

# Newt Cottage

Region: North Devon & Exmoor Sleeps: 2 - 4

## Overview

The delightful Newt Cottage sits on a wonderful small resort with astounding resort facilities. It is within minutes of the spectacular north Devon seaside town of Combe Martin. The cottage is one of a number on the resort and one of three that sit in a pretty courtyard close to the communal indoor swimming pool. Newt Cottage is beautifully presented with stylish open plan living space, two bedrooms and a family bathroom. It comes with a private enclosed terrace with garden furniture, a barbecue, a chimenea and a hot tub. This is a wonderful relaxation spot where you can pop a cork, take a dip in the hot tub, and enjoy the captivating views over the resort's animal enclosures and the lush valley.

This exclusive resort is nestled in a lush valley near the charming seaside town of Combe Martin. It is the perfect place for a spot of switch off. 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 coasteering. You will never tire of exciting, interesting, and thrilling excursions in this wonderful area.

Guests staying at Newt Cottage 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 the other cottages on the resort. You may want to take a peep at Old Combe Barn, Broadsands Farmhouse, Holdstone Cottage, Sandy Bay Cottage, Combe Martin House or Wild Pear House and book one or more of those too. Holdstone Cottage and Sandy Bay Cottage are located in the same courtyard.





Newt Cottage enjoys a very pretty stone and brick frontage with a bluey green stable door and colourful plant pots. The door opens to your open plan living space with its gorgeous floral wallpaper, its smart slate floor, its comfy sofas, colourful rugs and farmhouse style dining table and chairs. There is a Smart television so that you can cosy up with Netflix and a good selection of books. The views from the living room over the terrace towards the valley are wonderful. The ivory painted modern kitchen offers excellent appliances. Laundry appliances are shared with the other two cottages nearby.

Upstairs, you will discover the master bedroom and a twin room. The master boasts a beautifully dressed, four poster, king-size bed, pretty wallpaper to one wall and lovely views. The twin room is pretty small but beautifully appointed. The fully tiled family bathroom enjoys a bath and overhead shower.

You will love the private terrace for its views and intimate hot tub time. Your furry friend is welcome to join you at Newt Cottage and will enjoy watching over the animals. The nearby resort swimming pool is fabulous, all the more special for being only a few minutes' walk from your doorstep. You can relax on smart cradle rope weave seats and day beds with your holiday book if you do not want to swim. The pool building offers changing rooms, toilets, and showers. The resort 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. If you bring your furry friend, you can enjoy 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, 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

Cottage • Shared Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Hot Tub • BBQ • Electric Car Charger • Smart TV • Games Room • Indoor Games • 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 Cottage

### Ground Floor

- Large open plan living, dining room and well equipped kitchen with dishwasher

### First Floor

- Bedroom with a king-sized four poster bed
- Bedrooms with twin beds
- Family bathroom with a bath and shower

### Outdoor Grounds

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

### Additional Facilities

- Smart TV
- Wi-Fi

Shared laundry room with washing machines & tumble dryer (with Sandy Bay Cottage)

### 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

Newt Cottage is nestled on an exclusive resort with stunning grounds and views 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. 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.

There are spectacular beaches and coves nearby. 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.

The pretty, historic fishing village of Clovelly is worth the short drive. 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.

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 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.

You can learn many water sports in the area. Coasteering is also a 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.

## Local Amenities

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

Nearest Golf

**Ilfacombe Golf Club**  
**(8.4 km)**

Nearest Tennis

**Ilfacombe Tennis Club**  
**(17 km)**

## What we love

- Newberry Cottage is a delight with pretty wallpapers, gorgeous furnishings, and a lovely dolls house for children to play with
- The cottage comes with a gorgeous private terrace with garden furniture for alfresco dining under the stars, a chimenea for chilly evenings and a hot tub for an indulgent dip while mesmerised by beautiful panoramic views
- Newberry Cottage is located on an exclusive resort with outstanding facilities and activities. It is a great place to make friends, relax and enjoy life's simple pleasures!

## What you should know...

- The cottage 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 cottage 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
- There are sometimes promotional offers with Newberry Cottage. If you only use one bedroom or don't use the hot tub, it is sometimes offered at a discount. Please ask if you are interested

# 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