

# Pippin

Region: Somerset Sleeps: 2

## Overview

Pippin is a grade II thatched retreat full of romantic character and charm with its carefully restored interior, original flagstone floors, beams and oak studded doors. Cosy & comfortable with a separate kitchen, beamed lounge with dining area and an inglenook fireplace with toasty warm woodburning stove.

Wind up the spiral staircase to the romantic bedroom perfect for two with a French style king-sized bed, super comfortable deep mattress, 400 thread count cotton bedding, and fluffy pillows, so you can settle in and truly relax. There is an en-suite cloakroom with toilet and wash hand basin. On the ground floor holds a bathroom with walk in rain head shower.

The kitchen is modern with an electric two oven Esse Stove, microwave, dishwasher, a large fridge-freezer and all that's needed to cook up a feast. The spacious living area has a woodburning stove, flatscreen TV and comfy seating. The house has a courtyard with an outdoor table with space for two and private parking area for one car.

The house has a dual aspect living/dining room with an inglenook fire place and wood burning stove. The sitting area has a comfortable sofa, armchair and is equipped with a 32" flatscreen TV.

The oak front door opens out to the good-sized sheltered courtyard with outdoor table and chairs for alfresco eating or just enjoying a morning coffee. Its rural location makes it a great escape for those looking for a countryside bolt-hole, with two great pubs within a short walk and things to see and do nearby, and convenient shopping at the village shop or in the quaint town of Ilminster just 2 miles away.

## Facilities

Cottage • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Walk to Village • Walk to Restaurant • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Ideal for Xmas/NY • Satellite TV • Working Fireplace/Woodburner • Not for little ones • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Tourist Towns & Villages • Historical Sites • Romantic



# Interior & Grounds

## Ground Floor

- Bathroom with walk in rain shower head
- Modern kitchen with an electric two oven Esse Stove, microwave, dishwasher and a large fridge-freezer
- Dual aspect living/dining room with an inglenook fire place and wood burning stove

## First Floor

- Bedroom with French style king-bed and ensuite cloakroom

## Outside Grounds

- Sheltered courtyard with outdoor table and chairs for two

## Additional Facilities

- Washer-dryer
- Working fireplace
- Iron and ironing board
- One parking space
- Welcome hamper for guests upon arrival with prosecco, bread, juice, eggs and jam



## Location & Local Information

Pippin is situated in the heart of Broadway, a peaceful village surrounded by fields and woods that are perfect for countryside walks and bicycle rides due to the myriad of local country lanes and footpaths.

Within a few minutes walking distance are two pubs: The Bell Inn, Broadway and The Five Dials at Horton. There are several others a little further afield but nevertheless worth the visit.

Nearby the cottage are Dillington House and Barrington Court, two National Trust historic homes with beautiful gardens open to the public. Dillington House being 6.4 km away by car and Barrington Court being 12.4km.

There are several local cider producers whose orchards and presses are worth seeing close by. Perry's Cider Mill in Dowlish Wake has a small museum on offer and open all year round besides Christmas Day. There is also The Somerset Cider Brandy Company over at Burrow Hill that offers tastings and guided tours a little further field.

A little further away the beach at Lyme Regis and walks along the Jurassic coastline are 40mins or so to the South.

## Local Amenities

Nearest Airport	<b>Exeter International Airport (43.6km)</b>
Nearest Train Station	<b>Taunton (18.1km)</b>
Nearest Town/City	<b>Iliminster (4.6km)</b>
Nearest Bar/Pub	<b>The Bell Inn, Broadway (0.1km)</b>
Nearest Supermarket	<b>Tesco Superstore (5.3km)</b>



## What we love

- The house has an inglewood fireplace with a wood burning stove ideal for cold nights in!
- The sheltered courtyard has an outdoor table and chairs perfect for alfresco dining or a coffee in the morning
- There's plenty to do in the local area like visit a local cider producer or one of the few National trust historic homes nearby!

## What you should know...

- This cottage is dog friendly, although guests are advised to supervise their pets as they are not permitted on furniture or upstairs
- The grounds are accompanied by another cottage for four but there are no shared areas so all facilities are private

# Terms & Conditions

- Security deposit: No deposit required
- Arrival time: 3:00 pm
- Departure time: Before 10am
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- Internet access?: Yes, Wi-Fi is included in the rental price
- Minimum stay: Please note that there is a 3-night minimum stay
- Changeover day: Friday
- Pets welcome?: Dogs welcome.
- Smoking Allowed?: No smoking
- Other Ts and Cs: Sorry, but no stag/hen bookings. Following confirmation of your booking and prior to arrival the owner reserves the right to request a full list of the names and ages of everyone of the group staying at the house.