

# Old Combe Barn

**Region:** The South West   **Sleeps:** 10

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## Overview

The wonderful Old Combe Barn is nestled within a charming exclusive resort close to the idyllic town of Combe Martin. With five gorgeous bedrooms accommodating up to 10 guests, along with a stunning luxurious living space, this barn is perfect for large families or groups of friends.

The living room, with its plush sofas, giant Smart television and modern wood burning stove, is the perfect spot to relax, throw a log on the fire and get cosy with Netflix. One of the five bedrooms, a super-king, is on the ground floor, and might be ideal for those with mobility issues.

Outside, a sensational deck awaits, offering uninterrupted views across the valley, a hot tub, and an al fresco dining space to enjoy together. Whether basking in the sun's warmth or gazing at the starlit sky, it is truly the perfect place to relax. Located on the fringe of Exmoor's Dark Sky Reserve, nightfall brings mesmerising views of the night sky. It is easy to see why this wonderful barn enjoys a Five Star Gold Visit Britain award.

Guests at Old Combe Barn also enjoy access to a wonderful array of resort facilities, including an indoor heated swimming pool, fire pits and yoga classes. Fast EV charging stations, an honesty shop and additional outdoor dining areas await, and for the kids, indoor soft play areas, an outdoor adventure playground, a games room with table football and table tennis and a friendly farm animal can be enjoyed. With extensive lush grounds to explore and even a garden greenhouse free to forage in, Old Combe Barn is the perfect countryside getaway. Dogs are also welcome to join the fun!

For even larger groups, there are six other properties in the resort available to rent alongside Old Combe Barn.



Please see Wild Pear House (<https://www.oliverstravels.com/britain-ireland/devon/wild-pear-house/>), Broadsands Farmhouse (<https://www.oliverstravels.com/britain-ireland/devon/broadsands-farmhouse/>), Holdstone Cottage (<https://www.oliverstravels.com/britain-ireland/devon/holdstone-cottage/>), Newt Cottage (<https://www.oliverstravels.com/britain-ireland/devon/newt-cottage/>) and Combe Martin House (<https://www.oliverstravels.com/britain-ireland/devon/combe-martin-house/>).

Venture beyond the resort to discover secluded sandy beaches and dramatic coastal scenery. Visit the picturesque harbour and wander around the quaint shops and cosy seaside pubs. Nature enthusiasts will relish exploring Exmoor National Park, North Devon's Area of Outstanding Natural Beauty, and the legendary Southwest Coast Path. With endless opportunities for adventure, both young and old will delight in every moment spent in this captivating corner of the country.

## Facilities

Washing Machine • Coffee Machine • Ground Floor Bed & Bath • Wi-Fi/Internet • Golf Nearby • Walking/Hiking Paths • Cycling • Cots (Cribs) • Indoor Games • Shared Pool • Rural Location • Beach Nearby • Games Room • Table Tennis • Barn • Animal farm • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Playground nearby • Heated Pool • Indoor Pool • Ideal for Babies & Toddlers • Ideal for Kids • Stair gates • Ideal for Teens • Pets on Request • Hot Tub • Dishwasher • Microwave • Electric Car Charger • Smart TV • Outdoor Games • Table Football • Working Fireplace/Woodburner • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Old Combe Barn

### *Ground Floor*

- Sun room
- Drawing room
- Well equipped kitchen with an AGA, separate oven and hob, table for ten and a dishwasher
- Large cloakroom with a washing machine
- WC
- Bedroom with a super king-sized bed with an ensuite shower room

### *First Floor*

- Bedroom with a super king-sized bed with balcony
- Family bathroom

### *Second Floor*

- Twin bedroom

### *Family Suite*

- First floor bedroom with a super king-sized bed and en-suite shower room
- Connected to the master bedroom is a twin room in enclosed mezzanine (above master suite)

### *Outdoor Grounds*

- Hot tub
- Large private decking with outdoor dining, loungers, sofa, and chimenea
- BBQ
- Private lower terrace and lawn
- Parking

### **Additional Facilities**

- Coffee machine
- Smart TV
- Wi-Fi

### *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

Nestled within an exclusive resort near Combe Martin in North Devon, Old Combe Barn boasts a superb location, offering guests a wealth of amenities for a truly memorable stay. The resort provides a variety of facilities to cater to all interests, from leisurely days by the swimming pool to invigorating yoga classes. Guests can also enjoy feeding farm animals or strolling through the expansive 16-acre grounds, ensuring there's something for everyone without needing to leave the resort grounds.

Combe Martin itself is a fabulous seaside village with hidden sandy coves, some of the UK's best rock pools. Explore the village's array of unique shops, cafes, pubs, and restaurants, and be sure to savor the delicious fish and chips on offer. The renowned Southwest Coast Path meanders through the village, offering breathtaking vistas and the opportunity to embark on exhilarating hikes to landmarks such as Great Hangman, Britain's tallest sea cliff.

Nearby, Wild Pear Beach and Broadsands Beach beckon with their pristine sands and secluded ambiance, while the picturesque village of Croyde, just a short drive away, welcomes surfers from far and wide to ride its famous waves. For a thrilling adventure, consider coasteering at Watermouth Harbour, where participants navigate dramatic rocks, leap into the sea, and explore stunning caves.

History buffs will delight in a visit to the National Trust's Arlington Court and Carriage Museum, where formal Victorian gardens, serene ponds, and a fascinating collection of horse-drawn vehicles await. Alternatively, embark on a scenic journey aboard the Lynton and Lynmouth Cliff Railway, offering panoramic coastal views between the two villages. For a memorable day trip, set sail to Lundy Island from Ilfracombe Harbour, where captivating wildlife and breathtaking scenery await just ten nautical miles off the coast.

Whether seeking outdoor adventures or peaceful



moments by the sea, Old Combe Barn offers a tranquil escape amidst the beauty of North Devon's landscape.

Local Amenities

Nearest Airport	Exeter Airport (92.4 km)
Nearest Bar/Pub	The Castle Inn (2.3 km)
Nearest Beach	Combe Martin Beach (3.7 km)
Nearest Ferry Port	Port Of Plymouth (120 km)
Nearest Golf	Ilfracombe Golf Club (8.5 km)
Nearest Restaurant	The Coach House At Kentisbury Grange (7 km)
Nearest Supermarket	Co-Op (2 km)
Nearest Tennis	Ilfracombe Tennis Club (17 km)
Nearest Town/City	Ilfracombe (11.5 km)
Nearest Train Station	Barnstaple Station (21.6 km)
Nearest Village	Combe Martin (2.3 km)

## What we love

- The highlight of the barn is the gorgeous decking where you can take a dip in the hot tub as the sun goes down, dine alfresco under the stars and enjoy heavenly views down the valley.
- The barn is located on an exclusive resort with outstanding facilities and activities. It is a great place to make friends, to relax and enjoy simple pleasures!
- The resort and the local area is the perfect place for a family holiday, offering several kid-friendly activities to enjoy.

## What you should know...

- Old Combe Barn 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 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.

# 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:** 9.30 a.m.
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of £50 per pet per day will apply.
- **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.
- **Changeover day:** Saturday in school holidays. Flexible during all other periods.
- **End of stay cleaning available?:** 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
- **Smoking Allowed?:** Smoking & Vaping are not permitted
- **Other 2:** Cots and highchairs are available on request. Please pre-book in advance if you require these. Cot sheets are provided, however you will need to bring your own cot bedding.
- **Minimum stay:** 7 nights during peak season, 3 nights during other periods
- **Heating costs included?:** Yes, included in the rental price
- **Internet access?:** Wi-Fi internet access included
- **Stag & Hen Do 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.