

# Newport Manor

Region: North Devon & Exmoor Sleeps: 24

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## Overview

Newport Manor is a charming, quintessentially English period home that imbibes all the eccentricity of an English country estate, brimming with vibrant character, set within exquisite layers of pristine gardens.

The Regency style facade of this delightful home is an elegant monochrome with distinctive wrought-iron portico offering a cloistered veranda and elegant balcony, overlooking the primrose-lined pathways, pretty trellis covered arbours and expansive lawns.

Guests will enter an enchanting little world, suspended in time, bursting with ornate touches, period architecture and lavish yet cosy interiors. Full of surprises, this sumptuous home comes with its own series of converted out houses, providing spice and variety: a wonderful bright summer house, a glamorous bubbling hot tub, and its very own pub, the Frog and Pheasant, with games room and timber bar set within welcoming burnt orange walls and a genuine pub atmosphere!

Newport Manor, is set within the heart of the Devonshire countryside, down a winding lane, with far reaching country views. It has been finished with verve and charisma, executed with both comfort and elegance in mind, to accommodate large parties of up to twenty-four guests.

This quirky, rural idyll offers inviting interiors: an eclectic blend of open fires, lavish features with all the modern fittings required for a luxury family break. Understated luxury is the tone of this home!

The kitchen offers a bright, airy and sociable space for the group to convene at the end of the day, with a large central breakfast bar and views across the gardens; top-range appliances are provided along with double range five hob stove and traditional Aga.

The modern rustic feel is interspersed with unadulterated glamour at Newport Manor. The drawing room offers a little formal indulgence; deep, regal crimsons and antique dresser, along with Art Deco mirror and opulent chandelier. The outdoors beckon, through the large bay French window doors. In contrast, the lounge has a laid-back feel, soft earthy tones, comfortable sofas and a wall mounted television; ideal for evening downtime.



The dining room is finished with dove greys and Georgian panelled walls, a vivacious setting for colourful family meals. Newport Manor is a secluded space where the family can escape the bustle of modern living and reconnect, enjoy the grounds, cook together and take a stroll to the private pub for a game of snooker or darts!

The bedrooms are sumptuously finished, tranquil and elegant spaces with crisp cotton bed linen, generous proportions and unique touches. The luxury tone is apparent: plush fabrics, accents of sophisticated colour, suave finishes including ornate lighting, antique furnishing and glamorous adornments.

The second floor has a charming attic-like feel with sloping ceilings and exposed timber beams.

Newport Manor boasts one and a half acres of land; fully executed for outdoor living, parties and celebrations, there are built-in speakers by the summer house and barbecue, so whether it be rocking out some tunes with a glass of bubbles in the hot tub, or a sedate game of croquet on the lawns, this home has it covered, with style, charisma, and abundant eccentric charm!

## Facilities

Manor • Great Value • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • AGA • TV • Games Room • Table Football • Pool/Snooker • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

Newport Manor is a ten-bedroom traditional English house with luxury interiors that can accommodate up to 24 guests (possibility to add extra bed to reach 26).

## Ground floor

- Fully-equipped kitchen with electric oven with 5 hobs, coffee percolator, Nespresso machine, toaster, dishwasher, filter water tap and breakfast area
- Utility room with washing machine, tumble dryer, high chairs, travel cots, ironing board and extra towels for the hot tub
- Drawing room with direct access to the garden
- Living room with wall TV, DVD and CD player and direct access to the garden
- Games room and bar with pool table, table football, dart board along with wall mounted TV to enjoy sports, TV shows, Xbox 360 Kinect and drinks cabinet
- Cinema room with 65" screen 4k HD, blue ray player and movies, surround sound system

## First floor

- Pomerol – a double bedroom with a double shower room and toilet suite;
- St Estephe – a double bedroom with balcony and ensuite shower and toilet;
- Sancerre – a twin room with its own ensuite shower and toilet;
- St Amour – a family suite with a double room, balcony overlooking the garden, an additional room with bunk beds for the kids. It also has its own ensuite bath with toilet.

## Second floor

- Fleurie – a quirky twin room ideal for kids or fun loving adults;
- Madiran – a double bedroom with ensuite shower and toilet;
- Cabidos – a double or twin bedroom with ensuite bath and toilet.

## East Wing

- Chablis – King size double bedroom with additional single day bed with an ensuite shower bathroom;
- Margot – Family suite with double bed, double sofa bed, effect log fire, TV and DVD player. This room shares its bathroom with Sauternes just across the corridor. These 2 rooms enjoy a separate bathroom and toilet.
- Sauternes – A twin room overlooking the Portmore Golf Course.

## Outside grounds



- Hot tub
- Garden
- 18 bikes available free of charge to explore the surrounding area
- Croquet set
- Outdoor table tennis

**More facilities...**

- Bluetooth speakers

## Location & Local Information

The winding and luscious Whiddon Valley is just outside Barnstaple, in a beautiful part of north Devon, known for its lanes framed with wildflowers and windswept coastal pathways.

Barnstaple is not exactly a sea-side town, it is nestled on a tidal estuary, yet has a breezy seaside feel to it, with pretty cafes and winding streets, boutiques and a lot of fascinating local history.

Both the Museum of Barnstaple and Barnstaple Heritage Centre are worth a visit; the latter takes visitors on an exciting journey through time!

The historic Pannier Market showcases dependent on the day antiques, produce and collectables; at the same time visitors can stock up on Butchers Row at the local bakery, deli, fishmongers and butchers. Barnstaple has a buzzing and lively range of local businesses and an old fashioned high street with independent producers.

The Tarka Trail is ideal for a sunny day; with lovely views of the countryside around Barnstaple, or visitors can hire bikes and take a picnic.

Portmore Golf Club is a luxurious twenty-seven hole golf course with attractive restaurants and bars.

North Devon is known for its dramatic cliffs, sandy beaches and unspoilt nature - this spectacular and diverse country is abundant with gastronomical excellence, history, outdoor pursuits and cultural experiences.



## Local Amenities

Nearest Airport	<b>Exeter Airport (82 km)</b>
Nearest Village	<b>Barnstaple (3 km)</b>
Nearest Town/City	<b>Exeter (70 km)</b>
Nearest Restaurant	<b>Restaurants and Bars (3 km)</b>
Nearest Golf	<b>Portmore Golf Club (750 m)</b>



Nearest Supermarket

**Supermarkets and Shops  
(3 km)**

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## What we love

- Resplendent outdoor space, including impeccably manicured lawns, rambling overgrowth, flower-lined paths, private pub and games room as well as bubbling hot tub for a “rock and roll” edge!
- Spacious, ornate and comfortable interiors providing a blend of ornate antiques, period features, roaring open fires and cutting edge design!
- Executed for complete ease and convenience, guests have all their needs met on-site, this is a hidden paradise away from the strains of modern living in a tranquil, rustic location
- A 4-bedroom annexe complete with living room, kitchen and 2 bathrooms, can accommodate an additional 7 guests, please enquire for further information and pricing!

## What you should know...

- The hot tub is not suitable for children under the age of nine; this is a little grown-up indulgence perhaps with a glass of fizz!
- A car is needed, to explore this beautiful and windswept part of Devon - there is ample private parking on site.
- This is a well proportioned English country home ideal for self-catering and slowing the pace of life as a family or group, rather than a more commercial serviced resort experience

# Terms & Conditions

- Security deposit: £500 paid directly to the property owner prior to arrival. It is refundable provided no damage, loss or additional cleaning occurs during your stay.
- Arrival time: After 4.00 pm
- Departure time: Before 10.30 am
- Energy costs included?: Yes
- Heating costs included?: Yes
- Linen & towels included?: Yes
- End of stay cleaning included?: Yes, unless house and rubbish recycling is not cleaned up properly
- Changeover day: Friday
- Minimum stay: 2 nights
- Pets welcome?: Strictly 1 dog allowed
- Smoking Allowed?: No