

HOUSE OF JOY

BALACOLA nr OOTY

Minimalist 4-bedroom luxury villa with stunning views of the Nilgiris



LUXUNLOCK
private villa experiences



HOUSE OF JOY

8 GUESTS | 4 BEDROOMS | 3 BATHS | MODERN VILLA | SCENIC VIEWS

Surrounded by rolling carpets of tea in the Western Nilgiris, experience luxury living at its finest in the minimalist 4-bedroom House of Joy. Walk in through the front door and you are greeted by an ever-changing natural painting of the mountains through the accordion-style French doors of the dining room.

Stretch out in any of the vast open rooms with their swirl-textured white walls and gorgeous views of the Western Nilgiris unfold around you. Every room on the ground floor also features French doors, so you can walk outside to the lush garden no matter where you are. In the living room, two walls of collapsible glass doors yield an almost 270-degree panoramic vista, blurring the lines between inside and outside.

Enjoy spectacular sunrises and sunsets, waited on by an affable villa team of concierge, personal chef & housekeeper, who will pamper you throughout your stay. If you can pull your eyes away from the views in the house, Ooty's attractions are a short drive away.

A beautiful backdrop of blue
skies and greenery



Collapsible French doors bring
the landscape indoors



THE STORY OF THE HOUSE OF JOY

House of Joy was built out of a happy accident. While accompanying friends who were house-hunting, this home's owners stumbled onto a parcel of tea estate they instantly fell in love with. With a century-old legacy in spice plantations in Kerala, their dream of having a mountain getaway in the high Nilgiris and in close proximity to their roots was being realised.

The key design brief to the architect was to bring alive the panorama of the tea-carpeted mountains into every space, while incorporating features that hinted at the owner's roots. The results were magical. Collapsible French doors completely open out shared spaces to invite the scenery in. Every room has picture windows and direct access to the garden. This villa's architect, a Keralite himself, has adapted vernacular elements such as the mezzanine charupady seating, while the full-height central dining area with picture windows evoke the nadumottam. Polished Shahbad limestone and Bikaner sandstone is used in exterior cladding and floors to bring a sense of rusticity. Photographs of the Nilgiris cultural landscape, taken by an alumnus of Ooty's Light & Life Academy, adorn walls.

The result has been a home that frees your mind, declutters your vision with its simplicity of design, and calms the soul with beautiful views from every vantage point. Welcome to the House of Joy.



The Central Dining area



SPACES



HOUSE OF JOY - SPACES

House of Joy can be booked as a whole villa only

- Four bedrooms sleeping a maximum of 8 guests
 - Three Bedrooms with king-size beds, wardrobes, desks, heating and fans, and beautiful ensuite bathrooms
 - One mezzanine bedroom with a king-size mattress ideal for youngsters. No bathroom.
- Fully equipped open-plan modern kitchen
- Living room with gorgeous panoramic views on two sides
- Spacious dining room with bench style seating
- Family area on first floor with large smart TV & board games
- Outdoor deck & lawn with 6-seater all-weather table and chairs
- BBQ equipment & bonfire area
- Accommodation for accompanying staff

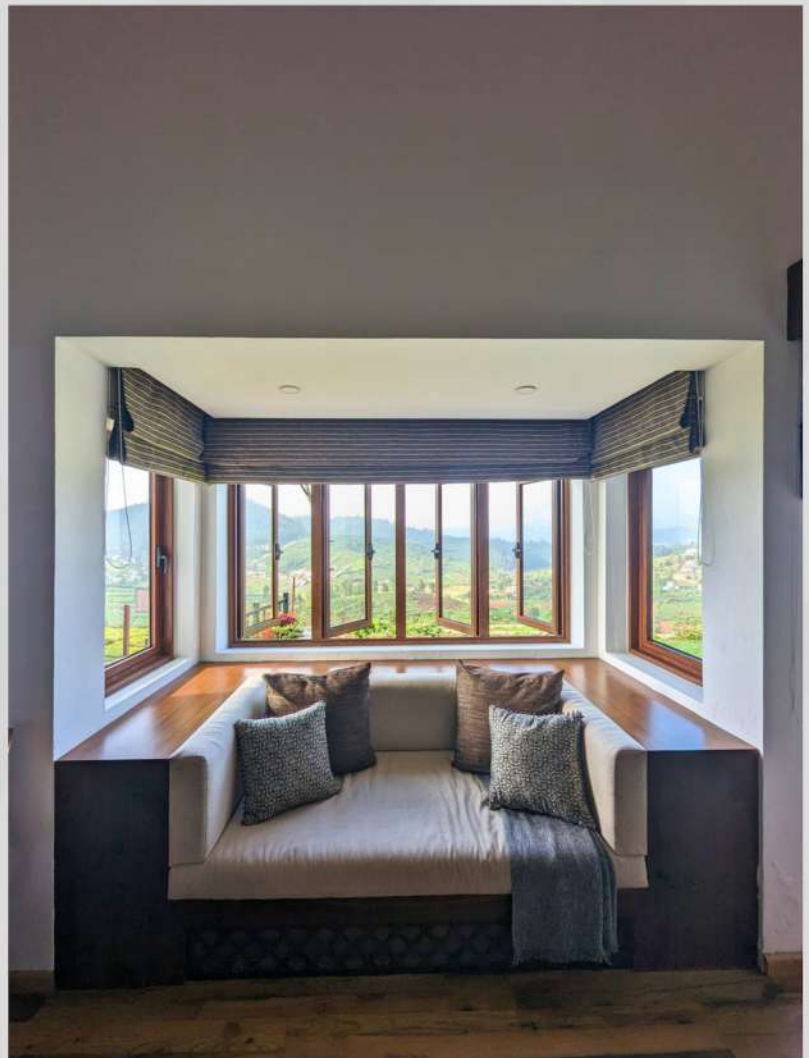


The Master Bedroom

Master Bedroom

The grand master bedroom welcomes you to a relaxing stay, where you can lounge in the window seat with the sun on your face or get some work done at the study desk in the corner. A louvred wardrobe in the corner complements the room's grooved furniture. The French door in the corner opens directly to the garden outside.

On clear early mornings, simply roll up the blinds to watch the green hills light up with the sunrise.





Ground Floor Bedrooms

Two elegant rooms invite you to stretch out on their soft beds for a snooze. When it's sunny outside, roll up the blinds and settle into the sofa underneath the windows with a coffee and the book you've been longing to read. Or get some work done at the study desk in either room.





Mezzanine Bedroom

Stretch out on the mattress under the sloped wooden ceiling in the privacy of this upstairs room, light streaming in during the day from its gable window. At night, the lights embedded in the ceiling brighten up the room without harshly striking your eyes.



The Family Room

Gather in the cosy mezzanine family room, overlooking the dining room below, to watch TV together or just hang out on the divan running across the Kerala-style balcony railings. Across from you, on the stone-panelled wall, hang two tapestries made by the Toda community, native to the Nilgiris.



The Living Room

Curl up in the cosy wing chairs and take in the full expanse of the villa's scenery from its indoor comfort, through the wall-to-wall accordion French doors that completely open out on two sides of the room. Or sit around the plush sectional sofa to laugh with a cup of coffee or play one of the classic board games in the villa.





Dining Room

The centrepiece of the house is its contemporary wooden dining table from Prakriti Auroville, where you can sit to eat and chat, admiring the stone-panelled walls on either side that climb all the way to the roof.

Elegant accordion French doors lead to the outdoor deck and lawn.



Outdoor Deck & Garden

The magnificent scenery around you unfolds as far as the eye can see in this lush, beautiful garden, with a sprinkling of vibrant flowers around you.

Relax in the wooden lawn chairs as you enjoy a scrumptious meal or warm yourself up next to a nighttime bonfire.



SERVICES





HOUSE OF JOY - SERVICES

Included Services

- Breakfast daily; coffee and tea available through the day with our compliments
- Room heaters and ceiling fans in all bedrooms
- High-quality bed & bath linen
- High-speed Wi-Fi
- Daily housekeeping
- Luxury bath amenities
- 100% power backup
- OTT-ready TV
- Board games
- 2-member on-site team of chef & housekeeper
- LUX location host

Available Services

- Garden BBQs and authentic local South Indian meals available with suggested menus
- Advance and daily neighbourhood provisioning services of groceries & food delivery
- Bonfire services available
- Laundry with 24-hour turnaround
- Curated experiences of the Nilgiris including nature walks, food experiences, tea-tasting, dining reservations & golf sessions
- Itinerary planning & organising special occasions
- Airport transfers and local transport, including acting drivers

INSIGHTS



Stunning mist-filled views from
the garden

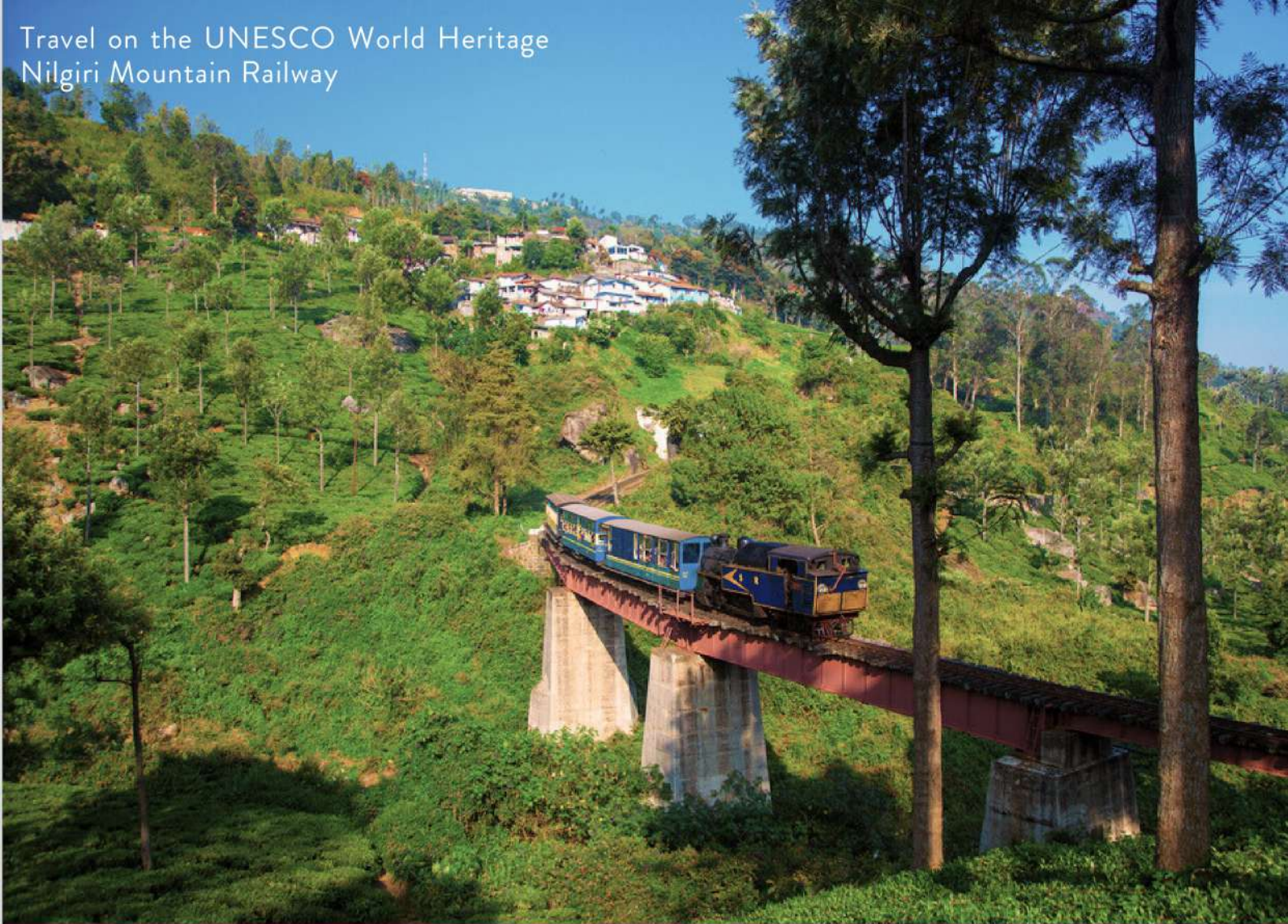


HOUSE OF JOY - WHAT TO EXPECT

- Indoor spaces are non-smoking. If you wish to smoke outdoors, please use the ashtray provided.
- Pets are not permitted in the villa.
- House of Joy is a footwear-free zone. Please carry personal slippers if you wish to wear them inside the house.
- The entrance ramp to the home is steep, so cars should be cautious when entering and leaving the property.
- The staircase down from the mezzanine room has low clearance. Please mind your head as you descend.
- Nilgiris faces an acute water shortage, especially during the dry seasons. Guests are requested to use water prudently during their stay.
- Improper handling can damage the accordion French doors leading to the garden. If you wish to open or close them all the way, please ask one of the villa staff for assistance.
- As in most hill stations, electricity supply can be erratic, and poor during the monsoons. The home has 100% backup power from a diesel genset with automatic changeover.
- The Nilgiris have a major human-animal conflict issue with gaur (bison) due to habitat erosion. The home has protective fencing to keep bison out. Do keep the main gate closed at all times. Watch out for wild animals while walking or driving.

EXPERIENCES

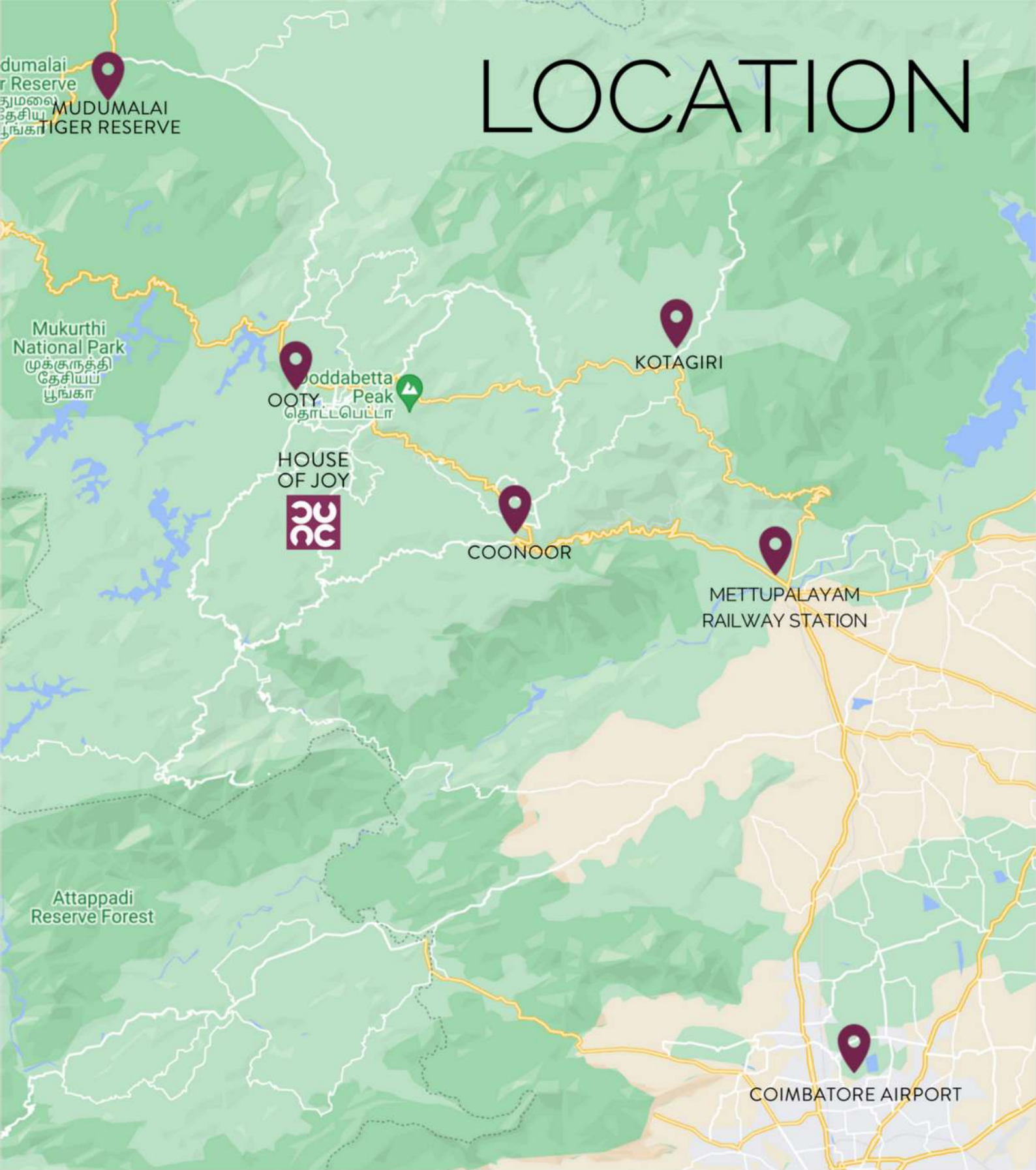




HOW TO SPEND YOUR TIME - OOTY

- Warm up in the lawn with a bonfire and feast on a delicious BBQ
- Refresh yourself with a walk around Balacola, the closest village to the villa
- Explore Ooty, the nearest town, on a heritage walk or e-bike tour to learn about the area
- Visit one of the colonial clubs nearby to play a round of golf
- Try a unique workshop in Coonoor, such as a chocolate-making or tea-tasting session
- Sample Ooty's local cuisine and soak in its natural and cultural heritage
- Take a ride on the Nilgiri Mountain Railway, often called the Ooty Toy Train, one of the most scenic ways to travel from Coonoor to Lovedale and India's only rack railway
- Learn about the local Toda and Irula people through anthropological guided tours with experts.
- Keen birders can wake up early in the morning to do some bird watching
- Admire the region's wealth of wildlife and nature, which you can explore on guided tours with experts in their field

LOCATION



House of Joy is located in the quaint village of Balacola, about 20 minutes west of Lovedale, Ooty overlooking uninterrupted views of the valleys.

- Ooty: 30 mins
- Coonoor: 40 mins
- Kotagiri : 60 mins
- Mudumalai Tiger Reserve: 2 hrs
- Coimbatore: 2.5 hrs
- Mysore: 3.5 hrs
- Bangalore: 7-8 hrs
- Chennai: 8-9 hrs
- **Mettupalayam Railway Station: 90 mins**
- **Coimbatore Airport: 2.5 hrs**



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VILLA AND B&B PORTFOLIO

TAMIL NADU & PONDICHERRY

*Isles & Cove, Mamallapuram
The Palmyrah, Mamallapuram
En Vilasam, Alamparai
Maison Twenty Six, Pondicherry
*Fort St David, Cuddalore
Thanga House, Tranquebar
Mangala Heritage, Thirupugalur
Vayal, Chettinad
Salt, Gulf of Mannar
Skyfall, Kodaikanal
Gramercy House, Kodaikanal
The Observatory, Kotagiri

The Cottage, Coonoor
Chloe Cottage, Coonoor
Hideaway, Ooty
House of Joy, Ooty
*Haiwatha, Lovedale

OTHER LOCATIONS

Nakshathra Mana, Kerala
Deja View, Wayanad
*Hamlet, Coorg
Fouzdar House, Ahmedabad
Victoria Villa, Sri Lanka

*Opening shortly





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