

# Elm Cottage

Region: The South West    Sleeps: 13

## Overview

Elm Cottage holds a wonderful location nestled within beautiful Somerset countryside, ideal for families wanting to explore the great outdoors either on foot or on bicycle! While the location is ideal for those wanting to escape the hustle and bustle of daily life, the town of Ilminster with its variety of helpful amenities, including shops and family-friendly restaurants, is less than a five-minute car journey away.

The recently renovated cottage has been beautifully modernised to an incredibly high standard by its current owners who have carefully preserved its original charm with character features such as the exposed brickwork, old oak and elm beams, and a wood-burning stove, remaining untouched. Elm Cottage boasts a quirky upside-down layout, the impressive open-plan living accommodation is situated upstairs to allow guests to make the most of indoor-outdoor living with the bi-fold doors leading out to the terrace. The kitchen comes fully-equipped with all the tools you could possibly need to create delicious meals, while the cosy sitting area with its wood-burning stove makes the perfect space to retire to after action-packed days spent exploring the surrounding countryside. The cottage can comfortably accommodate up to thirteen guests across its six well-appointed bedrooms, which are located on the ground floor. Five of the bedrooms feature en-suite facilities and can either be set up as twins or super-king double rooms, making them ideal for friends or couples to share. The remaining bedroom features bunk beds and an additional pull-out single bed, ideal for children or teens to share, guests staying in this room can make use of the bathroom across the corridor.

Outside, open the large bi-fold doors and enjoy delicious barbecues al fresco on the terrace, the toasty fire pit will



keep everyone warm well into the evenings. There is also a magnificent wood-fired hot tub, perfect for long, indulgent soaks while admiring the countryside views at any time of the year.

## Facilities

Ideal for Xmas/NY • Ideal for Kids • Walking/Hiking Paths • Special Offer • Pets on Request • Has Discount • Cots (Cribs) • Ideal for Teens • Instagrammable • Modern • Ground Floor Bed & Bath • <1hr to Airport • Cottage • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Hot Tub • Tumble Dryer • Dishwasher • Smart TV • Working Fireplace/Woodburner • Fire Pit • Heating • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Ground Floor

- Bedroom with super-king bed and en-suite shower room\*
- Bedroom with super-king bed and en-suite shower room\*
- Bedroom with super-king bed and en-suite shower room\*
- Bedroom with super-king bed and en-suite shower room\*
- Bedroom with super-king bed and en-suite bathroom\*
- Bedroom with bunk beds and additional pull-out trundle bed (*best suited to younger guests*)
- Family shower room

## First Floor

- Living area with wood burning stove
- Fully-equipped kitchen with induction hob, 2x ovens, 2x dishwashers, Nespresso coffee machine and dining area with garden access

## Exterior Grounds

- Wood-fired hot tub
- Fire pit
- Terrace
- Dining facilities
- Charcoal barbecue (*starter charcoal provided*)
- Lawn

## Additional Facilities

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

*\* Each of the super-king bedrooms can be set up with twin beds instead on request. Please just advise of your preference at time of booking.*



## Location & Local Information

Elm Cottage is situated in a tranquil spot just a 5-minute drive from the town of Iminster where a wide variety of helpful amenities, including shops and restaurants, can be found. There are a selection of excellent pubs in the vicinity, such as The Barrington Boar, Dinnington Docks, Lord Poulett Arms, or Five Dials. We also recommend the micro-brewery at Stocklinch, Stocklinch Ales, which is open for visitors on Friday evenings after 7pm and Sunday lunchtimes.

There is plenty to see, do and explore in the surrounding area. Barrington House, a National Trust house with gardens open to the public, is nearby, as is Dillington House. The Dennis Chinaworks in Shepton Beauchamp are also very close and worth a visit, for the tea rooms as much as anything else! There are several local cider producers whose orchards and presses are worth seeing, Perry's Cider in Dowlish Wake being one, and Julian Temperley's cider and cider brandy distillery over at Burrow Hill another. A little further away the beach at Lyme Regis and walks along the Jurassic coastline are 40mins or so to the South, while the Hauser and Wirth gallery near Bruton is 40 mins or so to the East.

### Local Amenities

Nearest Airport	<b>Exeter Airport (50km)</b>
Nearest Town/City	<b>Iminster (2.5km)</b>
Nearest Restaurant	<b>Selection in Iminster (2.5km)</b>
Nearest Supermarket	<b>Tesco Superstore, Iminster (2.7km)</b>
Nearest Shop	<b>Green House Farmshop (250m)</b>
Nearest Beach	<b>Lyme Regis (29.7km)</b>



## What we love

- The wood-fired hot tub adds a real touch of luxury and makes the perfect spot to retreat to after action-packed days spent exploring beautiful Somerset
- Enjoy morning strolls to the Green House farmshop, it features a fantastic deli counter and serves fresh barista coffee - just a minute's walk from the cottage!
- There's plenty to do in the local area, but you're just far enough out of it all, to enjoy total peace and quiet and the fresh air of the great outdoors

## What you should know...

- The bedrooms can be set up with either twin beds or super-king size doubles, ideal for couples or friends holidaying together! Please just request your preference in good time before your arrival
- One of the bedrooms features bunk beds and is therefore better suited to any children or teens in the group

# Terms & Conditions

- **Security deposit:** £500 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:** 4pm
- **Departure time:** 10am. When allowed, Sunday check-outs are at 4pm to allow guests to enjoy the full weekend.
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** A maximum of 2 well-behaved dogs are allowed on a request basis for an additional charge of £50 per dog, per stay. Please request at the time of booking. Dogs are to remain in the living area and off the furniture at the property.
- **Other Ts and Cs:** This home is best suited to family groups. No stag do's, hen do's or parties are permitted at this home.
- **Changeover day:** Friday or Monday. Changeover days differ over bank holidays - please enquire.
- **End of stay cleaning:** Standard changeover clean included in the price. 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.
- **Smoking Allowed?:** No smoking
- **Other 2:** Travel cots and highchairs can be provided on request. Please ensure that you request them at the time of booking as they are available on a first come, first served basis.
- **Minimum stay:** Please note that there is a 2-night minimum stay, this may be increased to 3 or 7-nights across peak dates such as school holidays, Christmas and New Year.
- **Internet access?:** Yes, Wi-Fi is included in the rental price