

# Broadsands Farmhouse

Region: The South West    Sleeps: 6

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## Overview

Brimming with charm and character, Broadsands Farmhouse is a beautifully restored holiday home full of ancient beams, cosy log fires and historic features, including a listed staircase believed to date back to the sixteenth century. Once the original farmhouse on this magnificent North Devon estate, the property now offers three elegant bedrooms sleeping six guests, alongside a private south-facing garden, terrace and hot tub with spectacular valley views. Situated on an exclusive resort near Combe Martin, it is the perfect place to relax, reconnect and enjoy the beauty of the Devon countryside and coast.

Guests at Broadsands Farmhouse enjoy access to exceptional resort facilities including an indoor heated swimming pool, games room, soft play, adventure playground, yoga classes, fire pits, honesty shop and over fifty friendly animals across sixteen acres of grounds. The farmhouse is also linked to neighbouring Wild Pear House via a hidden bookcase door, making it an excellent option for larger family gatherings or holidays with friends.

Inside, the farmhouse combines historic character with modern comfort. The sociable kitchen features exposed beams, marble worktops, a range cooker and a large island, while the cosy living and dining room offers a wood-burning stove, Smart television and charming minstrel's gallery. The three bedrooms include a luxurious four-poster master suite, a flexible ground-floor room ideal for guests with mobility needs and a charming twin room beneath beamed ceilings. Outside, guests can dine alfresco, soak in the hot tub beneath the stars and enjoy the peaceful atmosphere of this exceptional countryside retreat.



## Facilities

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

# Interior & Grounds

## The House

### Ground Floor

- Large well equipped kitchen with dishwasher and washing machine
- Large living / dining room seating for ten and a log burner
- Twin room with an ensuite shower room

### First Floor

- Bedroom with a super king-sized four poster bed with an en-suite shower room
- Twin room with an ensuite shower room
- Family bathroom with bath and shower

### Outdoor Grounds

- Hot tub
- Private garden and terrace with garden furniture
- BBQ
- Parking

### Additional Facilities

- Smart TV
- Wi-Fi

Secret door to Wild Pear House – both houses together are Combe Martin House, sleeping 15.

### 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

Broadsands Farmhouse enjoys a fantastic location on an exclusive North Devon resort near the charming seaside village of Combe Martin. 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 traditions and events.

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	<b>Exeter Airport</b> (92.4 km)
Nearest Ferry Port	<b>Port Of Plymouth</b> (120 km)
Nearest Train Station	<b>Barnstaple Station</b> (21.6 km)
Nearest Village	<b>Combe Martin</b> (2.3 km)
Nearest Town/City	<b>Ilfracombe</b> (11.5 km)
Nearest Restaurant	<b>The Coach House At Kentisbury Grange</b> (7 km)



Nearest Bar/Pub	<b>The Castle Inn</b> (2.3 km)
Nearest Supermarket	<b>Co-Op</b> (2 km)
Nearest Beach	<b>Combe Martin Beach</b> (3.7 km)
Nearest Golf	<b>Ilfracombe Golf Club</b> (8.4 km)
Nearest Tennis	<b>Ilfracombe Tennis Club</b> (17 km)

## What we love

- With listed features dating back to the sixteenth century, stunning ceiling beams, a cosy wood burning stove and wonderful decor, this fabulous farmhouse is perfect for a spot of relaxation and rejuvenation
- 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
- Broadsands Farmhouse 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...

- The farmhouse 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 farmhouse to Wild Pear House if you wanted to book for a large group and take two houses
- Please let us know if you have particular wishes regarding the flexible sleeping arrangements in the downstairs bedroom

# 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. 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:** 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
- **Minimum stay:** 7 nights during peak season, 3 nights during all 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. The number of guests on site during a rental cannot exceed the number on the booking form without the prior permission of the owner