

# Rosetti Farm

Region: South Devon Sleeps: 12 - 16

## Overview

Located in Woodland, South Devon, this luxury farmhouse has been meticulously refurbished to provide a haven of peace. Designed to accommodate larger groups, it boasts seven bedrooms and ten beds, ensuring ample space for up to sixteen guests.

Immerse yourself in a seamless blend of modern elegance and traditional cottage charm. There are two distinct living areas adorned with Moroccan rugs, eclectic art and plush sofas that beckon you to sink into their embrace. Crackling open fires and wood-burning stoves envelop you in a warm glow as you peruse through the book collection. Admire the soaring wooden beams and high ceilings that house a cinema space, piano and a myriad of games. Also included is a huge flatscreen TV, table tennis, vinyl collection, pool table and turntable.

The kitchen and dining room overlook the walled herb and fruit garden. Cook up a storm using the outdoor parilla grill and pizza oven. There is also a fridge, microwave, dishwasher, stove, oven, coffee maker and bread maker.

The four bedrooms upstairs, out of which two boast en-suite bathrooms, exude a style of their own. Additionally, two en-suite bedrooms downstairs and a mezzanine sleeping area ensure privacy and comfort.

Take a leisurely stroll around the sprawling grounds. Lounge on sun beds or sway gently in a hammock, embracing the serenity of the garden, orchard, pond and fields. Tuck into the stone barn, which is outfitted with underfloor heating. Other amenities include a wood-burning sauna, high-speed Wi-Fi, washing machine and dryer. There is free parking on the grounds for added convenience.

## Facilities

Barn • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • BBQ • Hairdryer • TV • Sauna/Steam • Indoor Games • Table Tennis • Pool/Snooker • Home Cinema • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Parking Space • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling



# Interior & Grounds

## Interior Grounds

- Two living areas
- Kitchen and dining area
- Bedroom with a king-size bed and cot
- Two bedrooms with a queen-size bed
- Bedroom with twin beds and a small double bed
- Two bedrooms with a king-size bed
- Bedroom with a queen-size bed, sofa bed and two floor mattresses
- 6.5 bathrooms



## Outside Grounds

- Herb and fruit garden
- Outdoor seating and dining area
- Parking
- BBQ

## Additional Facilities

- Sauna
- Washer/dryer
- Wi-Fi
- Fireplace
- TV
- Game console
- Pool table
- Ping pong table
- Home cinema
- Library/bookshelf
- Microwave
- Refrigerator
- Stove
- Kettle
- Coffee maker
- Toaster
- Bread maker
- Hammock



# Location & Local Information

The farmhouse is nestled in the picturesque South Devon countryside between the villages of Broadhempston and Woodland. With its two inviting pubs and a village shop, Broadhempston offers a delightful taste of rural life. Nearby, the towns of Ashburton and Totnes await, each with its own distinctive charm.

For history enthusiasts, a visit to Powderham Castle is a must. As you amble through scenic landscapes, the castle's grandeur gradually unfolds. Built-in 1390 by Sir Philip Courtenay, it stands proudly as the seat of the Earl of Devon. Explore the historic rooms and beautiful gardens, and the area's rich heritage.

In Dartmoor National Park, you're surrounded by deep wooded valleys, meandering rivers, and majestic rock formations. You'll see Dartmoor ponies roaming freely while also encountering foxes, otters, weasels, stoats, and deers. Stop by for a beer at a charming country pub. Strike up a chat with the friendly locals, who'll regale you with their engrossing stories.

A 40-minute drive from the farmhouse takes you to the cosmopolitan city of Exeter. Participate in a free tour of Exeter Cathedral, an architectural masterpiece in Gothic splendour. Wander through a fascinating labyrinth of medieval passages beneath Exeter High Street, which once brought fresh water to the city. Heading to the quayside, you can stroll along the river, hire a bike or a canoe, or simply soak up the vibrant atmosphere of charming cafes, restaurants, pubs, and bars.

## Local Amenities

Nearest Airport	<b>Exeter Airport</b> (39.2 km)
Nearest Train Station	<b>Buckfastleigh Station</b> (9 km)
Nearest Village	<b>Broadhempston</b> (2.6 km)
Nearest Town/City	<b>Ashburton</b> (7.3 km)
Nearest Restaurant	<b>The Coppa Dolla Inn</b> (3 km)



Nearest Bar/Pub

**Monks Retreat**  
(2.5 km)

Nearest Supermarket

**Asda**  
(9.6 km)

Nearest Beach

**Babbacombe Beach**  
(17.7 km)

Nearest Golf

**Dainton Park Golf Club**  
(7.6 km)

Nearest Tennis

**Ipplepen Tennis Club**  
(6.6 km)

## **What we love**

- This beautiful property is nestled in the quaint countryside of South Devon, promising peace and tranquillity
- Ideal for large groups, Rosetti Farm features spacious interiors and exteriors, along with a wealth of entertainment such as a games console, pool table, sauna and table tennis

## **What you should know...**

- Having a car is essential, as the closest bus service operates only till Broadhempston (25 mins on foot)
- Parking for 15 cars is available
- For those not travelling by car, the nearest train stations are Newton Abbot and Totnes
- The neighbours enjoy peace and quiet so this is not the place for loud outdoor parties! Noise restrictions apply in the evenings

## Terms & Conditions

- Security deposit: £1,000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- 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: 3 nights in the low season and 7 nights in the high season
- Changeover day: Saturday during peak seasons, flexible during all other periods
- Pets welcome?: Not allowed
- 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
- Other Ts and Cs: Guests are required to keep outdoor noise levels to a minimum after dusk. The owners request to respect the neighbours peace and quiet. In the outdoor area amplified music or parties are not allowed.