

# Landscope House & Barns

Region: South Devon Sleeps: 28 - 36

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## Overview

Landscope House & Barns offer the ultimate in party and celebration venues. Landscope House is a phenomenal Grade II listed manor house that sits in a fabulous country estate in Landscope in Devon's stunning South Hams. The house itself sleeps sixteen guests in eight luxurious suites. The Barns provide exquisite boutique accommodation for a further twelve guests across six gorgeous cottages and suites with another eight guests being able to take advantage of sumptuous sofa beds. In total, Landscope House & Barns can sleep up to thirty six very lucky guests. It is such a fabulous place for a celebration, family get together or a corporate event. It is little wonder that weddings are popular when marquees can be put up in the meadow and the estate boasts an outstanding glass roofed barn that can seat up to one hundred and eighty guests. Guests staying in the house and barns are thoroughly indulged with Italian marble-clad bathrooms boasting egg-shaped freestanding baths, showers and Molton Brown toiletries, beautifully dressed exquisite beds, lavish living spaces and gorgeous grounds. The grounds offer an idyllic pool, a lake and a stream, all within several hundred acres of sensational countryside. There are plenty of options for delicious breakfasts and fine dining and the list of activities and excursions is endless.

Landscope House & Barns enjoys a privileged position just three miles from Dartmoor and only eight miles from the coast. The pretty Devon town of Buckfastleigh is very close by with its excellent cafes, restaurants, shops and the wonderful South Devon Railway where you can take a steam train along the beautiful River Dart valley to Totnes. Among the popular nearby attractions are Buckfast Abbey, Totnes Rare Breeds Farm, Agatha Christie's Greenway House, Dartinghall Garden, Becky Falls on Dartmoor and the wonderful seaside towns of Paignton, Salcombe, Torquay, Brixham, Hope Cove, Slapton and Dartmouth. In between those, there are beautiful villages, miles of fabulous walking territory and lots of river adventures.

Surrounded by glorious countryside, Landscope House was originally built in approximately 1840. It has been beautifully and sympathetically restored and refurbished to offer luxurious rooms whilst retaining its character and stunning nods from the past. With opulent yet somewhat minimalist styling, the bedrooms offer an air of elegance and dreamy romantic appeal whilst the living spaces are richer in colour and energy. All of the spaces have been designed with space and entertainment in mind. The Barns are even older, having been built in the late 1700 's. Built of Devon and Cornish stone, they



are a fantastic example of the architecture of the time and like the manor house, they have been brilliantly renovated. The Barns were formally an old dairy farm with the buildings forming a perfect courtyard. Each of the barns reflects the evolution of the building over the past two hundred years, showcasing hand sawn timbers, gorgeous rafters and purlins along with many original features of the dairy. The result is phenomenal, a perfect blend of old meets new. Guests are truly pampered within chic, contemporary interiors while appreciating the raw design elements. Many of the cottages and suites enjoy their own classy kitchens and the accommodation can be configured in a variety of ways to suit the guests. In addition to the manor house and barns, the estate boasts a converted 'Nissen Hut' from the second world war, the Dairy Kitchen which can be used for events such as cookery classes and demonstrations or as a support for outside catering or private chefs and the Glasshouse which can seat up to one hundred and eighty guests for dinner. It is brilliant for exhibitions and corporate functions. The conservatory in the manor house can accommodate up to twenty four guests.

Landscope House offers fabulous entertaining space. The renovations have ensured that the spaces are of deluxe hotel standard, full of sumptuous furnishings, beautiful artworks and artefacts. The ground floor is home to a smart drawing room, a reading room, a dining room and a fantastic open plan kitchen, family room and conservatory. The drawing room and reading rooms are of similar size, both with atmospheric feature fireplaces, one with blue and white colour palettes and the other with deep red colour splashes to compliment the ornate wooden furniture. The dining room is delightful with its exposed stone walls and period furniture. The wraparound kitchen, conservatory and family room is a brilliant space with a warm and inviting country feel. The chef's dream of a kitchen features beautiful ivory cabinetry, a giant professional range cooker, two fridges, two freezers, two dishwashers, four ovens and a fabulous extra long island. It is incredibly sociable linking directly with the light and airy conservatory. Here there is a farmhouse table and chairs, a modern log burning stove and lots of exposed stone and wood. This space is open to the family room with its contemporary sofa and chairs and memorabilia from days gone by. The garden views are gorgeous.

The second floor is home to five bedrooms and the top floor home to the final three. The bedrooms are all dreamy havens with painted wooden floor boards, a range of lavish, handcarved beds all adorned with crisp white quality linens, handpicked vintage accessories and scattered artefacts that will fascinate you. Some of the bedrooms boasts feature fireplaces. The first of the bedrooms enjoys a beautiful super kingsize bed and an ensuite bathroom with a two person bath and a wet room shower. The second bedroom, with its glorious estate views, offers two single beds, one being a trundle bed for an extra guest. It also has an ensuite shower room. Romantic bedroom three is very special with its extra large four poster bed and ensuite with a two person bath and wet room shower. The fourth bedroom also boasts a four poster bed and

an ensuite shower room. The final bedroom on the first floor is stunning with a blissful kingsize bed. Its second floor shower room is reached via a gorgeous spiral staircase. Bedroom six is immensely popular so you may need to draw straws. It offers so much character with its beams and exposed stone and brick arches and offers an in-room freestanding bath as well as a wet room. It super kingsize bed is lavish and stunning. The master, however, is a junior suite with its own sitting area. Again, it boasts an exquisite super kingsize bed, an egg shaped freestanding bath that sits in the middle of the room under the giant roof structure and a wet room shower. It is truly heavenly and you won't be rushing from this suite! The final bedroom is another beauty with beams, exposed stone, a kingsize sleigh bed and gorgeous linens. You will not be disappointed whatever room you have!

The super cool Barns are comprised of four barns, each with its own sleek, contemporary kitchen and all with dreamy underfloor heating. The styling is more New York studio than cutesy Devon barn. The buildings are split into numerous accommodations, all beautiful and characterful with beams and exposed stonework. The first cottage enjoys fabulously atmospheric vaulted ceilings and a brilliant flow between the spaces. It features a romantic four poster bed with a double bath in the bedroom, a fully-fitted contemporary kitchen, a cosy living and dining area with a sofa bed that can sleep two extra guests and a lovely patio. The second unit adjoins the first. It is a spectacular studio with a wall of glass that offers courtyard views and opens to a patio. It also boasts a small kitchenette, a small lounge area with a sofa bed and a fabulous bedroom with a freestanding bath and ensuite shower room. On the opposite side of the courtyard is another one bedroom cottage with a superb giant four poster bed that sits beneath original beamed ceilings, a contemporary ensuite bathroom with a two person bath and a walk-in shower and a fantastic open plan kitchen and living space. This cottage can be linked to the attached room which offers twin trundle beds which sleep between two and four guests. The twin room can also be opened to the barn room on the other side which is home to a gorgeous super kingsize bed, a two person bath and a wet room. Finally, the last accommodation is a large studio cottage with style, character and brilliant facilities. It was formally used to house the bulls in winter and is now home to a beautiful living, dining, kitchen and sleeping area with a kingsize sleigh bed, a sofa bed, a dining table and a sleek, modern kitchen. The bathroom is huge and suitable for guests with disabilities. The barns have been brilliantly designed to offer flexible accommodation.

The grounds of Landscope House are incredible. There are sheltered alfresco lounge spots, gorgeous landscaped borders, lush lawns, secret corners, a wonderful lily pond with its permanent residents, a family of moorhens and lots of frogs, alfresco dining and a fabulous pool which overlooks the lily pond. The pool is open all year long with an environmentally friendly heating system. Surrounding all of this are acres of lush greenery, a lake, the old oak meadow and towering trees. The meadow is the perfect spot for a marquee or a large

scale picnic. The walking trails and views are amazing! The barn courtyard is completely enclosed and gated so it is ideal for children. The courtyard offers some excellent furniture so that guests can relax with glasses of their favourite tittle, enjoying the beautiful character of this special place and its original artefacts that are scattered about. With such luxury, it is hard to imagine that the dairy herd only moved out a few years ago!

*\* Please note that the owners sometimes rent the barns individually. To ensure you have exclusive use of the Estate, please select the maximum capacity of 36.*

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

## Facilities

Manor • Sustainable Collection • Private Pool • Ideal for Teens •  
Wi-Fi/Internet • Pets on Request • All Bedrooms En-Suite • Ideal for  
Xmas/NY • Ground Floor Bed & Bath • Satellite TV • Working  
Fireplace/Woodburner • 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

**Little Sustainability Gems About the Property**

The owners have a large amount of land where they have their own animals and they're planting on average 200 trees per year.

## Location & Local Information

Landscape House & Barns are surrounded by hundreds of acres of estate grounds and countryside. It is located three miles from Dartmoor in Devon's South Hams. The list of attractions, villages, seaside resorts and fine dining restaurants within easy reach is endless.

Very close to the house is Hill House Nursery and Gardens with its stunning variety of plants and quaint tea rooms. Buckfastleigh is close to home with the ever popular heritage rolling stock steam trains. The railway was originally built in 1872. It is a brilliant way to travel to Totnes along the River Dart.

The vibrant, historic town of Dartmouth sits on the banks of the picturesque River Dart offering a fantastic range of attractions and activities including the delightful Babbacombe Model Village, Britannia Royal Navy College Tours, Coleton Fishacre House and Garden, Pennywell Farm, the Flavel Arts Centre and Cinema, Dart estuary walks, Bayards Cove Fort, Berry Head Nature Reserve, plenty of water activities and much much more. The town is brimming with narrow streets, overhanging medieval houses and old quays. It is full of fine dining restaurants, galleries, antique shops and marinas. The town plays host to many festivals and events.

Visiting Agatha Christie's mansion, Greenway House and Garden is another wonderful day out. Now owned by the National Trust, visitors can relax in the tranquil, beautiful gardens experiencing what Agatha Christie called 'the loveliest place in the world'. There are walled gardens, riverside woodland, informal gardens and lots of hidden gems.

You can also visit Dittisham, taking the Greenway ferry. Dittisham is so pretty with wonderful river views and an excellent pub. From Dittisham, you can link up with many other walks including the Dart Valley Trail, the Greenway Walk and others.

Dartington Hall and Gardens is also lovely. It is set within a one thousand acre estate. The gardens are stunning, designed by Beatrix Farrand, the famous American garden designer.

Salcombe has to be one of the prettiest towns in South Devon. It is a centre for sailing, a watersports haven! Salcombe is lined with boutique shops, art galleries and gift shops. The town's excellent restaurants serve locally caught fresh seafood and locally farmed produce. You can also taste delicious Salcombe Dairy ice-cream and award winning Salcombe gin. Salcombe's August regatta celebrates all that is great about the town with sailing events, fireworks and much family fun. In town, Salcombe's South Sands and North Sands are ideal family beaches or just across the estuary you will find a



wonderful beach at East Portlemouth. It can be accessed by ferry from Salcombe. To the west lies Bigbury-on-Sea, Bantham and the famous Burgh Island which is accessed at high tide by a sea tractor. The South West Coast Path is absolutely amazing. You can enjoy a walk to Start Point Lighthouse from Salcombe admiring the splendid views.

Another popular beach day jaunt is to the picturesque Slapton Sands. Slapton Sands has a very moving story attached to it. In 1943 the beach was taken over by the allied forces to use as a rehearsal area for the D-Day landings. Sadly a combination of live ammunition and poor visibility resulted in 749 American servicemen losing their lives. There is a stone monument to commemorate the ill-fated operation. There are plenty of watersports at the beach and a beachside cafe. Many visitors enjoy observing the wildlife in the Nature Reserve, living in and around the freshwater lake, Slapton Ley.

Kingsbridge, a traditional English market town, sits on the Kingsbridge Estuary, surrounded by lush, green rolling countryside. Kingsbridge boasts an eclectic selection of independent shops, art galleries and antique shops as well as an excellent selection of cafes, pubs and restaurants. Artisan coffee shops mingle with luxury boutiques and your usual high street stores. You can taste local craft beers, ales, cider and even wine and gin together with delicious local produce. The town also offers a three screen cinema, a yoga studio and a leisure centre with a swimming pool. The town is very interesting with many walks. You can explore passages such as Squeezebelly Alley to discover Kingsbridge's history and hidden treasures such as mosaics, a community garden and miniature railway. The town holds a number of local events including the Kingsbridge Food and Music Festival in June, Kingsbridge Fair Week in July, the Kingsbridge Show in September and Kingsbridge Celebrates Christmas in December. The estuary provides plenty of opportunities if you are a watersports enthusiast. You can kayak, sail or stand up paddleboard.

## 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>Landscope (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>

## What we love

- Landscope House & Barns have been sensationally restored and refurbished. They offer truly luxurious holiday living while retaining character and charm from days gone by
- The estate is magnificent with glorious outdoor entertainment spaces including the courtyard, the gardens, the pool, the lake, the lily pond and the atmospheric alfresco lounge and dining areas
- This is a spectacular wedding, special celebration or event pick with the phenomenal accommodation, the grounds and the spectacular glass roofed barn
- Guests can enjoy flexible holiday living with the barn rooms enjoying flexible set-ups
- The bedrooms and bathrooms are heavenly, all with top-of-the-range fittings, double baths and luxury toiletries

## What you should know...

- The house and barns can be rented together, sleeping up to thirty six guests if you want to use the sofas in the barns. Smaller groups can either rent the house on its own or the barns
- Please let us know if you are planning a special celebration and are looking for catering services or any other services that will ensure that you experience the holiday of your dreams
- Please take care of young children in the gardens with the pool and lily pond

# 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
  - Other Ts and Cs: Please note that the owners sometimes rent the barns individually. To ensure you have exclusive use of the Estate, please select the maximum capacity of 36.
- \*Please note: Landscope does not allow external caterers at the House.**