

# Home Orchard

Region: The South West   Sleeps: 4

## Overview

Home Orchard with its thatched roof, stone floors and oak studded doors is full of character and charm.

Very spacious and comfortable with open-plan lounge, kitchen and dining area, whitewashed walls and warm toasty aga.

There are two bedrooms with deep mattresses, 400 thread count cotton bedding, and super fluffy pillows, so you can settle in and truly relax. The first bedroom has a French style king-sized bed. The second bedroom can be arranged as a superking-sized double or as two single beds.

On the first floor you can find the bathroom which holds a large, walk-in rain-head shower. The house has a dual aspect open plan living/dining/kitchen area for four people. The sitting area has comfortable sofas and is equipped with a 42' flatscreen TV. The kitchen area is modern and well equipped with a large central island, an electric two oven Aga, microwave, dishwasher, a large fridge-freezer and a washer-drier.

The house has a courtyard with an outdoor table and private parking area for two cars. The two front doors open out to the good-sized sheltered courtyard with outdoor table and chairs for alfresco eating or just enjoying a morning coffee. There is a private parking area with space for two cars. The courtyard is fully enclosed and is a safe place for little people and four legged friends!

Home Orchards 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

Ideal for Xmas/NY • Cycling • Ideal for Kids • Historical Sites • Romantic •  
Walk to Village • Walking/Hiking Paths • Pets on Request • Cots (Cribs) •  
Ideal for Teens • Cottage • <1hr to Airport • Walk to Restaurant • Country  
Estate • Wi-Fi/Internet • Rural Location • Outstanding Landscapes •  
Tourist Towns & Villages • AGA • Satellite TV • Kid-friendly excursions •  
Playground nearby • High Chair(s)

# Interior & Grounds

## Ground Floor

- Open-plan kitchen, dining and living area. Kitchen area well equipped with a large central island, an electric two oven Aga, microwave, dishwasher and a large fridge-freezer



## First Floor

- Bedroom with French style king-sized bed
- Bedroom that can be arranged as a superking-sized double or as two single beds
- Bathroom with large, walk-in rain-head shower

## Outside Grounds

- Sheltered courtyard with outdoor table and chairs for four
- Enclosed courtyard safe for children

## Additional Facilities

- Washer-dryer
- Welcome hamper with prosecco, bread, juice, jam and eggs
- Iron and ironing board
- Cot and high chair available upon request
- Two parking spaces



# Location & Local Information

Home Orchard 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	Exeter International Airport (38.5 km)
Nearest Town/City	Ilminster (4.6km)
Nearest Bar/Pub	The Bell Inn, Broadway (0.1km)
Nearest Beach	Lyme Regis Beach (29.9km)
Nearest Train Station	Taunton (11.3km)
Nearest Supermarket	Tesco Superstore (5.3km)



## What we love

- One of the bedrooms can be arranged as either a double or twin which allows them to work for both couples and friends
- There is lots to do in the local area like visit one of the several local cider producers but if you simply want to unwind and relax this is the perfect spot
- The courtyard is fully enclosed, making it the ideal, spot for children and dogs!

## What you should know...

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

# Terms & Conditions

- **Security deposit:** No deposit required
- **Arrival time:** 3:00pm
- **Departure time:** Before 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** Pets allowed
- **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.
- **Changeover day:** Monday or Friday. All other changeover days on request.
- **Smoking Allowed?:** No smoking
- **Minimum stay:** Please note that there is a 3-night minimum stay
- **Heating costs included?:** Yes, included in the rental price
- **Internet access?:** Yes, Wi-Fi is included in the rental price.