

# Brooks Cottage

Region: East Devon Sleeps: 4

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## Overview

In 1990, 'Interiors' magazine described Brooks Cottage as being 'a cottage that grows out of field in Devon. Meadow grass and wild flowers creep up to the cobbled front step, hills bristling with oak thickets rise up on two sides of the house, and brooks border the others. There is no sign of any other human habitation, not even a tarmac road. The same holds true today, some twenty-four years later!

Brooks Cottage therefore makes the perfect bolthole for guests wanting a real escape from the hustle and bustle of everyday life! The cottage can comfortably sleep up to four guests across its two beautifully appointed bedrooms. On the ground floor is the main living accommodation which comprises of a cosy sitting room with open fire, a small but perfectly formed kitchen complete with Aga and dining facilities. Upstairs on the first floor are the two bedrooms, one of which boasts its own en-suite facilities, and a family bathroom.

AS MENTIONED IN

**The Telegraph**

AS MENTIONED IN

**THE  TIMES**



## Facilities

Sustainable Collection • Heritage Collection • Wi-Fi/Internet • Pets Welcome • BBQ • Working Fireplace • Heating • Rural Location • Walking/Hiking Paths • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Romantic



# Interior & Grounds

## Ground Floor

- Living room with open fire
- Fully-equipped kitchen with Aga and dining facilities
- Cloakroom

## First Floor

- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed
- Family bathroom with handheld shower

## Exterior Grounds

- Lawned gardens

## Additional Facilities

- Wi-Fi
- Freeview TV
- Selection of books
- Washing machine & dryer (*in separate building close to the cottage*)
- Fridge & freezer (*in separate building close to the cottage*)

## Little Sustainability Gems About the Property

The water throughout the property is derived from the onsite well.

*\*Please note that the cottage is not suitable for children under the age of 12.*



# Location & Local Information

The drive from Exeter through the quintessential high hedgerows and rolling fields of Devon, past farms and barns leads you to the sprawling and magical Fulford Estate. This idyllic cottage sits in a corner of the countryside tucked within steep corn fields meaning you really do feel transported to another world. The perfect escapism, and yet just 20 minutes from Exeter!

## Local Amenities

Nearest Town/City	<b>Exeter (20.5km)</b>
Nearest Village	<b>Cheriton Bishop (3.3km)</b>
Nearest Restaurant	<b>The Old Thatch Inn, Cheriton Bishop (2.7km)</b>
Nearest Supermarket	<b>Sainsbury's, Exeter (18km)</b>
Nearest Beach	<b>Dawlish Warren Beach, Exeter (38km)</b>



## What Oliver loves...

- A stunning cottage that shows off the very best of Devon - and what it's like to live in true rural tranquility
- Enjoy the beautiful grounds before curling up in front of a wonderful roaring fire
- Organic chickens and sausages from the next door farm can be delivered to your door!

## What you should know...

- Please note that due to the rural location - mobile signal depends on your provider and so is not guaranteed for approximately half a mile!
- Due to the nature of the cottage, Brooks Cottage will not accept children under the age of 12 years old
- Please note that there are only handheld over-the-bath showers at Brooks Cottage

# Terms & Conditions

- Security deposit: £500 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection
- Arrival time: 3 pm
- Departure time: 11 am
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes, included in the rental price
- Internet access?: Yes, Wi-Fi is included in the rental price
- Changeover day: Flexible
- Minimum stay: Please note that there is a 5-night minimum stay, this may be increased across peak dates
- Smoking Allowed?: No smoking
- Pets welcome?: A maximum of 2 well-behaved dogs are allowed on a request basis at time of booking for an additional charge of £25 per dog, per stay. The breeds must be stated at time of booking.
- Other Ts and Cs: Please note that due to the age and the character of the cottage it is not suitable for children under the age of 12