catch the morning or afternoon sun, it was a joy to relax there over these three days ... We couldn't recommend this place enough. Hopefully we will come back one day to celebrate our anniversary there!"*

Kiki and Alex,  
September 2018.



## What Pekes offers you ...

The whole of Pekes as you see it, to be yours exclusively to create your very own Wedding & Celebration; we impose no suppliers, there are no extras. Three-night stays are our most popular, and if you want to stay longer - no problem.



- ♥ Exclusive private use of the whole estate and all the houses, gardens, parkland and facilities.
- ♥ Flexible to suit you. Arrive at 2:00pm on a Thursday or a Friday, and stay and enjoy for 3 nights. You can usually stay longer if you wish.
- ♥ Sleep up to 63 people across our Manor House and 5 other nearby houses.
- ♥ Use our beautiful Column Garden Gazebo (new in 2020) for a romantic outdoor ceremony (up to 150 people).
- ♥ Use our huge Ducks Lawn for your Marquee(s) for up to 180 people, and The Space for extra events.
- ♥ Access the estate through our imposing front gates and drive across our old parkland, with ample parking.
- ♥ Create your own floral & temporary decorations throughout the site as you wish.
- ♥ Your own live music, discos and DJs through to 12 midnight.
- ♥ We can help you choose experienced & trusted local suppliers of everything you'll need, with deliveries on site.
- ♥ All our houses have Fire Bowls or Chimineas, and BBQs
- ♥ Disabled facilities are available. Dogs are welcome.
- ♥ Advice with your planning, and On-The-Day management if you wish.

# Practical Pokes

**What is Included.** All houses are cleaned and fully prepared with fresh bed linen and towels; also included are comprehensive cooking facilities, power and heating, starter essentials, use of all Pokes facilities, and cleaning on departure.

**Suppliers.** Please ask for our *Suggested Suppliers List*, which is regularly updated.

**Celebration Spaces.** The Ducks Lawn will hold a marquee for up to 180 people; you can take 13A electricity feeds from various places around it (please check with your suppliers). There are 4 WCs close by. The Space is larger, can be used for marquees or other facilities/activities. Some 13A feed from the Oast House, where there are two WCs.

**Licensed Civil Marriages & Partnerships - booking your date.** First check with us that your preferred date is available, then contact East Sussex Registration - 0345 60 80 198 or [www.ceremoniesineastsussex.co.uk](http://www.ceremoniesineastsussex.co.uk) to ensure they have Registrars available. Then go for it!

**Music.** Pokes has no 'next-door-neighbours', but we have to be aware that sound can travel a long way in the countryside. We kindly ask for 'sound down' at 10 pm, and the legal cut-off for music is 12 pm. Silent discos are good.

**Fireworks.** For reasons of fire risk, we can only allow fireworks fired by a properly accredited firework company, and away from the houses. You must please inform us in advance so we can warn our farming neighbours; fireworks must finish at 10:30 (Council).

**Alcohol License.** If you will be operating a *paid-for bar*, you may need a License. Consult your caterer or bar provider, or talk to the Wealden Council Licensing team on 01323 443 555.

**Insurance & Security.** Pokes has full public liability insurance. We are not responsible for any damage or loss to your own property or that of your guests or suppliers; there are companies which specialise in wedding insurance. Security at Pokes is good; there are security services companies on our Suppliers list.

**Coaches & Buses.** These can usually access Pokes from Thundershill by one gate and depart through another one. Best to give your bus company the dimensions which are: The Front Gate (automatic) is 330 centimetres wide, or 10 foot 10 inches. The Upper Park Gate is 297 centimetres or 9 foot 9 inches. The Back Gate is 328 centimetres or 10 foot 9 inches. Please inform us so we can check branches.

**Disabled Facilities.** We have wheelchair ramps available. The Manor house ground floor is wheelchair-accessible, and there is a Disabled WC. Mounts View is wheelchair accessible, and has a shower wet room/WC. Tudor View and The Wing are single storey and are wheelchair accessible.

**Confetti, Glitter & Streamers.** We very kindly ask you to only use fully biodegradable types. There are loads of choices out there.

**Children.** Pokes is a safe place; there are no roads or public footpaths or machines or wells, and the old pond is quite shallow. There is a Children's Play area with swings, frames, etc. Small children must be supervised outside, and the Swimming Pool door kept shut and locked. We have cots and high chairs available.

**Dogs** are welcome in all our houses except the Manor House.

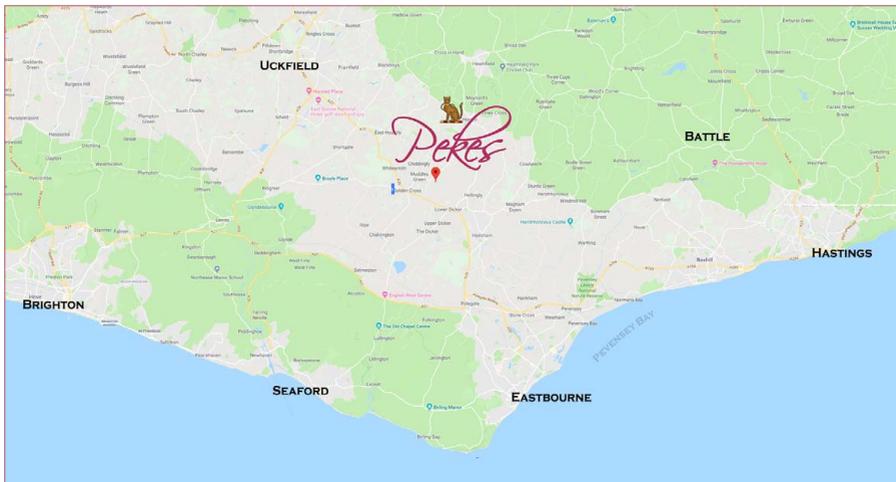


## Where we are

Pekes Manor is  $\frac{3}{4}$  mile from the A22, 4 miles north of Hailsham in East Sussex, 10 miles from Lewes & Eastbourne, and 16 miles from Brighton.

**By road:** Full road directions and map are at [www.pekesmanor.co.uk/contact](http://www.pekesmanor.co.uk/contact).

**By train:** Polegate station on the East Coastway (Brighton to Hastings) line; trains arrive there quite frequently from Brighton, Gatwick, London Victoria and places in between. Taxis are almost always available 24/7 (Polegate Station Taxis: 01323 720 720). It's around 15-minutes to Pekes.



## Who we are

Pekes is owned by Eva Haydn Morris, the granddaughter of Terence Bourke who bought the house and farm in 1908, and added much to it. Eva was born in her mother Jasmine's bedroom on the first floor of the Manor House and has lived at Pekes for most of her life.

## Visits

We warmly welcome your visit to see Pekes. Please contact us to make an appointment - and come on over!



Pekes Manor, Nash Street, Golden Cross, Chiddingly, Hailsham, BN27 4AD

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