

# Newt Cottage

Region: The South West    Sleeps: 4

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## Overview

Newt Cottage is a charming, stylish retreat nestled within an exclusive resort near the seaside town of Combe Martin in North Devon. This beautifully presented cottage offers an open-plan living space with a well-equipped kitchen, a cosy dining area, and comfortable seating. The two bedrooms include a luxurious four-poster king-size bed in the master room, and the family bathroom features a bath and overhead shower. Guests can relax on a private enclosed terrace, complete with a hot tub, garden furniture, a barbecue, and a chimenea, all overlooking the resort's animal enclosures and lush valley.

The resort itself boasts fantastic amenities, including an indoor heated swimming pool, a children's adventure play area, a games room, and an extensive grounds with over fifty animals. You can explore nature trails, gardens, and orchards or enjoy outdoor dining and yoga classes. For families, there's a thrilling pirate ship play structure, a trampoline, and even opportunities to help feed the animals. Situated near Combe Martin, guests are surrounded by breathtaking beaches, cliffs, and coastal trails, making it the perfect spot for relaxation and adventure alike. The location is ideal for exploring Exmoor National Park and North Devon's stunning beaches.



## Facilities

Cycling • Walking/Hiking Paths • Ideal for Kids • Golf Nearby • Chef/Cook Available • Special Offer • Has Offer • Ideal for Teens • Cots (Cribs) • Maid Service Available • Pets on Request • Beach Nearby • Cottage • Shared Pool • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Games Room • Indoor Games • Hot Tub • Dishwasher • 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 Cottage

### Ground Floor

- Large open plan living, dining room and well equipped kitchen with dishwasher

### First Floor

- Bedroom with a king-sized four poster bed
- Bedrooms with twin beds
- Family bathroom with a bath and shower

### Outdoor Grounds

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

### Additional Facilities

- Smart TV
- Wi-Fi

Shared laundry room with washing machines (with Sandy Bay Cottage)

### 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

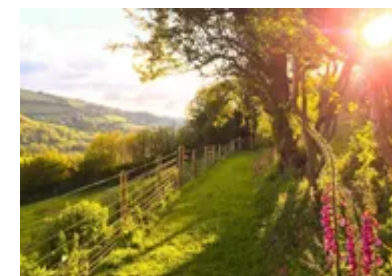
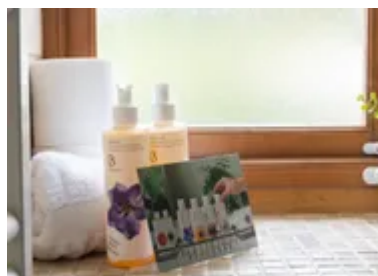


## Location & Local Information

Newt Cottage is ideally located in the tranquil village of Combe Martin, a picturesque seaside town in North Devon. The area is renowned for its secluded sandy beaches, dramatic coastal scenery, and abundant wildlife. The charming harbour is perfect for a peaceful stroll, while the quaint shops and cosy pubs offer a warm, welcoming atmosphere. Local attractions include the Combe Martin Wildlife and Dinosaur Park, a fascinating destination for families, and the nearby Exmoor National Park, which offers hiking, cycling, and scenic drives. History enthusiasts can explore the region's past, from its maritime heritage to the stunning Hangman Cliffs, which boast breathtaking views. Combe Martin is also close to the famous Southwest Coast Path, ideal for those wishing to explore the stunning coastline. Additionally, guests can enjoy nearby beaches like Broadsands, Woolacombe, and Saunton Sands, which are perfect for water sports and relaxation. The area is rich in history, natural beauty, and outdoor activities, ensuring a memorable stay.

### Local Amenities

Nearest Airport	<b>Exeter Airport</b> (92.4 km)
Nearest Bar/Pub	<b>The Castle Inn</b> (2.3 km)
Nearest Beach	<b>Combe Martin Beach</b> (3.7 km)
Nearest Ferry Port	<b>Port Of Plymouth</b> (120 km)
Nearest Golf	<b>Ilfracombe Golf Club</b> (8.5 km)
Nearest Restaurant	<b>The Coach House At Kentisbury Grange</b> (7 km)
Nearest Supermarket	<b>Co-Op</b> (2 km)
Nearest Tennis	<b>Ilfracombe Tennis Club</b> (17 km)



Nearest Town/City	<b>Ilfracombe</b> (11.5 km)
Nearest Train Station	<b>Barnstaple Station</b> (21.6 km)
Nearest Village	<b>Combe Martin</b> (2.3 km)

## What we love

- A private hot tub on the terrace with stunning valley views, perfect for unwinding after a day of exploring.
- Access to a range of fantastic resort facilities, including an indoor heated pool, children's adventure play area, and over fifty friendly animals to interact with.
- Nestled just minutes from the breathtaking beaches of Combe Martin, ideal for water sports, rock pooling, and enjoying coastal walks along the Southwest Coast Path.

## What you should know...

- The cottage 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 cottage 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.
- There are sometimes promotional offers with Newberry Cottage. If you only use one bedroom or don't use the hot tub, it is sometimes offered at a discount. Please ask if you are interested.

# 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 £30 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