



WELCOME

THE BLARNEY ESTATE

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GUEST GUIDE BOOK



Hello

Hi, we're the Seaton family. Welcome to The Blarney estate! We absolutely love our Harpers Ferry mountain manor, and we really hope you will too. Please make yourselves at home and enjoy your stay.

Within this welcome pack you'll find everything you need to know about staying with us, from check-in time and WIFI codes, to great restaurants and local sights to visit. It's all here.

The Seatonys

wifi



Blarney



Blarney2020



CHECK-IN

Check in 4:00
Check out 11:00

Please send us your ETA, so either the owners or caretakers can welcome you upon arrival and quickly show you around.

Although we understand check-in and check-out times aren't always convenient, we unfortunately cannot accommodate early check-in / late check-out requests. We start turning the house over at 11:15AM sharp, in order for the house to be ready for the next guests checking in at 4PM.

Directions

From 340 S, take a right onto Bakerton road, and follow it until you reach the train bridge. Take a left after the bridge, and continue on Bakerton Road. The manor will be on the right.

Parking

Parking is available for approximately 10 cars and we ask that no cars park in the grass.

Security + Keys

The front door at Blarney is equipped with a keypad lock, so there is no need to hassle with keys.

Additionally, we have cameras at the front doors, and facing the driveway for your protection, as well as to protect the property and all vehicles.

MANOR GUIDE

Temperature

The manor has three newly installed heat pumps - two for the house and one for the pool room. Unfortunately we've found that with such tall ceilings, when we are faced with extreme cold/heat, we need to supplement the heating and cooling with portable units. Never hesitate to reach out to us if you aren't comfortable, and we will find a way to adjust the temperatures further.

Mail + Deliveries

All mail and packages are handled by the caretakers, Rebekah and David. If you have something mailed to the house, they will make sure to deliver it to you.

Trash + Recycling

There is a trash bin and recycling bin in the kitchen. Extra trash bags are available inside the garbage bin, and extra recycling bags are located in one of the kitchen drawers. Should you fill the trash/recycling, there are outdoor bins located outside the pool room, facing the driveway.

Pool

Please read the pool rules written on a separate page. Failure to follow the pool rules may result in extra fees, due to extra clean up or, worst case, having to drain and refill the pool.

Laundry

There is a washer and dryer available on the second floor. The washing machine is pre-loaded with detergent, but you are welcome to bypass that function and add your own. Please do not wash the green pool towels with the white towels.





Fireplaces

The fireplaces are for esthetics, and not for burning wood. We unfortunately do not allow flames of any kind inside the manor. We blame our insurance agent for this rule.

Patio + Grill

The patio, charcoal grill and fire pit are available to you. We provide firewood and charcoal. If you run out of either during your stay, please let us know and we will gladly supply more.

Refrigerator + Dishwasher

The fridge and kitchen mini faucet are equipped with a Culligan reverse osmosis system to provide you with clean drinking water. The freezer has an ice maker.

We provide dish tabs for the dishwasher, located under the kitchen sink with other misc. cleaning supplies.

Coffee Makers

There is a Keurig coffee maker and coffee pods in each suite. Additionally, we have a Keurig in the kitchen for single use or whole pot brewing. Coffee pods, grounds and tea bags are available in the kitchen, along with sugars and creamers.

AMENITIES

We provide a variety of household items for you to use during your stay. Please let us know if you need assistance locating these items or additional items.

Items Currently Available

- Hair dryers
- Garment steamer (in laundry room)
- Kitchen Appliances: Toaster, blender, air fryer, food processor and microwave
- Washer and Dryer with detergent
- Bathroom toiletries: shampoo, conditioner, body wash, body soap, body lotion, makeup wipes
- Bath towels, hand towels, pool towels and makeup towels
- Baby travel cot and high chair

Items Available by Request

- Extra toiletries: toothpaste, toothbrushes, floss, feminine products etc.
- Phone chargers, adapters and other power cords
- Need something else? ASK! We will do our best to help!



MANOR RULES

- **No smoking** on the premises. An extra cleaning fee will apply if there is evidence of smoking indoors.
- **No pets.** As this is our personal home, and several of us suffer from severe allergies, there are no pets or animals permitted.
- **No parties or events.** Event venues charge a very high premium, because events inevitably incur many additional expenses to hosts (like extra trash, damages, extra insurance costs, general wear and tear etc.). Should you want to discuss hosting an event, please reach out to us directly so we can discuss venue pricing.
- **Quiet hours.** We love our neighbors, and want to continue to have a good relationship with them, so we ask that all loud outdoor music/activities stop at 10pm, and not start again till 9am.
- **Registered guests only.** While we do allow guests to have some visitors during the day, we ask that only registered guests spend the night.
- **No outdoor shoes upstairs.** We like to keep the carpets in our suites nice and clean, so we ask that no shoes be worn upstairs.
- **Restricted areas.** As we still call Blarney home when we don't have guests, we have made several closets inaccessible to guests, so we can hide all our junk, uhh, I mean treasures.
- **No candles.** We make exceptions for birthday candles, as long as the candles are never left unattended.

Charges

As our rules are set forth to protect both our guests and our property, we will have to issue additional charges should rules be broken.



POOL RULES

- Children must be supervised by adults (over 18 yrs) at all times
- No diving or jumping into the pool. The pool is not deep enough!
- Babies must wear proper pool diapers such as "little swimmers"
- No glass whatsoever in the pool room
- No running and no squirting toys
- Swim at your own risk! Homeowners are not responsible for supervision
- Do not touch the TV while wet.
- We try to schedule pool maintenance around guest stays, but if you're here for an extended period of time, we might need access to the pool area during your stay.

We hope you enjoy our pool as much as we do, and understand that any downtime due to unnecessary extra cleaning will prevent the next guests from also enjoying the pool. Therefore we strictly enforce our rules and additional charges will incur if rules are not followed.

ELECTRONICS

TVs

- Smart TVs are located in all bedrooms and common areas and have the following streaming services: Netflix, Hulu, ESPN+ (via Hulu), Curiosity Stream, Disney+, Youtube and Youtube Kids.
- After turning on the television, select the home screen button (house symbol) on the remote.
- NOTE: You should allow enough time for the smart TVs to boot up and afterwards use the home button to get to the various streaming apps. Switching input types will only lead to static, as there is no broadcast TV.

Amazon Echos

Alexa digital assistants are located throughout the home and can provide music, lighting controls, and other information and entertainment. They respond to the name **Alexa**, and there are a number of useful voice commands you can use, e.g.:

- “Alexa, play pop music everywhere”
- “Alexa, what’s the weather in Harpers Ferry today?”
- “Alexa, announce, Lunchtime! Come and get it”
- “Alexa, all on/off” - will turn on/off all lights both inside and outside the house





INSIDE FUN

Board Games

The collection of board games is located in the built in cabinets in the living room.

Toys + Kid books

A wooden train set, legos and some kids books are located in the built in cabinet in the sitting room off the kitchen.

Books

There are various books around the house. Please feel free to grab one and bring it to your room, if you'd like.

Pool Table

As tempting as it might be, we ask that no victory dances be held on top of the pool table.

EAT & DRINK

A few of our favorites...



The Rabbit Hole

Located in the heart of historic Harpers Ferry, share plates, bar bites & build-your-own burgers at this laid-back bar with a terrace overlooking mountains and the historic Harpers Ferry train station.

<http://www.rabbitholewv.com/>



Harpers Ferry Brewing Company

Located at the intersection of Rt 340 and Harpers Ferry Road along the banks of the Potomac River with gorgeous views of WV and MD. Serves pizza and snack foods. They offer shuttle services to/from the brewery. Check their website for more details. Great outdoor space. Kid and pet friendly!

<https://harpersferrybrewing.com/>



The Barn of Harpers Ferry

Bar and Events Venue in Harpers Ferry with parking (spend a day in Harpers Ferry and you'll know why parking is a big deal). Live music (Bluegrass, Folk, Americana, Rock & Blues), full bar with craft beer on tap.

<https://www.barnofharpersferry.com/>



Bavarian Inn (Shepherdstown)

A European inspired, AAA Four Diamond Rated Restaurant in Shepherdstown WV (15 minutes north of Blarney).

New Brewpub and Brewery onsite!

<https://www.bavarianinnwv.com/>

ATTRACTIONS

Historic Harpers Ferry

Designated a National Historic District, the architecture of the houses and shops reflect the town's history as a strategic location during the Civil War and a thriving industrial center based on water power in the late 1800s. The Harpers Ferry National Historic Park offers museums, events, and tours. Avoid the parking nightmare; Park at the welcome center and take the shuttle downtown.



Jefferson Rock

Visit the rock formation that overlooks the Shenandoah River just prior to its confluence with the Potomac River. The name of this landmark derives from Thomas Jefferson, who stood there on October 25, 1783, and for whom the view inspired the famous quote, "This scene is worth a voyage across the Atlantic". Check out NPS.gov for info on other great hiking trails in the area, like the Maryland and Loudoun Heights.



River Riders

Want to spend the day on the river? River Riders offers a variety of water activities, such as white water rafting, canoeing, kayaking, tubing and paddle boarding. They also offer ziplining, mountain biking and an aerial adventure park. (Activities for ages 4 and up).



Shepherdstown

West Virginia's oldest town treats you to sophisticated restaurants, colonial ambience and Old World elegance. Fun fact: Shepherdstown is said to be one of the most haunted towns in the country. Explore the quaint boutiques, local restaurants and Sunday farmers market.



FOR KIDDOS

Playground

There is a small playground behind the house with two swings and a slide. Please no adults on the play set, no matter how "young at heart" you feel.



Train set

You can find a train set and some other kid friendly activities in the built in cabinet in the family room by the kitchen. Feel free to let your little ones explore the toys and get creative.



Board games

Board games are stored in the built in cabinet in the living room. We have a variety on hand, and are always adding more. Please let us know if you find a game that is broken or has missing pieces, so we can replace it ASAP.



Cornhole

The cornhole set is in the screened sunroom. Please don't leave the cornhole set out overnight, or in the rain.



BEDROOMS

The Grand Suite

One king bed and one queen bed that sleeps 4 people. Views of the river and mountains. Coffee station and smart TV. Ensuite bathroom with double walk in rain showers, jacuzzi tub, a panoramic view and a smart TV. This bathroom is large- you could drag a mattress in this bathroom and sleep on the floor and still have one of the best rooms in the house. The Grand and Queen Suite share the north stairwell.



The Queen Suite

Two queen beds that sleeps 4 people. One sitting area with a couch and a coffee table. Views of the river and mountains. Coffee station and smart TV. Full bathroom connected via the hallway with two vanities and a large soaking shower/tub. The Grand and Queen Suite share the north stairwell.



The River Room

One queen bed that sleeps 2 people with amazing views of the river and mountains and includes a coffee station and smart TV. Large sliding glass doors lead to the private balcony with seating so you can ditch your party and enjoy a romantic time with views to die for. The River Room and Bunk Room share the south stairwell and a bathroom with a double vanity and shower/tub.



The Bunk Room

Two extra sturdy bunk beds (rated for adults up to 350lbs) that sleeps 4 people, each with their own side table, and a coffee station and smart TV. The River Room and Bunk Room share the south stairwell and a bathroom with a double vanity and shower/tub



EAT IN

1930 Bakerton Rd.
Harpers Ferry, WV 25425

The Blarney area receives orders from DoorDash, Grubhub, and Postmates.

Please use your own account for ordering.

Isabella's Pizza and Subs

304.535.8769

Isabella's makes a great thin crust, hand formed pizza. We recommend trying "The Godfather". Order online at www.toasttab.com/isabellas-pizza for free delivery.

Alfredo's Mediterranean Steakhouse 304.724.9992

Alfredo's offers traditional and modern dining, sampling foods from Spain, France, Italy, Greece, Lebanon and Morocco. They offer large family style platters to go or for delivery.

Yatai Hibachi Food truck

You might have noticed the Hibachi food truck and fresh produce stand at the beginning of Bakerton Rd, at the corner of route 340. They deliver through Grubhub, but they are so close, and an easy option for a quick meal for the whole group.

Groceries

Want to cook at home? We have several large grocery stores within a 10 minute drive. Walmart, Aldi, 7Eleven and Food Lion are all located off rt 340 which makes them easy to find from Blarney. Even closer to Blarney is the Bakerton Market (4 minutes going north on Bakerton Rd, make a left onto Carter Ave. The market will be on the left), which offers the bare essentials (including beer/wine).

Instacart

Let someone else do the grocery shopping for you, and deliver it straight to your door. Enjoy fresh ingredients and cook up a storm in the Blarney kitchen. Creating an account on Instacart is very easy and takes no time at all.

TRAVEL

Uber + Lyft

Getting an Uber or Lyft can be hit or miss around here. Give it a shot. Let us know if you can't get a ride, and we might be able to help.

Personalized Private Transportation

Elite Excursions WV is a personalized, private transportation service that tailor half, or full day excursions. Some good ideas: Tour Loudoun wine country, local distilleries/breweries, national parks, battlefields, "girls night out" etc.

info@eliteexcursionswv.com (304) 410-4511

Rental Bikes

Bicycles may be rented from the following local businesses:

KOA Campground: (304) 535-6895 or 1-800-KOA-9497

The Outfitter: (304) 535-2087

River and Trail Outfitters: (301) 834-9950

Harpers Ferry River Riders: 1-800-326-7238

Shepherdstown Pedal & Paddle: (304) 876-3000

Train or Metro

The MARC commuter train on the Brunswick line picks up at the Harpers Ferry Station in the morning and brings you to Union Station in Washington, DC. In the evenings the train brings you home to Harpers Ferry. At Union Station the Metro (subway) station provides direct access to the Nation's Capital.



CONTACTS

Emergencies: 911

Lauren (Host/Owner) 301.955.6109

Caretaker (Rebekah) 301.276.1652

Jefferson Emergency Room 304.728.1642

Jefferson Urgent Care 304.728.8533

Local Police Station 304.535.6366

Bakerton Fire Department 304.876.0007

Poison Control 800.222.1222

If you're bit by a spider, but check that
it's covered by your health care provider

Email: info@theblarneyestate.com

CHECK-OUT

Please check out by 11:00 AM

Check out procedure

Don't worry about stripping the beds, or putting towels in the laundry. (If you do opt to wash towels, please separate the whites from the green pool towels).

We would love it if you would leave us a little message in our guest book, located by the doors going into the pool room, and leave a pin in the map.

Make sure to check around the house for personal belongings. You wouldn't believe how many phone chargers we've accumulated in our lost and found bin.

If you leave before 11AM, we appreciate a quick message letting us know. This really helps us in getting a head start on the turnover for the next guests.



REVIEWS

Thank you for staying with us!

"We rented this amazing property for a holiday girls weekend! It was the perfect space for our trip! The communication with Lauren from the day I booked up to the end of our stay was top notch. She answered all our questions so quickly and even helped with a special request I had. When we arrived the house was simply stunning!!! Decorated is the most beautiful chic holiday decor! The attention to detail was impeccable from the drinks at each bedside to the lovely toiletries left for our usage. The views from the home are just breathtaking! I can't share enough about how amazing our trip was and if you get the opportunity to rent this property you won't be disappointed!!! Thank you Lauren and staff for the perfect weekend!" - Jennifer

"This is our best vacation rental to date on any site, of any place we've stayed. The house and host has every detailed covered. View is even better in person. The pool was warm and fantastic even in December. We had multiple families staying and we're able to all relax spread out and enjoy our time together. We were easily able to cook and order food depending so there was not need to over plan. My only hesitation with telling everyone how great Blarney Estate is comes from wanting to make sure we can easily book another stay!" -Micah

"This house is right out of HGTV, impeccably decorated and every need thought of. The indoor pool is a great bonus and good for kids and adults, especially on a rainy day. Close to many attractions, Harpers Ferry, Antietam, hiking, etc. The view, available from almost any room in the house has to be one of the best in the East. Host and caretakers always available but not intrusive. Would go back again in a minute."

"We have been renting extra-large homes/mansions for our expanding family, both domestically and internationally, for well over a decade. Out of the two dozen homes we have been in, this was BY FAR the nicest in every single regard. Lauren and the caretakers are welcoming, happy, kind, good people, easy to communicate with, and helpful in every regard. The magnificent house is huge, with gigantic oversized bedrooms, spotless throughout, with high-end decorating and appliances. We certainly had everything we needed and a bunch of things we didn't "need" but very much enjoyed, such as a warm indoor pool (!!!), fire pit, AMAZING views out of every single window, many large TVs, family games, outdoor grill, etc. We definitely felt it was worth the splurge, an incredible value for what we received. Thank you, Lauren, for opening up your perfect house to our family!" -Sean



THANK YOU!

We are so thankful you chose The Blarney Estate for your getaway. We would absolutely love to stay in touch with you via social media. Please connect with us and share pictures etc. with us from your stay!

The Seatons

#theblarneyestate
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instagram.com/theblarneyestate



What a difference a stay makes

BLAST FROM THE BLARNEY PAST















COME BACK SOON
THE BLARNEY ESTATE