Wild Pear House

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

Overview

In glorious Georgian style, Wild Pear House offers families and friends a luxurious escape in a peaceful corner of the North Devon countryside, close to the seaside town of Combe Martin. Sleeping up to nine guests across five elegant bedrooms, this beautiful holiday home combines characterful interiors, period features and spectacular valley views with access to exceptional resort facilities. Guests can enjoy a private garden, south-facing terrace and hot tub, alongside an indoor heated swimming pool, adventure playground, games room, yoga classes, honesty shop and over fifty friendly animals across the estate.

Originally built around two hundred years ago as part of Broadsands Farmhouse, Wild Pear House is bright, stylish and wonderfully welcoming. Traditional sash windows flood the house with light, while elegant living and dining rooms, cosy beamed spaces and a warm country kitchen create the perfect setting for sociable stays. The house offers two luxurious ensuite king-size bedrooms with valley views, a charming single room and two further twin bedrooms, one of which can be arranged as a super king-size room. A secret bookcase door linking to neighbouring Broadsands Farmhouse adds extra character and flexibility for larger groups.

Outside, guests can unwind in the hot tub, dine alfresco on the terrace or enjoy the tranquillity of Exmoor's Dark Sky Reserve. The surrounding estate features nature trails, ponds, kitchen gardens, fire pits and fantastic family facilities, while nearby Combe Martin, Exmoor National Park and North Devon's famous beaches offer endless opportunities for adventure.









Facilities

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

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 chimnea
- 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. This beautiful stretch of coastline is known for its secluded sandy coves, dramatic cliffs, excellent rock pools and wonderful coastal walks along the South West Coast Path. Visitors can hike to Great Hangman, Britain's tallest sea cliff, discover hidden beaches and enjoy kayaking, paddleboarding or boat trips in the calm waters of the bay. Combe Martin itself offers welcoming pubs, cafés, independent shops and a lively calendar of local events and traditions.

The surrounding beaches are some of North Devon's finest, including the hidden coves of Wild Pear and Broadsands, the Victorian Tunnels Beaches, Barricane Beach, Woolacombe and the famous surf at Croyde and Saunton Sands. Adventure seekers can try coasteering at nearby Watermouth Harbour, while Exmoor offers excellent horse riding and walking trails. Popular nearby attractions include Arlington Court, Watersmeet, the historic fishing village of Clovelly and the famous Lynton and Lynmouth Cliff Railway. Boat trips to Lundy Island also make an unforgettable day out from this spectacular coastline.

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 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

- 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:** 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?:** Smoking & Vaping are not permitted

- **Other 2:** Please note that an additional two guests can be accommodated in Combe Martin House on foldaway beds, for an extra £75 per bed per stay. Please enquire at time of booking.

- **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