

# Welcome Book



*a rustic & peaceful  
bushveld farm stay*

January  
2026

Farm Vibes Guest House

A rustic lantern with a glass globe and metal frame, hanging in a forest setting. The lantern is the central focus, with its glass globe slightly blurred. The background shows green foliage and a tree trunk, creating a natural, outdoor atmosphere.

# WELCOME TO FARM VIBES GUEST HOUSE

## a note from us...

Welcome to Farm Vibes Guest House, a place where time slows, nature leads, and simplicity is part of the luxury.

Set in the heart of the bushveld just outside Brits, Farm Vibes invites you to step away from the noise of everyday life and reconnect with the land, the quiet, and yourself. Life here follows a gentler rhythm — shaped by sunrise, birdsong, crackling fires, and open skies.

Our guest house is proudly eco-conscious and runs on solar power, embracing a way of living that is thoughtful, grounded, and in tune with nature. Shared spaces are designed for connection, reflection, and rest, encouraging guests to truly unwind and be present.

Whether you're here for a short breakaway or a longer pause, we hope you feel the ease, warmth, and authenticity that define Farm Vibes.

Each room at Farm Vibes Guest House is inspired by one of the four elements, reflecting a different mood, energy, and way of resting. All rooms are thoughtfully designed to honour the old farmhouse character while offering comfort, privacy, and a sense of calm.

# Our Rates

Room Dependant

R1300 to R1500

per couple per night

OR

R850 to R950

per single person per night

Kids 0-2yrs stay free

Kids 2-12yrs pay 50%

of the booked single rate

Includes full farm breakfast

every morning\*

**We also Price Match**

GET TO KNOW

# *Farm Vibes*

CONTACT INFORMATION:

Main Telephone Number & WhatsApp: +27 84 927 6446

Information email: [info@oppiplaas.com](mailto:info@oppiplaas.com)

Accounts email: [accounts@oppiplaas.com](mailto:accounts@oppiplaas.com)

Guest House Website: [www.farmvibes.co.za](http://www.farmvibes.co.za)

Facebook Page: [www.facebook.com/farmvibesguesthouse](http://www.facebook.com/farmvibesguesthouse)

**Please visit our Facebook page for up to date information and photos**

Farm Address

Farm U-Turn; Farm No KGF-C40; Klipkop

R511 road from Brits to Thabazimbi; Brits, North West Province; 0250



## **EMERGENCY CONTACTS**

**+27 76 052 5487 | +27 71 410 9531 | +27 83 390 7053 | +27 82 784 6691**

**PPS Armed Response Security: +27 12 252 4024**

**Emergency Services: +27 82 695 1240**



established  
December 2020

## ABOUT US

The farm on which Farm Vibes Guest House stands was originally founded in 1986 as Farm U-Turn by Murray and Anne McHattie. Interestingly, Murray was a descendant of the McHattie family member who introduced the famous Can-Can dancers from Ireland to South Africa, a small but colourful piece of history tied to this land.

In its early years, the farm operated as a layer farm, supplying fresh eggs to the local community. Over time, it transitioned to broiler farming before eventually evolving into a place of rest, retreat, and hospitality. In later years, it became known as OppiPlasie Guest House. As the property continued to grow and mature, so did its identity. In embracing a renewed vision rooted in nature, simplicity, and meaningful connection, the guest house was rebranded as **Farm Vibes Guest House**. While the name has changed, the heart of the place remains deeply connected to its farming heritage and bushveld surroundings.

Since opening the guest house in 2020, we have come a long way, growing from two in-house rooms with a shared bathroom to proudly offering thoughtfully designed, farm-inspired rooms with en-suite bathrooms. Our aim has always been to provide a rustic, peaceful bushveld stay with a name you can trust, a place where guests can step away from city life, slow down, and reconnect.

In keeping with our commitment to sustainability, Farm Vibes Guest House operates on solar power and embraces an eco-conscious way of living. **For this reason, televisions and kettles are not placed in guest rooms. These shared facilities are available in designated areas, as outlined in this Welcome Book.**

We invite you to enjoy the quiet rhythm of farm life, the beauty of the bushveld, and the relaxed, grounded atmosphere that defines Farm Vibes Guest House.

# MEET OUR TEAM



## **The Farm Owner** **Stuart**

Stuart is the farm owner of Farm Vibes Guest House and has a deep-rooted connection to the land and its history. Having grown up on the farm, he brings an intuitive understanding of the bushveld and its rhythms. His vision is to preserve the peaceful character of the property while allowing it to evolve into a welcoming space for rest, connection, and genuine farm-style hospitality.

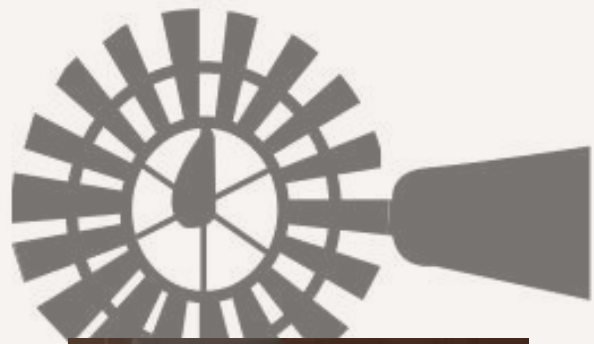


## **Operations** **Louwrie**

With over 21 years of aviation & hospitality experience, managing the operational and administrative side of Farm Vibes Guest House. With long-standing involvement from the beginning of the guest house and a strong understanding of its day-to-day workings, he ensures that operations run smoothly and that guests experience a well-organised, welcoming stay shaped by care and attention to detail.



# MEET OUR TEAM



## **Guest House Manager**

### **Ilse**

Living on a neighbouring farm and playing an important role in ensuring that every guest feels welcome and well cared for. With a natural warmth and genuine attention to detail, she excels in guest hospitality and is always happy to assist with any requests, questions, or special arrangements. Ilse's calm presence and local insight help create the relaxed, home-away-from-home atmosphere we are proud of.



## **Bush, Wildlife & Maintenance**

### **Pierre**

A lifelong friend of the farm and an integral part of Farm Vibes Guest House. With extensive knowledge of the bushveld, local wildlife, and farm maintenance, he brings both experience and passion to the property. Whether it's caring for the land, maintaining the facilities, or sharing insights about the natural surroundings, Pierre's connection to the bush adds depth and authenticity to the Farm Vibes experience.



## **Our Housekeeper**

### **Gladys**

Taking care of our housekeeping & assistance with cooking, she is always happy, ready & willing to make your stay a great one!



## **Our Farm Foreman**

### **Freedom**

From maintenance to farm security, he will make your stay feel safe & comfortable. If anything needs a helping hand, Freedom is your man!



# Featured Artist

## Francois Ignatius Oosthuizen

Francois is a South African artist whose work is deeply rooted in nature, landscape, and the human story.

Born in Johannesburg and raised in the Eastern Lowveld, Francois developed an early connection to wildlife and the natural world. This environment, along with the influence of renowned South African wildlife artists Keith Joubert and Zakkie Eloff, shaped his artistic direction from a young age.

He studied at the University of Pretoria, where the South African landscape and its inhabitants featured strongly in his early work. After completing his studies, Francois spent 11 years as a corporate artist for the South African Police Service (SAPS) before embarking on a full-time freelance career in 2002.

Over the years, his work has been collected by both corporate and private collectors, including ABSA, the Development Bank of Southern Africa, and SAPS. His career includes more than 20 exhibitions, with 12 one-man exhibitions, reflecting a body of work that has evolved while remaining deeply connected to its roots. While widely known for his powerful wildlife and landscape paintings, Francois also became recognised for his oversized floral studies, which remain popular and are still undertaken on special commission.

Portraiture has always been a quiet undercurrent in his work and has recently taken a more central role, with a growing focus on tribal and nomadic cultures of the African continent, now serving as a major source of inspiration.

Now retired from corporate commitments, Francois paints full-time from his studio at Farm Vibes Guest House, where the land, light, and stillness continue to inform his creative process.

**Guests may encounter his work throughout the property, each piece reflecting a lifetime of observation, craft, and connection to Africa.**





# WI-FI

## NETWORK

OppiPlaas - WiFi

## PASSWORD

0827846691



# *Rooms - Inspired by the elements, rooted in farm living*

• Flow • Calm • Renewal •

The Water Room is a private downstairs room with its own exterior entrance and stoep, opening onto views of the front garden, fish pond fountain, resident geese, and surrounding bushveld. The gentle movement of water and nature creates a soothing, restorative atmosphere.

Inside, the room features a small table with chairs and a ceiling fan above the bed. The en-suite bathroom includes a shower, toilet, and basin, finished in a classic old farmhouse style. The main braai area for this room is located just off to the left, set beneath a beautiful tree in the lush garden, offering a peaceful outdoor space to relax and unwind.



# *Rooms - Inspired by the elements, rooted in farm living*

## • Space • Ease • Stillness •

The Air Room is an in-establishment room located inside the main farmhouse, offering privacy without an exterior entrance. As the original main bedroom of the farm house, it carries a strong sense of heritage and spaciousness.

This room features ample cupboard space and a full en-suite bathroom with a large bath, shower, single basin, and a separate toilet with its own door. The bathroom is generous in size and includes a chest of drawers, while additional cupboard space is provided in the bedroom itself.

A ceiling fan above the bed and the room's airy layout create a calm, uncluttered environment – perfect for rest, reflection, and comfort.



# *Rooms - Inspired by the elements, rooted in farm living*

## • Grounded • Private • Sheltered •

Tucked away “around the corner,” the Earth Room is our most private downstairs room, offering a quiet, grounded retreat with its own exterior entrance. Surrounded by a small rustic garden, this room feels secluded and deeply connected to the land. The room includes a small table with chairs, a ceiling fan above the bed, and an ensuite bathroom with shower, toilet, and basin, finished in the same old farmhouse style as the Water Room.

Guests staying in the Earth Room have access to their own private garden area with an outdoor bench and table, as well as a dedicated braai area set slightly away from the room to maintain privacy and tranquillity.



# *Rooms - Inspired by the elements, rooted in farm living*

## • Warmth • Character • Ritual •

The Fire Room is an upstairs, in-establishment room nestled beneath the thatched roof, featuring wooden floors and a distinctly old farmhouse atmosphere. Previously known as Ragnar, the room evokes the feeling of a rustic king's chamber, warm, bold, and intimate.

The en-suite bathroom is open-plan and forms part of the room, featuring a beautiful slipper bath and basin, with a separate enclosed toilet. A ceiling fan above the bed and views over the back garden complete the space.

This room is ideal for guests who enjoy texture, atmosphere, and a sense of quiet indulgence.



# The Library Room

## • Gather • Unwind • Share the moment •

Located on the first floor of the main house, our library room is a warm, inviting space designed for comfort, connection, and quiet enjoyment. Set beneath the thatched roof with wooden floors and soft lighting, it carries the soul of an old farmhouse with a relaxed, lived-in feel.

The library room features comfortable seating, a collection of books, board games, and a television. On big sports days, the TV becomes a shared focal point for guests who enjoy watching the game together in a laid-back, farm-style setting.

Whether you're settling in with a book, enjoying a glass of something special, playing a game, or sharing conversation as the day winds down, the library room offers a space to pause and simply be. It's a place where stories are shared, laughter lingers, and the rhythm of the farm gently continues around you.

## 🌿 House Etiquette – Shared Spaces

Our Library Room is a shared space, enjoyed by all guests. We kindly ask that everyone is mindful of others and helps keep the atmosphere relaxed and welcoming.

- Quiet hours are observed from 21:00 to 08:00
- Please keep television volume at a considerate level, especially in the evenings
- Treat shared furniture, books, and games with care
- Kindly return items to their place after use

Thank you for helping us maintain the peaceful harmony that defines Farm Vibes Guest House.



# The Lounge

## • Stillness • Conversation • Pause •

Located on the opposite side of the first floor, this upstairs lounge offers a quieter, more intimate space to relax, reflect, or enjoy gentle conversation. Set beneath the thatched roof with exposed beams and wooden floors, it carries the warmth and character of the original farmhouse.

Comfortable armchairs invite guests to sit back and unwind, whether with a book, a cup of coffee, or simply a moment of stillness. Natural light filters softly through the windows, creating a calm, unhurried atmosphere that feels removed from time.

This lounge is ideal for guests seeking peace and quiet, a place to rest between activities, or a slower end to the day.

## 🌿 House Etiquette – Shared Lounges

Both upstairs lounges are shared spaces intended for rest and respectful enjoyment.

- Quiet hours apply from 21:00 to 08:00
- Please keep voices and activities gentle and considerate
- Kindly respect other guests' need for peace and personal space
- Return furniture, books, and items to their place after use

Thank you for helping us preserve the calm and thoughtful atmosphere that defines Farm Vibes Guest House.



# Other Guest Facilities

## The Hearth Kitchen & Morning Table

Where days begin slowly and stories gather.

Our open-plan kitchen and breakfast dining area sits at the heart of Farm Vibes, a shared space designed for ease, connection, and unhurried mornings. Bathed in natural light and layered with thoughtful detail, this is where the aroma of coffee drifts through the house and the day gently finds its rhythm.

Guests are welcome to enjoy breakfast here, linger over conversation, or simply sit quietly and watch the light move through the space. The kitchen remains a functional, shared environment, and we ask that it is used with care, respect, and mindfulness of others.

## What You'll Find

A spacious, fully equipped open-plan kitchen

Breakfast and communal dining tables for shared or quiet meals

Tea and coffee-making facilities

A calm, welcoming atmosphere suited to early mornings and gentle evenings

Easy access to garden views and outdoor light

## House Etiquette

Shared space, shared respect.

To ensure everyone feels comfortable and at home, we kindly ask guests to observe the following:

Quiet hours are observed between 22:00 and 07:00

Please be mindful of noise, especially early mornings and late evenings

Leave shared spaces as you found them, clean and considered

This is a communal area, kindness and courtesy go a long way

Farm Vibes is a place of balance, where people, space, and silence coexist gently.



See our "TO DO" section for a full list of our facilities and options available to all Guests. Self catering options available.



# Outdoor areas

*Where firelight, water, stone and sky meet*

There are several outdoor spaces across the property, each offering a different rhythm and mood. Guests are welcome to wander, pause, and settle into whichever space calls to them during their stay.

## 🌿 The Splash Pool - **TEMPORARILY UNAVAILABLE**

A simple, refreshing splash pool can be set up on request, perfect for cooling off and unwinding on warm days. In keeping with our eco-friendly approach, the splash pool is assembled only when requested and or when operationally possible.

The pool measures approximately 4 × 2 metres and 1 metre deep, ideal for relaxed lounging rather than swimming laps.



## 🔥 The Garden Braai

Nestled beneath mature trees and surrounded by lush greenery, the main garden braai area is a favourite gathering spot. It's designed for slow evenings, shared meals, and stories told around the fire.

A fire pit can also be arranged here, adding warmth and atmosphere to cooler nights.



# Outdoor areas

*Where firelight, water, stone and sky meet*

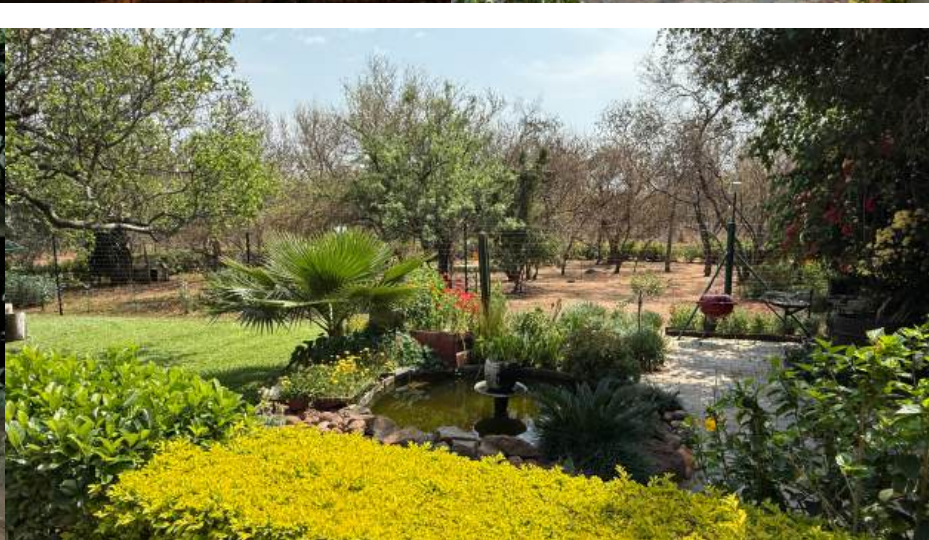
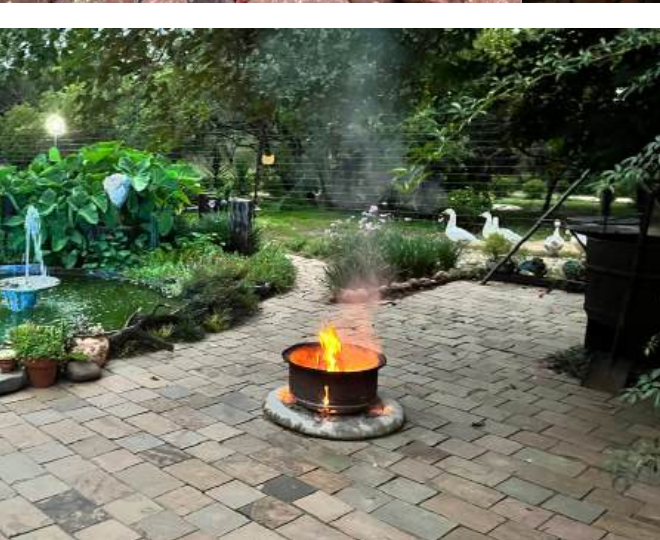
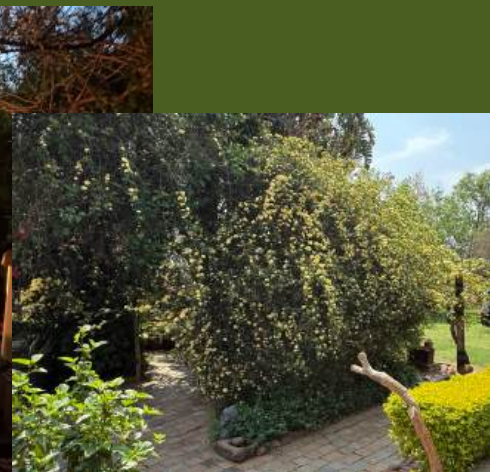
## 🔥 The Front Garden Fire Pit

Directly opposite the front door, the Sun Patio leads down to a cosy fire pit in the front garden. This space is ideal for intimate gatherings, quiet reflection, or enjoying a glass of wine as the day softens into evening, whether in summer or winter.



## 🌿 The Secret Garden Stoep

Adjacent to the front garden fire pit, the Secret Garden Stoep rests beneath a canopy of established trees. It's a calm, grounding space, perfect for reading, conversation, or simply listening to the natural sounds of the farm.



# Outdoor areas

*Where the bushveld, water, stone and sky meet*

## ♥ Lover's Rocks

### **! Access subject to conditions & availability !**

At the far edge of our small holding lies a place that feels quietly set apart from the rest of the world. Lovers Rocks is a natural granite outcrop, shaped by time, weather, and silence, resting gently on the outskirts of the bushveld. This is where the land opens up, the sky feels wider, and the noise of everyday life fades into stillness.

Reaching Lovers Rocks is a journey in itself, a gentle farm walk across open ground, weathered stone, and low bush, often accompanied by birdsong and the soft rustle of grass underfoot. The rocks are warm beneath the sun and cool under evening skies, offering a grounding sense of place, ancient and unchanged. This is where sunsets unfold slowly, painting the horizon in soft golds, dusky pinks, and deep bushveld blues. As the day draws to a close, shadows stretch across the rock surface and the air becomes still, making it one of the most romantic and contemplative spots on the property.

Whether visited alone for quiet reflection, shared with someone special, or experienced as part of a curated evening under the stars, Lovers Rocks holds space for connection, stillness, and memory. It is not polished or staged, but real, raw, and deeply rooted in the land, a place where moments linger long after you've left.

### **A gentle note for walkers & Sunset timing tip**

The walk to Lovers Rocks is natural and unmarked in places, with uneven rock surfaces and open bushveld terrain. We recommend wearing comfortable walking shoes, taking care on the rocks, and allowing enough time to return before dark. Guests are welcome to ask us for guidance before setting out, and we're always happy to advise on the safest route. For the most beautiful light and colour, we recommend leaving the guest house about 45–60 minutes before sunset. This allows time to settle in, enjoy the view, and make your way back comfortably before dusk.

### **Wildlife awareness & Fire safety note**

As Lovers Rocks is part of our natural bushveld, you may encounter birds, insects, and small wildlife along the way. Please move quietly, avoid disturbing any animals, and remain aware of your surroundings, especially in the late afternoon and early evening.

To protect this natural granite outcrop and the surrounding bushveld, **fires at Lovers Rocks are not permitted** unless specifically arranged **and supervised by the hosts as part of a curated experience.**





# PRECIOUS RESOURCES

## SOLAR POWER

Farm Vibes Guest House operates fully on solar power as part of our commitment to eco-conscious living. Electricity is a shared and naturally limited resource, and we kindly ask guests to use power thoughtfully. Small, mindful choices help us maintain a comfortable and sustainable environment for everyone.

## BOREHOLE WATER

All water at Farm Vibes Guest House is supplied by a borehole on the farm and is safe for everyday use. As this water is drawn directly from a natural source, we encourage guests to use it responsibly and with care, helping us preserve this valuable resource.



## PLEASE TAKE NOTE

Due to our Eco-Friendliness  
the use of Hairdryers, Straighteners, Personal  
Coffee Machines or any other appliances, needs  
approval from management.

**HEATERS ARE STRICTLY NOT ALLOWED  
& POWER CONSUMPTION IS MONITORED**  
*please inform us if you need extra blankets*

**IT CAUSES EXTENSIVE DAMAGE TO  
OUR SOLAR POWER SYSTEMS**  
Please charge phones, laptops & small speakers  
preferably during the day

*Enjoy being disconnected for a bit*

# CHECK IN

Check In Time 3:00 PM

Please reach out if you require an early bag drop.

You'll find towels & guest amenities in the bathroom. Please let us know if you require fresh towels during your stay.



# CHECK OUT

Check Out Time, strictly 10:00 AM

Breakfast is served from 08:00 to 09:30. Please enquire at reception if you need an earlier time or take-away snack breakfast. Also, please don't worry about making your bed on check-out day, as we will spring-clean after your departure.

# HOUSE RULES

01

## NO SMOKING

Smoking, including Hublies, is strictly not allowed in any of our rooms or any indoors area. Please be respectful and smoke outside at all times.

02

## PETS

Due to OppiPlasie's own pets being present on the property, we can unfortunately not allow visiting pets. Please also DO NOT feed or entertain any pets on the property.

03

## REGISTERED GUESTS

All guests, by payment of accommodation, accept our Terms, Conditions, Rules & Regulations. So please ensure you read them on our website: [www.farmvibes.co.za](http://www.farmvibes.co.za) or request it from our representatives.

04

## OCCUPANCY

Our rates are per person, not per room. We allow only 3 people max per room, from which 2 are adults and one child, under the age of 12.

05

## PARTIES

Farm Vibes is NOT a resort. We are a Guest House, and parties or loud music is not allowed, unless pre-organised or authorised. Please respect our curfew times: SILENCE from 9pm to 8am.



# Best Restaurants

## XCLUSIVE BEES & OCTOPUSSY

While we do not operate a traditional restaurant, Farm Vibes offers invitation-only dining experiences curated around fire, flavour, and atmosphere. These moments are designed to be shared slowly, in harmony with the land and setting.

Please enquire at reception to discover what experiences may be available during your stay.

### Beestekraal Stasie

Approximately 17km North from us, Beestekraal is an ABSOLUTE must! Awesomely tasty food & drink... a MUST VISIT!

Enquire at reception

### Oori Spore

Just over the main tar road, 3km from us. A very nice farm pub for a good mingle. Great specials! They also feature a pool table and swimming pool for relaxation.

### Locals Restaurant

13km North from us, on the tar road (R511). There is also a supermarket & Petrol station. Great place to hang out, watch rugby or kuier with the local farmers.

### Brits Mall

Situated in Brits, approximately 25km from us. Several restaurants like Ocean Basket & Wimpy. Please google: "Brits Mall" for more information.





# Best Bars and Pubs

## **BEESTEKRAAL STASIE**

Beestekraal Stasie Restaurant is a real treat & a great experience. They have a restaurant, a bar & numerous little shoppies on-site. Family friendly with an awesome atmosphere. Offering homestyle meals made with quality ingredients prepared from scratch throughout the day.

## **LOCALS PUB**

Locals Restaurant has a bar/pub which is great for watching rugby, or a great kuier! Family friendly with quite a variety of menu options to choose from.

## **OORI SPORE**

Pub & restaurant, their menu selection has great options & good food when you are getting hungry. Great people and a lekker vibe! Also has a pool table for the gamers & a swimming pool right next to the restaurant tables outside on the stoep, so you can easily enjoy fun day out!

## **HARTBEESPOORT DAM**

Please google this one. There are simply too many places to list. Homegrown Gin & Beer places. If Cannabis is your thing, give "The Joint" a visit also!

# Things To Do



## FARM VIBES ACTIVITIES

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All activities must be confirmed with management, and guests are required to complete and sign an indemnity form prior to participation. Any activities undertaken without confirmation are done entirely at the guest's own risk, and Farm Vibes can not be held liable for any such undertakings.

## FARM VIBES EVENTS

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### Menu & Pricing

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## AFRICA WILD CATS

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# Things To Do



## Farm Vibes Activities

Slow moments, shaped by land, fire, and sky

At Farm Vibes, activities are not about schedules or crowds. They are gentle invitations to experience the farm, the bushveld, and the quiet spaces in between. Some are self-led, others hosted, all are designed to be unhurried and meaningful.



### Bush Cruise

Moving gently through the land

Our hosted Bush Cruise offers a relaxed drive through the surrounding farms and surrounding bushveld, guided by local knowledge and an appreciation for the land. Expect open views, quiet moments, and an easy pace that allows you to observe, listen, and simply take it all in.

**Availability:** Hosted

**Booking:** Please enquire at reception



### Lover's Rocks – Sunset Visit - **Access subject to conditions & availability**

Where stone holds the last light of day

Lover's Rocks is a natural granite outcrop at the far edge of the farm, offering expansive views and unforgettable sunsets. Visits can be enjoyed quietly on your own or hosted as a guided experience. This is a space for reflection, connection, and unspoken moments.

**Availability:** Self-led or Hosted

**Booking:** Recommended for hosted visits

*Please see the Lovers Rocks page for walking and safety notes*

*Terms & Conditions Apply*

# Things To Do



## Farm Vibes Activities

Slow moments, shaped by land, fire, and sky



### Farm Walks

Follow the rhythm of your own footsteps

Guests are welcome to explore the property on foot at their own pace. Farm walks are self-led and allow for quiet immersion in the bushveld, with time to notice birds, textures, and the subtle changes in light throughout the day.

**Availability:** Self-led - please confirm and inform reception

**Guidance:** Available on request



### Nature Walks

Beyond the gate, at your own pace

For guests who feel drawn to explore a little further, Nature Walks extend beyond the boundaries of the farm and into the surrounding bushveld and dirt roads. These walks offer a quiet, open experience of the landscape, where the pace is set entirely by you. Nature Walks are self-led and allow guests to wander along the rural dirt roads, taking in wide skies, open land, and the unfiltered feel of the countryside. The area is well suited to slow, mindful walking and is also enjoyed by guests who bring their own bicycles. Please note that Farm Vibes Guest House does not offer bicycles for hire, and guests choosing to cycle do so with their own equipment. This activity is at own risk.

**Availability:** Self-led - please confirm and inform reception

**Suitable for:** Walking or cycling (own bicycle)

**Guidance:** Available on request

*Terms & Conditions Apply*

# Things To Do



## Farm Vibes Activities

Slow moments, shaped by land, fire, and sky



### Fire Pit Evenings

When the day softens into flame

Guests may enjoy relaxed fire pit evenings either independently or as a hosted experience. Whether shared with others or kept intimate, the fire becomes a place to unwind, talk, or simply sit in silence beneath the stars.

**Availability:** Self-led or Hosted, **depending on availability**

**Booking:** Firewood and setup by arrangement - Please enquire for hosted options



### Braai Experiences

Simple food, open flames, good company

Braai experiences can be enjoyed self-led or hosted, depending on preference. Set beneath trees or in designated garden areas, these evenings reflect the heart of farm living, unpretentious, warm, and grounded.

**Availability:** Self-led or Hosted, **depending on availability**

**Booking:** Please enquire for hosted options



### Picnics & Sundowners

Pause, pour, and watch the sky change

Enjoy a relaxed picnic or sundowner moment somewhere special on the property, from garden corners to open viewpoints. These experiences can be self-led or arranged as a hosted offering with thoughtful touches.

**Availability:** Self-led or Hosted, **depending on availability**

**Booking:** Please enquire for hosted options



### Star Gazing

Look up and linger

With minimal light pollution, Farm Vibes offers clear night skies ideal for quiet star gazing. This is a self-led activity best enjoyed slowly, wrapped in a blanket, allowing the vastness above to speak for itself.

**Availability:** Self-led, **depending on availability**

**Booking:** Please enquire for hosted options, including a bottle of wine

*Terms & Conditions Apply*

# Things To Do



## Beestekraal **ROCKY RIVER MTB AND 4 x 4 TRAILS** **OPEN ANYTIME**

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30KM & 60KM RIDES AVAILABLE  
START AT BEESTEKRAALSTASIE

SEE MAP ON [WWW.BEESTEKRAALSTASIE.COM](http://WWW.BEESTEKRAALSTASIE.COM)

ANTON: 083 566 3370

LYNETTE: 072 288 2094

# Things To Do



We have a great partnership with Africa Wild Cats & offers a wonderful experience. From White Lions, Tigers, Caracals and the list is almost never ending. They also have self-catering facilities like a bar, braai facilities & a swimming pool.

Located about 11,2km north from us via the tar road, Africa Wild Cats provides a unique experience with endangered wild life. Completely self-sustaining with no external funding, owners Magda & Willie Geldenhuys dedicate their lives to the survival of these magnificent animals. They offer Guided & Non-Guided Tours through their enclosures where you can get up close and personal with the following variety of species: Bengal Tigers, White Tigers, White Lions, Bat Ear Foxes, Caracals, Hyenas, Leopards and many more.

Their services & rates (confirm pricing):

- Guided Tours (Approximately 80 minutes)
- Braai facilities
- Swimming pool
- Guest rooms
- Bar
- Self-Catering
- Big Boma for events

**Please make direct bookings at:**  
Magda +27 83 231 1112  
or +27 63 441 5272



# Farm Vibes Events

*Moments shaped by land, fire, and togetherness*



## What We Host

Farm Vibes is suited to intimate, low-impact events

- Private celebrations and milestone moments
- Small birthday gatherings
- Romantic occasions
- Wine-and-fire evenings
- Slow, shared dining experiences
- Reflection or retreat-style gatherings
- Champagne breakfasts
- Lunch & Dinner parties

All events are hosted in harmony with the natural surroundings and the quiet atmosphere of the farm.

## ✿ Our Approach

Events at Farm Vibes are guided by a few simple principles:

- Intentional, not crowded
- Quiet, respectful, and unhurried
- Nature-led, not staged
- Personal, not production-driven

If an event does not align with these values, we may kindly decline the request.

## Important Notes

- All events are by arrangement & booking only, well in advance
- Guest numbers are limited and agreed in advance
- Noise levels are strictly managed to preserve tranquillity
- Activities, fires, and dining experiences require confirmation
- Indemnity forms may apply depending on the nature of the event

## Enquiries

We invite you to speak with us directly to explore whether Farm Vibes is the right setting for your occasion. Each event is unique, and we're happy to guide you through what is possible.

**Pricing:** TBC

**Availability:** Subject to date, scale, and alignment with Farm Vibes values

**Enquiries:** [info@oppiplaas.com](mailto:info@oppiplaas.com)

# Activities Menu & Pricing



## Bush Cruise

Approximately 45-60mins

Hosted - Max 4 guests **ZAR200 pp**

Farm Walks

Nature Walks / Cycling

no charge

no charge



## Lover's Rocks Sunset Visit

Self-led (with confirmation) **no charge**

Hosted / Guided: **ZAR50 pp**

Optional add-ons (only if requested):

- Setup **ZAR150**
- Blanket & wine setup: **ZAR150-R250** (depending on wine)



## Fire Pit Evenings

Self-led (own wood): **no charge**

Hosted fire pit setup: **ZAR200 per setup**

Includes:

- Firewood 3 x bags
- Fire prepared and managed
- Use of designated area



## Braai Experiences

Self-led: **no charge**

Hosted braai setup: **ZAR200 per setup**

Includes:

- Firewood 3 x bags

Optional:

- Hosted cooking / assistance: **ZAR150-ZAR250**



## Picnics & Sundowners

Self-led: **no charge**

Hosted setup: **ZAR150 per person**

Includes:

- Location setup
- Basic tableware
- Time and prep



## Pricing, Terms & Conditions

### Activities & Events

All activity and event pricing at Farm Vibes Guest House is subject to our standard Terms & Conditions and is provided as a guideline only. Prices may vary depending on group size, setup requirements, duration, staffing, and availability. Hosted experiences, dining events, and curated gatherings require prior arrangement, confirmation, and in some cases a signed indemnity form. Final pricing will be confirmed at the time of booking or enquiry. Please note that activities or events undertaken without confirmation, or outside of agreed arrangements, are done entirely at the guest's own risk and fall outside our Terms & Conditions. We encourage guests to enquire in advance so we can tailor each experience thoughtfully and ensure it aligns with the calm, respectful nature of Farm Vibes.

NO PARTIES OR GUEST VISITS WITHOUT PRIOR ARRANGEMENT

# Exclusively Farm Vibes

## Menu & Pricing

### From the Bar

#### Group Bookings & Special Events

Farm Vibes Guest House does not operate a public or walk-in bar. Bar beverages are offered exclusively as part of pre-arranged group bookings and special events, where service, selection, and quantities can be managed responsibly.

This allows us to maintain the quiet, private atmosphere our guests value while ensuring a smooth and well-organised experience.

Please enquire in advance to discuss available options and arrangements.

### Exclusive Bees & Octopussy

Full farm breakfast, p/extra person	100 pp
Bubbly breakfast, pp	250 pp

With prior arrangement:

Farm Table Dinner	150 pp
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### Hot stuff

Coffee & Tea making facilities are located inside the main house. Please don't hesitate to ask.

Coffee	no charge
Tea	no charge

### Lighter side of life...

Still water in the rooms are complimentary. Rather than buying another bottle of water, please be eco-friendly & refill your bottle free of charge at the water refilling station.

Still Water per bottle extra	15
• Refilling your bottle	no charge
Fruit Juice, per jug	25



# DISTANCES



## AIRPORTS

Brits Local Airport 14,1 km  
Lanseria Intl Airport 56,6 km  
Wonderboom Airport 70,1 km  
O.R. Tambo Intl Airport 134 km  
Cape Town Intl Airport 1491 km  
Durban King Shaka Intl 708 km

## CITIES & TOWNS

Brits 23,7 km  
Pretoria 81,7 km  
Bloemfontein 493 km  
Johannesburg 128 km  
Cape Town 1493 km  
Durban 683 km

## NEARBY ATTRACTIONS

Africa Wild Cats 11,2 km  
Beestekraal Stasie 17,4 km  
Dennekruin Hengeloord 9,9 km  
Dikhololo Game Reserve 15,4 km  
Hartbeeshoek Nature Reserve 11,6 km  
Klein Paradys Resort 8,5 km  
Oori-Spore Pub & Grill 3 km  
Roodekoppies Hengeloord 15,9 km

## "AMAZING STAY"

"Upon our arrival we were greeted like family, we felt comfortable immediately. We didn't know it was a B&B, so what a nice surprise to have breakfast and an amazing one if I may add. The owners dogs were so friendly and we really enjoyed them".

*Christa*

## "DEFINATELY"

"The place is beautiful and every cutlery you can ever need its literally available. We enjoyed our weekend and would definitely will go back"

*Mbali*

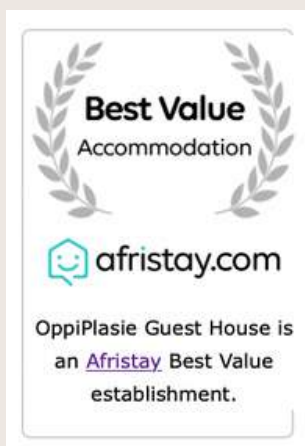
## "5 STAR SERVICE"

"5 star service and breakfast. Loved everything, host very welcoming. Definitely going back. I would recommend this place to everyone 😊"

*Zollies*



# AWARDS EARNED



## ROOM KEYS

Please remember to hand in your room keys at reception. This must include the remote & door key.

## CHARGERS, PLUGS & CABLES

Check all the plugs for your own personal adapters or items that we have borrowed you. Hand these back in at reception before you leave please.

## TOWELS, BLANKETS & LINEN

Please make sure you don't leave with any of our towels or linens? We know mistakes happen, but please double check these items for us before leaving.

## PERSONAL ITEMS

Check & make sure you are in possession of all your clothes, passports, identification documents, wallets, laptops etc.

## CHECK YOUR CAR

Please make sure that you check your car safety before tackling the roads. Check your engine water, window washer water, lights, tyres and general all round safety.

BEFORE YOU GO

# YOUR FEEDBACK

IS VALUABLE TO US!

## We'd love to hear from you!

please screenshot this page and send it to us via whatsapp

Did you have a good time with us?



Excellent



Good



Poor



Bad

What would you say about your experience at OppiPlasie?



How likely are you to tell your family and friends about us?

unlikely

0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

definitely

What are your thoughts on our activities?

Poor

Fair

Okay

Good

Excellent

Please specify: \_\_\_\_\_

\_\_\_\_\_

# Terms & Conditions

## Farm Vibes Guest House Full Terms & House Guidelines

### 1. Introduction

Welcome to Farm Vibes Guest House, previously known as OppiPlasie.

These Terms and Conditions have been developed to protect both our guests and the guest house, and to ensure clarity, fairness, and a peaceful experience for all.

By confirming a booking, entering the premises, or remaining on-site, guests acknowledge that they have read, understood, and agreed to all rules, expectations, policies, and conditions outlined herein.

### 2. Booking, Payment & Refunds

#### Booking Confirmation

- Bookings are confirmed once full payment is received.
- In specific, approved cases, a 75% non-refundable deposit may secure a booking, with the remaining 25% due 14 days prior to arrival.
- Failure to complete payment 7 days before arrival may result in automatic cancellation without refund.

#### Third-Party Bookings

- Bookings made via third-party platforms (e.g., Booking.com, Airbnb) may reflect as “unpaid” until funds are received by Farm Vibes Guest House.
- All extras, activities, and additional services must be settled directly with Farm Vibes Guest House.

#### Rebooking & Changes

- A R250 rebooking fee applies to any date change.
- Higher seasonal rates will apply where applicable.
- Lower seasonal rates will not be refunded.
- Only one rebooking per reservation is permitted unless otherwise approved in writing.

#### Cancellation Fees

- 30 days before arrival: 25% forfeiture
- 25 days before arrival: 50% forfeiture
- 20 days or less before arrival: 100% forfeiture
- No-shows and early departures: 100% forfeiture
- All cancellations must be submitted in writing.

#### Refunds & Credits

- Approved refunds are credited to the guest’s Farm Vibes Guest House account only.
- No refunds are paid to bank accounts, cards, or external payment methods.
- Credits may be used for future bookings at Farm Vibes Guest House or transferred to a nominee, but may not be withdrawn as cash.

### 3. Responsibility & Guest Accountability

- The person making the booking remains financially and contractually responsible, whether present or not.
- At least one on-site guest must assume accountability for:
  - Conduct
  - Charges
  - Damages
  - Compliance with these Terms & Conditions
- No guest or group may depart without full settlement of their account.

### 4. General Risk Acknowledgement, Indemnity & Limitation of Liability

By entering and staying at Farm Vibes Guest House, guests acknowledge and accept that they do so entirely at their own risk.

- Farm Vibes Guest House, its owners, staff, representatives, or affiliates shall not be held liable for any injury, illness, loss, theft, damage, accident, or death suffered by any guest or visitor while on the premises.
- This applies to, but is not limited to:
  - Use of facilities
  - Movement on the property
  - Environmental or natural conditions
  - Acts or omissions of other guests
  - Wildlife, terrain, or weather-related risks
- Guests are responsible for the safety and security of their personal belongings at all times.
- Farm Vibes Guest House accepts no liability for loss, theft, or damage to personal property, including vehicles and items left in rooms or common areas.
- Nothing in these Terms & Conditions limits or excludes liability where such limitation or exclusion is prohibited by law.

This clause aligns directly with, and is reinforced by, the Guest Activities Policy and Indemnity Form, where applicable.

# Terms & Conditions

## 5. Registration & Access Control

- Guest registration forms are compulsory and must be completed prior to arrival.
- Valid identification (SA ID, passport, or driver's license) is required for all adult guests.
- Access to the property is controlled.
- No gate remotes or keys are issued to guests.
- Gate access is facilitated by the host upon request.

## 6. Check-In, Check-Out & Room Access

- Check-in: from 15:00
- Check-out: strictly by 10:00
- Late check-outs without prior approval are charged as an additional night.
- All keys or remotes must be returned before departure.
- Lost items are charged at R500 per item.

## 7. General House Rules

Guests are expected to behave respectfully and responsibly at all times.

- Maintain a clean and tidy environment
- No running or physical games indoors
- Physical games permitted outdoors only
- No Bluetooth speakers or sound systems
- No excessive noise at any time
- Quiet hours: 21:30 – 08:00
- No smoking indoors, including hubblies
- No parties or gatherings unless pre-arranged in writing
- No access to backyard, staff areas, pantry, or back kitchen
- Do not feed or engage animals without express permission
- Do not move or rearrange furniture, décor, or utensils

## 8. Energy Use & Eco-Conscious Operations

- Farm Vibes is 100% solar-powered and uses borehole water.
- No heaters, hairdryers, irons, or personal coffee machines without prior approval.
- Device charging permitted during daylight hours only.
- Power and hot water availability may fluctuate based on solar conditions.

## 9. Laundry & Housekeeping

- Laundry: R80 per load
- Ironing available at additional cost
- Laundry must be requested, self-help is not permitted
- Rooms are serviced daily unless otherwise arranged
- Excessive mess may result in a deep-cleaning charge

## 10. Facilities & Access Rules

- Kitchen access: R100/day, pre-booking required
- Pantry and back kitchen are staff-only
- Splash pool available on request
- Pool table upstairs, under-16s require supervision
- Fires permitted only in approved fire pits or braais, pre-arranged

## 11. Bushveld Setting & Nature Risks

- Farm Vibes is located in a natural bushveld environment.
- Wildlife sightings may occur.
- Guests must exercise caution, particularly at night.
- Lover's Rock is unsupervised and used at own risk.
- Children must be supervised at all times.

## 12. SPA & Third-Party Services

- SPA and external services are provided by independent contractors.
- All third-party services are used at own risk.
- Farm Vibes accepts no liability for third-party services.

# Terms & Conditions

## 13. Firearms, Drones & Surveillance

- No firearms, weapons, fireworks, or drones without permission.
- Selected outdoor areas are monitored by CCTV.
- No surveillance exists in rooms or private spaces.

## 14. Alcohol & Conduct

- Alcohol permitted in moderation.
- Public intoxication and disorderly behaviour will not be tolerated.
- No glassware in outdoor gravel or pool areas.

## 15. Damage, Theft & Departure

- Guests are responsible for damages, losses, or stains.
- All charges must be settled before departure.
- Borrowed items must be returned before leaving.

## 16. Force Majeure & Emergencies

- Farm Vibes is not liable for disruptions due to weather, civil unrest, pandemics, or external factors.
- In emergencies, evacuate calmly and notify a Guest House Representative immediately.

## 17. Application of Industry Standards

- These Terms & Conditions are specific to Farm Vibes Guest House.
- Where not stated, standard South African hospitality practices apply.
- In the event of conflict, Farm Vibes Guest House Terms & Conditions prevail.

## 18. Breakfast Service Policy

Breakfast Hours: 08:00 – 09:30

- Time confirmation required the night before

Breakfast Types

- Full Breakfast
- Snack Breakfast for early departures
- Takeaway packs by prior approval only

Dietary Considerations

- Not vegan or vegetarian by default
- Self-catering guests may prepare own meals
- R50 credit per person applies, no cash refunds
- Allergies must be declared 24 hours in advance

## 19. Guest Activities, Risk Acknowledgement & Indemnity

- Participation in any activity is voluntary and at own risk.
- Guests must sign the Guest Activities Policy and Indemnity Form before participating.
- Activities undertaken without approval are strictly at own risk.
- Farm Vibes accepts no liability for activity-related incidents, to the fullest extent permitted by law.

## 20. Invitation-Only Events

- Access granted only to confirmed invitees.
- Additional guests require prior approval.
- Themed events require full participation.
- Full payment required prior to arrival.

## Acceptance

**By staying at Farm Vibes Guest House, guests confirm acceptance of all Terms & Conditions outlined above.**



ENJOY  
YOUR  
STAY

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AND PLEASE  
TRAVEL  
SAFELY

*From*  
*The Farm Vibes Team*