

# Landscope House & Barns

Region: South Devon Sleeps: 28 - 36

## Overview

Situated in the stunning rural setting of Landscope in Devon's South Hams is the charming Landscope House & Barns. The grade II listed building has been a local landmark for generations, and now, through thoughtful restoration ensuring that all of its traditional character has been preserved, it is rented for lucky visitors to enjoy. The manor and its surrounding Barns now provide boutique accommodation for people seeking a country escape.

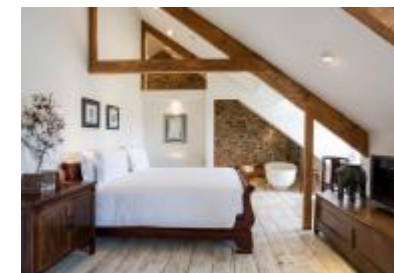
Landscope House can comfortably accommodate up to sixteen guests across eight beautifully-appointed en-suite bedrooms while the Barns can sleep up to twelve guests across six cottages and suites. A further eight guests can make use of sofa beds in the Barns raising Landscope House & Barns' maximum capacity to a total of thirty six.

Outside, those lucky enough to stay here will enjoy spending sunny days in the beautiful gardens whether they choose to spend their days splashing around in the private pool or relaxing with a good book on a sun lounger. After a busy day exploring beautiful Devon, the whole gang can gather on the terrace and enjoy a yummy meal al fresco.

*\* Those in smaller groups of 12 - 20 can still enjoy a stay here by renting either [Landscope House](#) or [Landscope Barns](#) individually.*

## Facilities

Private Pool • Ideal for Teens • Internet • Pets Welcome • All Bedrooms En-Suite • Ideal for Xmas/NY • Ground Floor Bed & Bath • Satellite TV • Working Fireplace • Heating • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

**Landscope House - 8 bedrooms | 8 bathrooms | sleeps 16**

## Ground Floor

- Fully equipped kitchen with island, professional stove, 4 x ovens, 2 x dishwashers and 2 x fridges & freezers
- Dining room with dining facilities to seat up to 18
- Living and family room with corner sofa and countryside views
- Study

## First Floor

- Bedroom with super-king size bed and en-suite wet room with shower and two person soaking bath
- Bedroom with twin beds and en-suite shower room
- Bedroom with twin beds and en-suite shower room (can be set up as super-king room on request)
- Bedroom with four-poster king-size bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room accessed via spiral staircase in the room

## Second Floor

- Bedroom with super-king bed, feature bath and en-suite shower room
- Bedroom with super-king bed, sitting area and en-suite bathroom
- Bedroom with king-size bed and en-suite shower room

**Landscope Barns - 6 bedrooms | 6 bathrooms | sleeps 12-20**

## Interior Grounds

### Barn Room 1 (1 bedroom cottage with vaulted ceilings)

- Living & dining room with sofa bed
- Kitchen with micro & convection ovens, electric hob, dishwasher, fridge and washer/dryer
- Bedroom with king-size bed and feature bath tub
- Bathroom with shower

*Sleeps 2 to 4 persons*

### Barn Room 2 (1 bedroom studio-style suite)

- Living room with sofa bed
- Kitchenette with stove top, microwave and fridge
- Bedroom with king-size four poster bed and feature bath tub





- Bathroom with shower

*Sleeps 2 to 4 persons*

### **Barn Room 3 (1 bedroom cottage with vaulted ceilings)**

- Bedroom with king-size four poster bed

- The private bath with "wet room" shower

- Large two person soaking tub

(- This suite can be connected to Barn room 4 which has a substantial kitchen , living and dining area.)

*Sleeps 2 persons*

### **Barn Room 4 (1 bedroom suite)**

- Bedroom with double or twin beds (both have pullout beds so could accommodate 2 additional children)

- Bathroom with bath and shower

- Normally combined with Barn Room 3 or 5 to form a larger 2, 3 or 4 bedroom cottage

- Barn room 4 also forms part of the main barn kitchen and living areas

*Sleeps 2 to 4 persons*

### **Barn Room 5 (1 bedroom large suite)**

- Bedroom with super king bed and feature bath tub

- Bathroom with wet room style shower

- Can be combined with 4 to form a larger 2 bedroom cottage

*Sleeps 2 to 4 persons*

### **Barn Room 6 (1 bedroom large studio cottage)**

- Living area with sofa bed

- Kitchenette with convection oven, electric hob, dishwasher, microwave, fridge and washer/dryer

- Bedroom with king-size bed

- Bathroom with bath and shower

(- Can be combined with Barn Room 5 to form a larger 2 bedroom cottage)

*Sleeps 2 to 4 persons*

### **Exterior Grounds**

- Large gardens

- Private pool

- Terrace with dining facilities

- Pond

## Location & Local Information

Landscape House & Barns offer the perfect country escape. Its picturesque location puts guests at the heart of everything the South Hams and Devon has to offer, including Dartmoor and the South Devon coast. These are only a short distance away. There are countless charming, historic towns and villages such as Totnes and Dartmouth to explore in the surrounding area.

### Local Amenities

Nearest Airport	<b>Exeter (26-30km)</b>
Nearest Ferry port	<b>Plymouth (26-30km)</b>
Nearest Town/City	<b>Ashburton (4km)</b>
Nearest Village	<b>Landscape (1km)</b>
Nearest Restaurant	<b>Ashburton (4km)</b>
Nearest Bar/Pub	<b>Landscape (1km)</b>
Nearest Beach	<b>Torbay (15km)</b>
Nearest Golf	<b>Torbay (15km)</b>



# Terms & Conditions

- Security deposit: £1000 to be paid prior to arrival and to be refunded in full subject to a damage inspection on departure
- Arrival time: 3pm
- Departure time: 10am
- Energy costs included?: Yes, included in rental price
- Linen & towels included?: Yes, included in rental price
- End of stay cleaning included?: Yes, included in rental price
- Pets welcome?: Dogs are welcome at the owner's discretion - please request at time of booking. An additional charge may apply.
- Smoking Allowed?: No smoking
- Changeover day: Friday
- Minimum stay: Please note that there is a 2-night minimum stay