

Devon Priory

Region: North Devon & Exmoor Sleeps: 10 - 12

Overview

Devon Priory is a superbly stylish, contemporary property set in the heart of the North Devon countryside, just two miles from the bustling town of Barnstaple and within easy reach of the stunning coastline, perfect for surfers and beach lovers. Sleeping twelve guests and with superb facilities, it is the perfect place to relax and get together with friends or family.

At the heart of this fabulous property is the huge kitchen/dining room. The kitchen is superbly well-equipped and stylish, its contemporary white units gleaming and immaculate. Guests can enjoy socialising at the long breakfast bar – with either a morning coffee or an evening aperitif before sitting together at the solid wood dining table for a meal. Beyond the table sits a large L-shaped sofa, perfect for relaxing after a meal. On warm evenings, throw open the patio doors on both sides of the room to allow cool breeze to flow in, or stroll outside to take in the evening air with a cool drink. Next to the kitchen is a separate living room, with stylish cream leather sofas, and a large Smart TV where guests can unwind after a day out at the coast. Alternatively, head into the games room, a large and comfortably furnished room also with a Smart TV, as well as table football and a piano, ideal for guests of a musical inclination!

Heading upstairs to the first floor, guests will find the six wonderful bedrooms. The master bedroom boasts a king-size zip-and-link bed, a TV, a Juliette balcony and a superb en-suite wet-room. In addition there are four more king-size rooms, two of which also have an en-suite shower room, and there is also a twin room perfect for younger guests. All the rooms are tastefully decorated with crisp, white bedlinen, complemented by a few splashes of colour. A large family bathroom completes the picture – ideal for enjoying an indulgent soak or for bathing the little ones.

Devon Priory has been designed with outdoor living in mind. From one side of the kitchen, guests can stroll out into the secluded patio, which has wonderful views of woodland in the distance and is edged on one side by a superb outdoor kitchen area with a gas barbecue, preparation area and sink. There is also an outdoor fireplace for keeping things cosy, and a pizza oven, making this a perfect outdoor party zone ideal for family barbecues or pizza nights. From the other side of the kitchen doors open onto a terrace, complete with table and chairs, where guests can perhaps sit and enjoy a light lunch whilst taking in the glorious views of the surrounding countryside. To complete the setting, a man-made stream tinkles along the side of the property creating a



pleasant ambience in this idyllic rural setting.

Devon Priory is a superb property for friends and family to relax in style in this beautiful part of North Devon. Airy and comfortable, it offers plenty of space for everyone and is well-equipped for those wanting to spend time outdoors in the fresh air.

Facilities

Villa/House • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens
• Wi-Fi/Internet • Pets on Request • Satellite TV • Working
Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Rural Location
• Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit &
Activities • Tourist Towns & Villages

Interior & Grounds

Ground Floor

- Open-plan living area
- Fully-equipped kitchen with dining facilities
- Cloakroom

First Floor

- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite shower room
- Bedroom with double bed and two single beds
- Bedroom with twin single beds
- Bedroom with double bed
- Family bathroom

Exterior Grounds

- Garden
- Terrace
- Children's play equipment
- Barbecue

Additional Facilities

- Wi-Fi
- TV
- Washing machine & dryer
- Travel cot & highchair available on request (*please bring your own cot linen!*)
- Parking



Location & Local Information

Devon Priory is set in a tranquil, rural spot outside the little village of Goodleigh and just 2 miles from the bustling town of Barnstaple. The glorious expanse of Exmoor National Park lies to the north, stretching almost 40 miles across this area of North Devon, and to the west are the beautiful sands of Westward Ho! and Woolacombe, backed by the North Devon Area of Outstanding Natural Beauty. Once an area of smugglers, shipbuilders and sailors, today this part of North Devon is a magnet for beach lovers and nature lovers alike, with a wealth of attractions for all ages.

The house is ideally located just half an hour from the coast, with a plethora of gorgeous beaches to choose from. Surfers will want to head straight for the breakers of Croyde. Putsborough Sands offer a wonderful 3-mile stretch of beach and has plenty of family-friendly facilities without being overly busy. Beautiful Woolacombe is more popular but offers a superb stretch of sand backed by stunning scenery, and a selection of shops and pubs in the village itself.

Nearby Barnstaple offers a range of shops to browse and a superb selection of eateries, from fine dining to cosy cafes. Visit the historic Pannier Market, one of the UK's largest covered markets or take a stroll along the river where you can see the impressive 16-arch bridge, originally built in the 16th century, before stopping off for afternoon cream tea at the elegant Queen Anne's Walk café, an historic 16th-century building once used as a public bathhouse.

Being close to the North Devon AONB, Priory House is ideally located for guests who are keen to get out and explore the countryside. For walkers and cyclists, the area offers a network of paths suitable for every level. Guests can enjoy walks along the picturesque River Taw from Barnstaple or alternatively jump in the car and head to pretty Appledore. Admire the tumble of white houses as you stroll along the quayside of this quaint little town, once famous for its shipbuilding, before stopping off for a pub lunch along the river towards Bideford. The Tarka Trail also offers miles of walks. Named after the famous otter, the trail follows a figure-of-eight route over 180 miles, taking in the valleys, moorland, woodland and beaches of north Devon.

The town of Ilfracombe is ideal for a day trip, where you can take your pick of the many boat trips that depart from the pretty harbour. Choose to sail along the coast to see the stunning Sherracombe Falls that cascade into the sea from some of Britain's highest cliffs, or take the 2-hour cruise out to beautiful and unspoilt Lundy Island on the MS Oldenburg. Owned by the Landmark Trust, the island is a haven for wildlife including puffins and sika deer, and a must for nature lovers



Local Amenities

Nearest Town/City	Barnstaple (3.5km)
Nearest Village	Northleigh (1.9km)
Nearest Restaurant	The New Inn, Goodleigh (1.4km)
Nearest Supermarket	Tesco Superstore (4.1km)
Nearest Beach	Saunton Sands (14.9km)

What we love

- Spend time together outdoors at this cleverly designed and spacious property
- Head to the coast for some superb surfing at nearby Croyde Bay
- Get back to nature and explore the miles of spectacular surrounding countryside

What you should know...

- Young children should be closely monitored as there is a stream outside
- There is an adjacent cottage and so you will have neighbours
- One of the bedrooms sleeps 4 and is best suited to a family with two adults and two children

Terms & Conditions

- 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: Flexible
- Minimum stay: Please note that there is a 7-night minimum stay
- Pets welcome?: A maximum of 2 well-behaved dogs are welcome on a request basis for an additional charge of £34 per dog, per stay
- Smoking Allowed?: No smoking