

# Wild Pear House

**Region:** The South West   **Sleeps:** 9

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## Overview

In glorious Georgian splendour, Wild Pear House offers families and friends a truly luxurious stay in a quiet pocket of the north Devon countryside. This wonderful holiday home is nestled on a superb small and exclusive resort close to the charming seaside town of Combe Martin. With five magnificent bedrooms and characterful living space brimming with period features, Wild Pear House is the perfect place to bring generations together, spend time with your loved ones and totally relax. As well as beautifully presented living space, Wild Pear House enjoys a lush, pretty garden and a superb terrace for alfresco dining and indulgent dips in the hot tub. The valley views from the house and gardens are spectacular.

Guests staying at Wild Pear House enjoy access to fabulous resort facilities including an indoor heated swimming pool, fast EV charging for cars, indoor soft play, a thrilling adventure play area for children, fire pits, a games room, yoga classes, an honesty shop, outdoor dining areas, over fifty friendly animals and extensive grounds. There is something for everyone, including your furry friends, at this wonderful resort.

If you want to take a holiday with friends, we also feature other cottages on the resort. You may want to take a peep at Old Combe Barn, Broadsands Farmhouse, Holdstone Cottage, Newt Cottage, Sandy Bay Cottage or Combe Martin House and book one or more of those too. Wild Pear House offers five bedrooms sleeping nine guests though two extra beds and cots are available on request. The house was built roughly two hundred years ago to the front of the original early farmhouse, Broadsands Farmhouse, and offers a secret door disguised as a bookcase. The secret door links the dining room of Wild Pear House to the kitchen of Broadsands Farmhouse. If you did want to book a separate house for another family



or other friends, you could book both properties to sleep up to seventeen guests.

The delightful Combe Martin enjoys blissful secluded sandy beaches, wonderful rock pools, dramatic coastal scenery, a picturesque harbour, quaint shops, cosy seaside pubs, water sports, the fabulous Combe Martin Wildlife and Dinosaur Park, an interesting museum and easy access to the stunning Exmoor National Park, North Devon's Area of Outstanding Natural Beauty and the famous Southwest Coast Path. Nearby, you can explore the sensational Hangman Cliffs, the amazing beaches of Broadsands, Wild Pear, Tunnels and Barricane, Lee Bay, the Woolacombe beaches, Putsborough Sands, Croyde and the magnificent Saunton Sands. There are fabulous attractions such as National Trust houses, the wonderful Lynton and Lynmouth Cliff Railway and amazing activities including horse riding and coasteering. You will never tire of exciting, interesting and thrilling excursions in this wonderful area.

Wild Pear House is flooded with sparkling Devon sunlight which streams through its traditional sash windows. Every room is bright and airy, super stylish and extremely comfortable. At the front of the house, you will discover beautifully decorated dining and living rooms. The living room comes in soft grey, white and ivory tones adding a sense of calm. Sumptuous sofas make for a restful space and the fire adds a crackling atmosphere. In deep red, the dining room is warm and inviting. Also boasting a gorgeous period fireplace, it is the perfect spot for a celebratory feast. Gorgeous vintage dressers and an enormous dining table complete this elegant picture. The rear of the house enjoys smaller beamed rooms. The smart hallway leads to a convenient downstairs toilet, a cute snug, the perfect place for a quiet read of the Sunday newspapers and a cup of tea and the wonderfully warm kitchen. The inviting country kitchen is beautifully fitted with gorgeous wooden cabinetry, excellent appliances including a range cooker and a long farmhouse kitchen table and chairs. To the front of the kitchen, you will discover the enormous garden games room with wide doors to the terrace. Guests enjoy friendly competition with table tennis, table football and darts in this room.

Above the living and dining rooms there are two enormous bedrooms, both with lavish king-size beds, stunning ensuite bathrooms and expansive views down the valley which will entice your gaze. With exquisite, wallpapered feature walls, high-quality furnishings and opulent drapes, the rooms are elegant and very classy. Crisp cottons, luxury duvets and throws ensure that you will dive deep into some serious shuteye. The two masters epitomise luxury holiday living and you will be forgiven for thinking you are in a boutique hotel. Between these two rooms there is a small, delightful single room which enjoys the same panoramic view.

At the back of Wild Pear House, you will enjoy a delightful oak beamed, marble lined family bathroom with a gorgeous roll top bath and a walk-in shower. There are a further two bedrooms here, both with comfy twin beds. One of the rooms can be set up with a super king-size bed. They are utterly charming rooms with pitched ceilings, ancient beams and beautiful decoration.

The private south facing terrace and lawn offers a hot tub with a view, a barbecue, alfresco dining space, sun loungers, a chimney for chilly evenings and colourful plants and flowers. It is very pretty. You just need to chill some fizz and get ready for that dip at sunset! Wild Pear House is located on the edge of Exmoor's Dark Sky Reserve, so the night stars are incredible. You will feel the tranquillity fold around you as you relax and unwind in peace and quiet.

The resort swimming pool is wonderful, and you can relax on smart cradle rope weave seats and day beds. The pool building offers changing rooms, toilets, and showers. The games room offers table football, table tennis and a soft play area for little ones. The resort sits in its own pretty valley with sixteen acres of grounds sprinkled with lush lawns, gardens, sunken nature trails, ponds, meadows, an orchard, streams, an extensive kitchen garden and a greenhouse where you can pick yourselves something fresh and tasty to go with your alfresco dinner. As you wander through this wonderful estate, you will hear owls hoot and the wind whispering through the boughs of the

oaks. You are welcome to bring your furry friends and enjoy the five acres of dog walking field for off lead enjoyment or a favourite local dog walk to the charming dog friendly pub, the Hunters at Heddon's Valley. There are over fifty animals on the estate and children enjoy helping out at feeding times. Beautiful peacocks wander around the grounds when not nesting, the free-range chickens supply eggs and cute ducks live on three ponds. There is a small herd of alpacas, four pygmy goats, sheep, super cute piglets, guinea pigs and orphan lambs in the spring for children to bottle feed. Children adore the outdoor playground with its amazing wooden pirate ship with decks, a tunnel, ship's wheel, plank and sand pit. The two storey wendy house is perfect for little ones with a built-in kitchen, furniture, and a verandah. There is also a wooden tractor, a slide, trampoline, swings, slides and a climbing frame. You will be lucky if you see your children with all of this! Throughout the estate there are some wonderful views with lovely lounge furniture so that you can relax, captivated by the views with a sneaky bottle of chilled wine. The Lookout is one of these, also a perfect spot for early morning meditation or yoga. The huge one and half meter fire pit with benches is wonderful for sing songs and making marshmallow memories. The honesty shop stocks some wonderful goodies including delicious frozen Cook meals, barbecue packs from the local farm shop, tasty ice creams and marshmallows for toasting. Yoga classes take place all year long plus there are fun aqua aerobics sessions in the pool.

## Facilities

Washing Machine • Villa • Cycling • Wi-Fi/Internet • Walking/Hiking Paths • Golf Nearby • Chef/Cook Available • Table Tennis • Rural Location • Indoor Games • Cots (Cribs) • Shared Pool • Maid Service Available • Beach Nearby • Games Room • Yoga Classes Available • Spa Treatments Available • Babysitting Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Dishwasher • Electric Car Charger • Smart TV • Outdoor Games • Table Football • Working Fireplace/Woodburner • Heating • Parking Space • Tourist Towns & Villages

# Interior & Grounds

## The House

### Ground Floor

- Large well equipped kitchen with American fridge freezer and dishwasher
- Large dining room with wood burning stove
- Snug
- Drawing room
- Games room containing a table tennis table, table football and darts with seating

### First Floor

- Two bedrooms with king-sized beds and en-suite shower rooms
- Two twin rooms (one can be made up as a superking on request)
- Bedroom with a single bed
- Large family bathroom with roll top bath and separate shower

### Outdoor Grounds

- Hot tub
- Private south facing terrace and lawn complete with sun loungers, outdoor dining and chimenea
- BBQ
- Parking

## Additional Facilities

- Smart TV
- Wi-Fi
- Washing machine

### 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

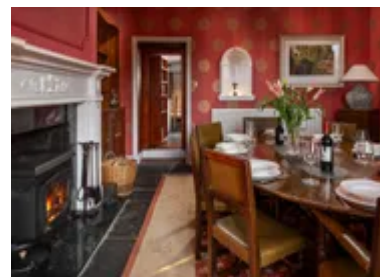


## Location & Local Information

Wild Pear House enjoys a superb location on an exclusive resort near Combe Martin in north Devon. It is a fabulous seaside resort with dreamy sandy coves, some of the UK's best rock pools and a fantastic selection of cafes, unique shops, pubs, and restaurants. The fish and chips are delicious! Combe Martin hosts many events celebrating its heritage and quirks including its annual Hunting of the Earl of Rone ceremony, a Pagan festival. The wonderful Southwest Coast Path runs through the village offering astonishing views and access to beaches and beauty spots that you may not otherwise see. You can hike to Great Hangman, the tallest sea cliff in Britain or take the two hundred and thirty steps down the Golden Cove. You can enjoy the calm waters of the bay on a boat, kayak, or stand-up paddle board.

The beaches in this wonderful area are quite extraordinary. Wild Pear Beach and Broadsands Beach are two of the most beautiful, secret coves. Wild Pear is reached via a dramatic descent from the coast path and is an idyllic, protected cove. Broadsands Beach was recently voted the 'Happiest View in the UK' with its special curved bay, turquoise sea, rock caves and trees. A network of tunnels hand-carved in the early nineteenth century lead to the wonderful Tunnels Beaches with their Victorian tidal swimming pool and sand and shingle private beaches. Barricane Beach boasts exotic shells, a delightful cafe, and glorious sunsets. Lee Bay is a fabulously secluded spot looking out to the Bristol Channel. It is often called 'Fuchsia Valley' due to its bright red flowers. Woolacombe Beach is a three-mile-long sandy wonder that has been voted the 'Best Beach in Britain' and it is only twenty minutes from the resort. Putsborough Sands are on the south side of Woolacombe offering glorious surf and views of the headland. Just around the Baggy Point headland is the very pretty village of Croyde with its famous surfing beach. Backing the fabulous Saunton Sands is the impressive Braunton Burrows, a UNESCO biosphere reserve.

Coasteering is a popular thrilling sport with many



experienced Coasteering and Adventure Sports companies operating at Watermouth Harbour, the next bay along from Combe Martin. Brave participants enjoy climbing over dramatic rocks, jumping into the sea, swimming through gullies and exploring caves. Horse riding on Exmoor is also popular with the Dean Riding Stables.

The National Trust's Arlington Court and Carriage Museum is a great day out with formal Victorian gardens, ponds, deer, plenty of space for picnics and an impressive collection of horse-drawn vehicles. It is a gem on the edge of Exmoor that has been in the Chichester family for over five hundred years. The gardens enjoy herbaceous borders, a fountain, walled kitchen garden and a conservatory brimming with exotic plants from around the world. There are pleasure grounds with gorgeous views, a wilderness pond and a deer park wood. The old kitchen tearoom is lovely and offers tasty treats. There is also an excellent second-hand bookshop. Watersmeet is a dramatic river gorge and ancient woodland with a National Trust tearoom set in stunning surroundings. You can treat yourselves to delicious Devon cream teas and be captivated by the amazing landscapes and woodland trails.

Twelve miles away, the Lynton and Lynmouth Cliff Railway opened in 1890 and is an excellent way to enjoy the wonderful coastal views between the two villages. Another popular trip is to Lundy Island which lies ten nautical miles off the coast. The ferry leaves from Ilfracombe Harbour taking you to this delightful island with its wildlife, big skies, and gorgeous scenery.

The pretty, historic fishing village of Clovelly is worth a stop. It was once owned by the Queen of England and clings to the four-hundred-foot cliff where there is no traffic. Steep cobbled streets tumble down to its ancient fishing harbour and 14th century quay.

Local Amenities

Nearest Airport	Exeter Airport (92.4 km)
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Nearest Bar/Pub	<b>The Castle Inn (2.3 km)</b>
Nearest Beach	<b>Combe Martin Beach (3.7 km)</b>
Nearest Ferry Port	<b>Port Of Plymouth (120 km)</b>
Nearest Golf	<b>Ilfracombe Golf Club (8 km)</b>
Nearest Restaurant	<b>The Coach House At Kentisbury Grange (7 km)</b>
Nearest Supermarket	<b>Co-Op (2 km)</b>
Nearest Tennis	<b>Ilfracombe Tennis Club (17 km)</b>
Nearest Town/City	<b>Ilfracombe (11.5 km)</b>
Nearest Train Station	<b>Barnstaple Station (21.6 km)</b>
Nearest Village	<b>Combe Martin (2.3 km)</b>

## What we love

- In Georgian glory, Wild Pear House is exquisitely presented with gorgeous antique and modern furnishings, fabulous colour schemes and wonderful period features
- The house comes with a gorgeous terrace and garden where you can take a dip in the hot tub as the sun goes down, dine alfresco under the stars, and enjoy sensational views down the valley
- Wild Pear House is located on an exclusive resort with outstanding facilities and activities. It is a great place to make friends, spend time with your family, to chill and enjoy life's simple pleasures!

## What you should know...

- Wild Pear House 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 staying at this wonderful house 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
- The house enjoys a secret door that could link the house to Broadsands Farmhouse if you wanted to book for a large group and take two houses

# 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 am
- **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
- **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:** Friday during school holidays. Flexible throughout the rest of the year.
- **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
- **Minimum stay:** 7 nights during peak season, 3 nights during all other periods
- **Heating costs included?:** Yes, included in the rental price
- **Internet access?:** Yes, Wi-Fi is included in the rental price
- **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. The number of guests on site during a rental cannot exceed the number on the booking form without the prior permission of the owner