

Broadsands Farmhouse

Region: North Devon & Exmoor Sleeps: 6

Overview

Brimming with charm and character, Broadsands Farmhouse enjoys ancient beams and a listed staircase that is believed to date from the sixteenth century. Log fires light up its ancient splendour and the overhead minstrel's gallery adds to this magical picture. Broadsands Farmhouse is the original farmhouse on this magnificent resort and estate. It has been brilliantly restored while maintaining its charming nods to the past and now offers three bedrooms sleeping six guests and adorable living spaces. It also comes with its own south facing garden and terrace with alfresco dining and a private hot tub, all enjoying sensational lush valley views.

This wonderful holiday home is nestled on a superb small and exclusive resort close to the charming seaside town of Combe Martin. It is the perfect place for a spot of switch off. The delightful Combe Martin enjoys blissful secluded sandy beaches, wonderful rock pools, dramatic coastal scenery, a picturesque harbour, quaint shops, cosy seaside pubs, water sports, the fabulous Combe Martin Wildlife and Dinosaur Park, an interesting museum and easy access to the stunning Exmoor National Park, North Devon's Area of Outstanding Natural Beauty and the famous Southwest Coast Path. Nearby, you can explore the sensational Hangman Cliffs, the amazing beaches of Broadsands, Wild Pear, Tunnels and Barricane, Lee Bay, the Woolacombe beaches, Putsborough Sands, Croyde and the magnificent Saunton Sands. There are fabulous attractions such as National Trust houses, the wonderful Lynton and Lynmouth Cliff Railway and amazing activities including horse riding and coastering. You will never tire of exciting, interesting, and thrilling excursions in this wonderful area.

Guests staying at Broadsands Farmhouse enjoy access to fabulous resort facilities including an indoor heated swimming pool, fast EV charging for cars, indoor soft play, a thrilling adventure play area for children, fire pits, a games room, yoga classes, an honesty shop, outdoor dining areas, over fifty friendly animals and extensive grounds. There is something for everyone at this wonderful resort and you are welcome to bring your furry friends. If you want to take a holiday with friends, we also feature other cottages on the resort. You may want to take a peep at Old Combe Barn, Holdstone Cottage, Newberry Cottage, Sandy Bay Cottage, Combe Martin House or Wild Pear House and book one or more of those too. Broadsands Farmhouse is actually attached to Wild Pear House and offers a secret door from the kitchen to the dining room of Wild Pear House. If you did want to book a separate house for another



family or other friends, you could book both properties to sleep between fifteen and seventeen guests.

Broadsands Farmhouse boasts wonderful living spaces that offer a warm, inviting ambience. The huge, spectacular kitchen enjoys ceiling beams, beautiful cabinetry, excellent appliances including a five-hob range cooker, double oven and espresso coffee maker and a wonderful island that is topped with a giant slab of marble. The kitchen is very sociable where guests can perch on a stool with a glass of chilled white wine and keep the chef in your group company. The living and dining room is L-shaped and comes with a wood-burning stove, colourful rugs, comfy sofas, a Smart television, and a delightful minstrel's gallery. It is a wonderful space to switch off, chuck a log on the fire and cosy up with Netflix. The dining table seats up to ten guests.

The farmhouse enjoys three superb bedrooms including one on the ground floor. This is a delightful room with an ensuite shower room and twins or a super king-size bed. It is perfect if you have any guests with mobility issues. The master bedroom suite sits upstairs with its super king-size four poster bed and its marble-lined ensuite shower room. With rich woods, beautiful drapes and crisp cottons, this room is superb. The last room boasts comfy twin beds, a characterful beamed ceiling, and gorgeous mellow green tones. Guests staying in this room have use of the marbled family bathroom, another beautiful space.

More magic happens outside with a pretty private garden, stunning views, alfresco dining with a barbecue and a hot tub where you can soak under the stars. This property enjoys a Five Star Gold Visit Britain Award, and it is easy to see why. The resort facilities add to the charm of this idyllic property.

The resort swimming pool is wonderful, and you can relax on smart cradle rope weave seats and day beds. The pool building offers changing rooms, toilets, and showers. The games room offers table football, table tennis and a soft play area for little ones. The resort sits in its own pretty valley with sixteen acres of grounds sprinkled with lush lawns, gardens, sunken nature trails, ponds, meadows, an orchard, streams, an extensive kitchen garden and a greenhouse where you can pick yourselves something fresh and tasty to go with your alfresco dinner. As you wander through this wonderful estate, you will hear owls hoot and the wind whispering through the boughs of the oaks. You are welcome to bring your furry friends and enjoy the five acres of dog walking field for off lead enjoyment or a favourite local dog walk to the charming dog friendly pub, the Hunters at Heddon's Valley. There are over fifty animals on the estate and children enjoy helping at feeding times. Beautiful peacocks wander around the grounds when not nesting, the free-range chickens supply eggs and cute ducks live on three ponds. There is a small herd of alpacas, four pygmy goats, sheep, super cute piglets, guinea pigs and orphan lambs in the spring for children to bottle feed. Children adore the

outdoor playground with its amazing wooden pirate ship with decks, a tunnel, ship's wheel, plank, and sand pit. The two storey wendy house is perfect for little ones with a built-in kitchen, furniture, and a veranda. There is also a wooden tractor, a slide, trampoline, swings, slides and a climbing frame. You will be lucky if you see your children with all of this! Throughout the estate there are some wonderful views with lovely lounge furniture so that you can relax, captivated by the views with a sneaky bottle of chilled wine. The Lookout is one of these, also a perfect spot for early morning meditation or yoga. The huge one and half meter fire pit with benches is wonderful for sing songs and making marshmallow memories. The honesty shop stocks some wonderful goodies including delicious frozen Cook meals, barbecue packs from the local farm shop, tasty ice creams and marshmallows for toasting. Yoga classes take place all year long plus there are fun aqua aerobics sessions in the pool.

Facilities

Manor • Shared Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Hot Tub • BBQ • Coffee Machine • Electric Car Charger • Smart TV • Games Room • Outdoor Games • Working Fireplace/Woodburner • Heating • Cot(s) • Parking Space • Rural Location • Walking/Hiking Paths • Golf Nearby • Cycling • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The House

Ground Floor

- Large well equipped kitchen with dishwasher and washing machine
- Large living / dining room seating for ten and a log burner
- Twin room with an ensuite shower room

First Floor

- Bedroom with a super king-sized four poster bed with an en-suite shower room
- Twin room with an ensuite shower room
- Family bathroom with bath and shower

Outdoor Grounds

- Hot tub
- Private garden and terrace with garden furniture
- BBQ
- Parking

Additional Facilities

- Smart TV
- Wi-Fi

Secret door to Wild Pear House – both houses together are Combe Martin House, sleeping 15.

Shared Facilities Onsite

- Indoor swimming pool
- Over 50 Friendly animals
- Fast EV Charging
- Outdoor dining
- Extensive grounds
- Indoor soft play
- Honesty Shop
- Kitchen Garden
- Outdoor play areas
- Fire pits
- Games Room



Location & Local Information

Broadsands Farmhouse is nestled on an exclusive resort near Combe Martin in north Devon. Combe Martin is a fabulous seaside resort with stunning sandy coves, some of the UK's best rock pools and a fantastic selection of cafes, unique shops, pubs, and restaurants. The fish and chips are delicious! Combe Martin hosts many events celebrating its heritage and quirks including its annual Hunting of the Earl of Rone ceremony, a Pagan festival. The wonderful Southwest Coast Path runs through the village offering astonishing views and access to beaches and beauty spots that you may not otherwise see. You can hike to Great Hangman, the tallest sea cliff in Britain or take the two hundred and thirty steps down the Golden Cove. You can enjoy the calm waters of the bay on a boat, kayak, or stand-up paddle board.

The beaches in this wonderful area are quite extraordinary. Wild Pear Beach and Broadsands Beach are two of the most beautiful, secret coves. Wild Pear is reached via a dramatic descent from the coast path and is an idyllic, protected cove. Broadsands Beach was recently voted the 'Happiest View in the UK' with its special curved bay, turquoise sea, rock caves and trees. A network of tunnels hand-carved in the early nineteenth century lead to the wonderful Tunnels Beaches with their Victorian tidal swimming pool and sand and shingle private beaches. Barricane Beach boasts exotic shells, a delightful cafe and glorious sunsets. Lee Bay is a fabulously secluded spot looking out to the Bristol Channel. It is often called 'Fuchsia Valley' due to its bright red flowers. Woolacombe Beach is a three-mile-long sandy wonder that has been voted the 'Best Beach in Britain' and it is only twenty minutes from the resort. Putsborough Sands are on the south side of Woolacombe offering glorious surf and views of the headland. Just around the Baggly Point headland is the very pretty village of Croyde with its famous surfing beach. Backing the fabulous Saunton Sands is the impressive Braunton Burrows, a UNESCO biosphere reserve.

Coasteering is a popular thrilling sport with many experienced Coasteering and Adventure Sports companies operating at Watermouth Harbour, the next bay along from Combe Martin. Brave participants enjoy climbing over dramatic rocks, jumping into the sea, swimming through gullies and exploring caves. Horse riding on Exmoor is also popular with the Dean Riding Stables.

The National Trust's Arlington Court and Carriage Museum is a great day out with formal Victorian gardens, ponds, deer, plenty of space for picnics and an impressive collection of horse-drawn vehicles. It is a gem on the edge of Exmoor that has been in the Chichester family for over five hundred years. The gardens enjoy herbaceous borders, a fountain, walled kitchen garden and a conservatory brimming with exotic plants from around the world. There are pleasure grounds with gorgeous views, a wilderness pond, and a deer park



wood. The old kitchen tearoom is lovely and offers tasty treats. There is also an excellent second-hand bookshop. Watersmeet is a dramatic river gorge and ancient woodland with a National Trust tearoom set in stunning surroundings. You can treat yourselves to delicious Devon cream teas and be captivated by the amazing landscapes and woodland trails.

Twelve miles away, the Lynton and Lynmouth Cliff Railway opened in 1890 and is an excellent way to enjoy the wonderful coastal views between the two villages. Another popular trip is to Lundy Island which lies ten nautical miles off the coast. The ferry leaves from Ilfracombe Harbour taking you to this delightful island with its wildlife, big skies and gorgeous scenery.

The pretty, historic fishing village of Clovelly is worth a stop. It was once owned by the Queen of England and clings to the four-hundred-foot cliff where there is no traffic. Steep cobbled streets tumble down to its ancient fishing harbour and 14th century quay.

Local Amenities

Nearest Airport	Exeter Airport (92.4 km)
Nearest Ferry Port	Port Of Plymouth (120 km)
Nearest Train Station	Barnstaple Station (21.6 km)
Nearest Village	Combe Martin (2.3 km)
Nearest Town/City	Ilfracombe (11.5 km)
Nearest Restaurant	The Coach House At Kentisbury Grange (7 km)
Nearest Bar/Pub	The Castle Inn (2.3 km)
Nearest Supermarket	Co-Op (2 km)
Nearest Beach	Combe Martin Beach (3.7 km)
Nearest Golf	Ilfracombe Golf Club (8.4 km)

Nearest Tennis

Ilfacombe Tennis Club
(17 km)

What we love

- With listed features dating back to the sixteenth century, stunning ceiling beams, a cosy wood burning stove and wonderful decor, this fabulous farmhouse is perfect for a spot of relaxation and rejuvenation
- The house comes with a gorgeous terrace and garden where you can take a dip in the hot tub as the sun goes down, dine alfresco under the stars and enjoy sensational views down the valley
- Broadsands Farmhouse is located on an exclusive resort with outstanding facilities and activities. It is a great place to make friends, spend time with your family, to chill and enjoy life's simple pleasures!

What you should know...

- The farmhouse is dog friendly. You will be given a doggy welcome pack with a quilted waterproof sofa protector, a dog towel, water bowl, a flashing safety tag, dog treats, pool bags and a dedicated disposal bin. There is a large field for off lead fun and wonderful walks throughout the estate
- Guests staying at this wonderful house can use all of the resort facilities, including the pool, playground, honesty shop, games room, adventure playground, kitchen garden, the animal areas and lots more
- There are electric charging points provided for electric cars
- The house enjoys a secret door that could link the farmhouse to Wild Pear House if you wanted to book for a large group and take two houses
- Please let us know if you have particular wishes regarding the flexible sleeping arrangements in the downstairs bedroom

Terms & Conditions

- Security deposit: £1000 to be held by Oliver's Travels and to be released subject to a damage inspection on departure
- Arrival time: 4:00 pm
- Departure time: 10:00 am
- 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
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Internet access?: Wi-Fi internet access included
- Minimum stay: 7 nights during peak season, 3 nights during all other periods
- Changeover day: Friday
- Pets welcome?: On request only and with prior agreement with the owner
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay
- Stag & Hen Do's Allowed? : No stag or hen do's permitted. The property contains personal belongings of the owner. The property is rented as a holiday let and not a venue. The number of guests on site during a rental cannot exceed the number on the booking form without the prior permission of the owner
- Other Ts and Cs: The number of guests on the property at any time during the stay must not exceed the maximum capacity without the prior permission of the owner