Combe Martin House

Region: The South West **Sleeps:** 15

Overview

Set within sixteen acres of countryside in North Devon, Combe Martin House offers spacious accommodation for up to fifteen guests. The location provides easy access to Combe Martin's sandy beach, Exmoor National Park, and the Southwest Coast Path.

The property includes eight comfortable bedrooms, two living and dining areas with wood-burning stoves, two well-equipped kitchens, and a games room. Outside, guests will find a hot tub, barbecue areas for al fresco dining, and open views across the valley.

The wider estate offers a range of shared facilities. These include a swimming pool, games room, children's playground, and an animal farm with alpacas, pygmy goats, and peacocks. Guests can enjoy nature trails, orchards, a dedicated dog-walking field, and peaceful spots for meditation. Yoga and aqua aerobics sessions are also available, and evenings can be spent around the fire pit toasting marshmallows.

A private chef can be arranged for those who would like meals prepared during their stay, and additional cottages on the estate can be booked for larger groups. Whether for a celebration or a relaxing countryside break, Combe Martin House offers a comfortable base with extensive facilities.









Facilities

EV Charger • Cycling • Historical Sites • Walking/Hiking Paths • Ideal for Kids • Golf Nearby • Working Fireplace/Woodburner • Recommended • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Manor • Heated Pool • Maid Service Available • Pets on Request • Beach Nearby • Indoor Pool • Ground Floor Bed & Bath • Shared Pool • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Games Room • Indoor Games • Hot Tub • Dishwasher • Smart TV • Outdoor Games • Table Football • Fire Pit •

Heating • Yoga Classes Available • Spa Treatments Available • Babysitting Available • Ideal for Babies & Toddlers • Darts

Interior & Grounds









The House

Combe Martin House is *Wild Pear House (https://www.oliverstravels.com/britain-ireland/devon/wild-pear-house/)* and *Broadsands Farmhouse* (https://www.oliverstravels.com/britain-ireland/devon/broadsands-farmhouse/) internally linked together.

Broadsands Farmhouse:

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

Outside Grounds

- Private garden and terrace with garden furniture
- Barbecue

Wild Pear 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

Outside Grounds

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

Additional Facilities

- Smart TV
- Wi-Fi
- Washing machine

Shared Onsite Facilities

- 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

Combe Martin House is set in a prime location near Combe Martin, a charming North Devon seaside resort with sandy coves, top rock pools, and great pubs and restaurants. The Southwest Coast Path runs through the village, offering breathtaking hikes to Great Hangman, Britain's tallest sea cliff, and Golden Cove's 230 steps. The bay's calm waters are perfect for boating, kayaking, and paddleboarding.

Nearby beaches include Wild Pear and Broadsands, a picturesque cove voted the "Happiest View in the UK." Woolacombe Beach, consistently ranked among Britain's best, is just 20 minutes away. Coasteering at Watermouth Harbour and horse riding on Exmoor add to the adventure.

Other local attractions include the National Trust's Arlington Court historic estate and Lynton and Lynmouth's scenic cliff railway. Visitors can also explore Lundy Island's wildlife or the car-free fishing village of Clovelly, with its cobbled streets and ancient harbour.

Local Amenities

Nearest Airport	**Exeter Airport (93 km)**
Nearest Bar/Pub	**The Castle Inn (2.5 km)**
Nearest Beach	**Combe Martin Beach (4 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 (12 km)**
Nearest Train Station	**Barnstaple Station (22 km)**
Nearest Village	**Combe Martin (2.5 km)**

What we love

- Combe Martin House is beautifully presented with gorgeous furnishings, stunning period features, beautiful fabrics, vibrant splashes of colour and top-of-the-range fittings
- The house comes with two gorgeous outside spaces 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
- 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 even electric charging points for electric cars
- The house 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!

What you should know...

- Combe Martin 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.
- Combe Martin House is comprised of two adjoining properties, *Wild Pear House (https://www.oliverstravels.com/britain-ireland/devon/wild-pear-house/)* and *Broadsands Farmhouse* (https://www.oliverstravels.com/britain-ireland/devon/broadsands-farmhouse/). The two properties can become one through a secret bookcase in the dining room (like something out of an Agatha Christie novel!).
- For smaller or larger groups, there are three other properties in the resort available to rent alongside or instead of Combe Martin House. Please see Holdstone Cottage (https://typo3.oliverstravels.dev/britain-ireland/devon/holdstone-cottage/), Newt Cottage (https://typo3.oliverstravels.dev/britain-ireland/devon/newt-cottage/) and Old Combe Barn (https://typo3.oliverstravels.dev/britain-ireland/devon/old-combe-barn/).
- Please note that an additional two guests can be accommodated in Combe Martin House on foldaway beds. Please see T&Cs for additional cost information.
- From August 2025, guests will have the option to add a second hot tub for an additional cost. Please see the T&Cs for more details.

Terms & Conditions

- **Security deposit:** £1000 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 9.30 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the property managers. If accepted, a pet supplement of £50 per pet per stay will apply (payable directly to the property managers via a payment link).

- **Other Ts and Cs:** Combe Martin House is comprised of two adjoining properties, Wild Pear House and Broadsands Farmhouse. The two properties can become one through a secret bookcase in the dining room (like something out of an Agatha Christie novel!). 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:** 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:** From August 2025, guests can add a second hot tub for an additional cost of £200. This hot tub seats six and is located on the second terrace, about 80 yards from, and out of site of the main terrace. Please enquire with the sales agent at the time of booking.

- **Other 3:** 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.

- **Internet access?:** Wi-Fi internet access included.

- **Stag & Hen Do Allowed? :** Stag/hen parties and any special events are not allowed. The property is rented as a holiday let and not a venue and contains personal belongings of the owner.