

# Watersmeet Cottage

Region: North Devon & Exmoor Sleeps: 8

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## Overview

Tucked in the thick forest just meters from the gentle stream, Watersmeet Cottage is a beautiful home with a delightfully classical style, brimming with original character.

The welcoming living room is incredibly cosy, with two large sofas and an armchair around the log-burner and TV and even underfloor heating, ideal for the cooler months! Your majestic open-plan kitchen and dining room, with a bonus sofa, is a fabulous hub of the home, complete with a huge range cooker for whipping up some excellent meals! There's tons of space for plenty of chefs to get involved and what's more – the huge vaulted ceiling and stable doors leading out onto the patio make this a great central area for social occasions, connecting the interiors and exteriors seamlessly.

There are four bedrooms in total, all with an incredibly sophisticated and cosy design, including beautifully paired wooden furniture, vast double beds and enormous windows in each! Between the four rooms are three elegant bathrooms, including large tubs and rain-showers. One of the rooms features two single beds, which can be converted to a single super-king-size bed on request.

Out on the terrace, including both a front and side patio, you can enjoy a relaxed afternoon of soaking up the sunshine and indulging in a cream tea, all while enjoying the surrounding beauty of the Exmoor National Park. Thanks to your fabulously rural location you can enjoy the calm of the natural world and only the sounds of the birds singing and the East Lyn River flowing towards the sea.

The local harbour village of Lynmouth has a vibrant array of shops, pubs and tea rooms, as well as a picturesque harbour and several stunning beaches. You can enjoy walks in every direction, not least the renowned locations of the Valley of Rocks, Hunters Inn, Porlock Weir and the Doone Valley all nearby.



## Facilities

Cottage • Great Value • Ideal for Babies & Toddlers • Ideal for Kids •  
Ideal for Teens • Wi-Fi/Internet • Pets on Request • Walk to Village •  
Walk to Restaurant • BBQ • Satellite TV • DVD • Working  
Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Ground Floor

- Living room with log-burner, TV and DVD and selection of books and games
- Kitchen with electric range cooker, combination microwave, large fridge/freezer, dishwasher, washing machine and tumble dryer
- Dining room with Smart TV, CD player, radio, Bluetooth speakers, comfy seating and dining suite
- Cloakroom with WC and basin



## First Floor

- Bedroom with king-size bed, TV and en-suite shower room
- Bedroom with twin single beds

## Half Landing

- Family bathroom

## Second Floor

- Bedroom with double bed, TV and en-suite shower room
- Bedroom with twin single beds (*can be converted to super-king on request*) and TV

## Exterior Grounds

- Garden furniture
- Barbecue

## Additional Facilities

- Wi-Fi
- TV & DVD
- Fireplace
- Cot & highchair available on request
- Washing machine & dryer
- On street parking for 2 cars



## Location & Local Information

Enjoy the warm, welcoming and easy-going folk of the West Country, and the endless sandy beaches, fossil cliffs, medieval towns and national parks of Devon, a truly unmissable county!

For a perfect day in the fresh air and sunshine, Exmoor National Park and the 954km<sup>2</sup> Dartmoor National Park, with their endless rugged moorland, woodland, farmlands and valleys sprinkled with granite tors are ideal for walking, horse riding, mountain biking, climbing and much more! The magnificent Jurassic Coast, comprising 95 miles of coastline with 185 million years of geological history is well worth a visit, with the South West Coast Path running along a large section of it.

If you're after a traditional English beach trip with the added delight of white sand beaches, turquoise waters, and world-class sailing and surfing, you will not be disappointed! Devon has two separate coastlines: to the south is the English Channel and to the north, the Irish Sea and Bristol Channel.

The sublime English Riviera, a series of picturesque, south-coast harbour towns, is the nickname of the magnificent southern coastline. Torquay is one of the main highlights: a delightful seaside resort town well known for its beaches such as Babbacombe and the cliffside Oddicombe. Torquay Harbour offers shops, cafes and a marina, while the nearby Torre Abbey, a monastery founded in 1196, has art galleries and extensive gardens. The smaller seaside town of Ilfracombe can be found on the northern coastline, and is a small, hilly harbour surrounded by cliffs.

And for a lively city, to the south-east is Exeter on the River Exe, with its Roman era City Walls, vaulted, medieval underground passages and stunning Gothic cathedral, built in the 12th-century. To the west of the county you'll find the larger city of Plymouth, with a fine display of its maritime tradition in the Barbican's Tudor and Jacobean buildings and Sutton Harbour's heritage trail. Both cities have bustling high-streets and lively nightlife thanks to the sizeable student populations!

Notable events in the area include the Devon County Show in Exeter each May, the Dartmouth Royal Regatta in August and the British Firework Championships in Plymouth also in August.

If flying to the area, Exeter International operates flights between Paris CDG, Amsterdam and countless UK cities, and the nearby Bristol International Airport has nearly 80 destinations.



## Local Amenities

Nearest Airport	<b>Exeter Airport (100km)</b>
Nearest Town/City	<b>Barnstaple (28.6km)</b>
Nearest Village	<b>Lynmouth (0.8km)</b>
Nearest Supermarket	<b>Londis (1.6km)</b>
Nearest Restaurant	<b>Nartnapa Thai Kitchen (1.6km)</b>
Nearest Beach	<b>Lynmouth Bay (0.8km)</b>
Nearest Golf	<b>Portmore Golf Park (28.6km)</b>

## What we love

- With the lovely village of Lynmouth and all its boutiques, cafes and pubs on your doorstep, you won't have to go far to enjoy a tippie, a stroll and a good meal!
- Each of the four enchanting bedrooms provides river and valley views, while two also offer delightful ensuite facilities!
- A large Smart TV in the living room ensures you have a relaxed environment to settle in the evening and catch up on your favourite shows, or switch on a classic film to wind down before bed!
- A walking path runs just along the road in front of the house and will take you to a beautifully scenic location in either direction!

## What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- The ground-floor cloakroom with WC and basin has a height restriction of 5'6"
- The beds of the second-floor twin room can be set up as a super-king on request!

# Terms & Conditions

- Security deposit: No security deposit is required for booking this property.
  - Arrival time: 4pm
  - Departure time: 10am
  - Energy costs included?: Yes, included in the rental price
  - 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: Saturday
  - Minimum stay: Please note that there is a 3-night minimum stay
  - Pets welcome?: A maximum of 2 well-behaved dogs are allowed on a request basis for an additional charge of £30 per dog, per stay. Please state dog breed at time of booking.
  - Smoking Allowed?: No smoking
  - Other Ts and Cs: A travel cot & highchair available on request basis at time of booking. Please bring your own cot linen.
- \* Please note that due to Covid-19, the check in and out times have been temporarily amended to allow for additional cleaning. Check in is now 5pm, check-out is 9am. Thank you for your understanding.*