

Pippin

Region: The South West Sleeps: 2

Overview

Pippin is a grade II thatched retreat full of romantic character and charm with its carefully restored interior, original flagstone floors, beams and oak studded doors. Cosy & comfortable with a separate kitchen, beamed lounge with dining area and an inglenook fireplace with toasty warm woodburning stove.

Wind up the spiral staircase to the romantic bedroom perfect for two with a French style king-sized bed, super comfortable deep mattress, 400 thread count cotton bedding, and fluffy pillows, so you can settle in and truly relax. There is an en-suite cloakroom with toilet and wash hand basin. On the ground floor holds a bathroom with walk in rain head shower.

The kitchen is modern with an electric two oven Esse Stove, microwave, dishwasher, a large fridge-freezer and all that's needed to cook up a feast. The spacious living area has a woodburning stove, flatscreen TV and comfy seating. The house has a courtyard with an outdoor table with space for two and private parking area for one car.

The house has a dual aspect living/dining room with an inglenook fire place and wood burning stove. The sitting area has a comfortable sofa, armchair and is equipped with a 32' flatscreen TV.

The oak front door opens out to the good-sized sheltered courtyard with outdoor table and chairs for alfresco eating or just enjoying a morning coffee. Its 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 • Not for little ones • Historical Sites • Walking/Hiking Paths • Walk to Village • Romantic • Ideal for Teens • Not For Little Ones • Pets on Request • Cottage • <1hr to Airport • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Tourist Towns & Villages • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Working Fireplace/Woodburner • Fenced Grounds

Interior & Grounds

Ground Floor

- Bathroom with walk in rain shower head
- Modern kitchen with an electric two oven Esse Stove, microwave, dishwasher and a large fridge-freezer
- Dual aspect living/dining room with an inglenook fire place and wood burning stove

First Floor

- Bedroom with French style king-bed and ensuite cloakroom

Outside Grounds

- Sheltered courtyard with outdoor table and chairs for two

Additional Facilities

- Washer-dryer
- Working fireplace
- Iron and ironing board
- One parking space
- Welcome hamper for guests upon arrival with prosecco, bread, juice, eggs and jam



Location & Local Information

Pippin 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 (43.6km)
Nearest Train Station	Taunton (18.1km)
Nearest Town/City	Ilminster (4.6km)
Nearest Bar/Pub	The Bell Inn, Broadway (0.1km)
Nearest Supermarket	Tesco Superstore (5.3km)



What we love

- The house has an inglewood fireplace with a wood burning stove ideal for cold nights in!
- The sheltered courtyard has an outdoor table and chairs perfect for alfresco dining or a coffee in the morning
- There's plenty to do in the local area like visit a local cider producer or one of the few National trust historic homes nearby!

What you should know...

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

Terms & Conditions

- **Security deposit:** No deposit required
- **Arrival time:** 3:00 pm
- **Departure time:** Before 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** Up to two pets are welcome request only and with prior agreement with the owner. If accepted, a pet supplement of £25 per pet per stay will apply.
- **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 and Friday
- **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
- **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