Rosewood Farmstead

Region: The South West **Sleeps:** 16

Overview

Welcome to Rosewood Farmstead, a charming retreat nestled in the serene countryside near Brampton, Devon. Perfectly designed to accommodate up to 16 guests, our spacious farmhouse offers the ideal setting for family gatherings, special celebrations, or simply a peaceful getaway with friends. Embrace the tranquility of rural Devon as you unwind in this beautifully restored farmhouse, wandering the stunning farmland or enjoying the views from the comfort of indoors, where modern luxury meets timeless charm.

At Rosewood Farmstead, every detail is crafted to ensure a memorable stay. This charming property features a fully equipped kitchen, cosy living areas, and tastefully decorated bedrooms that provide the perfect blend of comfort and style. Outside, you'll find a delightful garden and patio area, great for al fresco dining or simply soaking in the stunning views of the farmland and further Devon countryside. Here, you'll also find the hot tub, providing the perfect spot to relax amidst breathtaking scenery. With ample space and luxurious amenities, our farmhouse is designed to cater to your every need.

Located just a short drive from the picturesque town of Brampton, Rosewood Farmstead offers easy access to local attractions, scenic walks, and delightful eateries. Whether you're exploring the nearby national parks, visiting historic sites, or simply relaxing by the fire, our farmhouse serves as your perfect home base and promises lasting memories for all.









Facilities

Weddings • Cycling • Tennis Nearby • Historical Sites • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Great Value • Ideal for Parties • Working Fireplace/Woodburner • Stag/Hen Allowed • Fishing

• Golf Nearby • Wine Tasting • Marquee Hire Permitted • Dry Hire Option • Cots (Cribs) • Ideal for Teens • Licensed for Marriage • Pets on Request • Chef/Cook Available • Outdoor Ceremony • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Allow External Caterers • Rural Location • No Corkage • Bath mat • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Laptop Friendly Workspace • Indoor Games • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Smart TV • Outdoor Games • Animal farm • Fire Pit • Heating • Kid-friendly excursions • Croquet • Ideal for Babies & Toddlers • Food blender • High Chair(s)

Interior & Grounds

Rosewood Farmstead

Groundfloor

- Hallway
- Kitchen
- Lounge
- Drawing Room
- Study
- Bootroom
- WC
- Single bedroom with ensuite bathroom

First Floor

- Bedroom with super king-sized bed and two single beds with separate bathroom
- Bedroom with super king-sized bed and separate bathroom
- Bedroom with super king-sized bed and single bed with separate bathroom
- Bedroom with super king-sized bed and two single beds with separate bathroom
- Bedroom with super king-sized bed and ensuite bathroom

Exterior

- Walled garden
- Enclosed terrace
- Table tennis
- Hot tub
- BBQ
- Firepit
- Picnic benches
- Parking

Additional Facilities

- Wifi
- Smart TV









- Hairdryers
- Coffee machine
- Washing machine and tumble dryer
- Farmland with friendly farm animals to meet

Location & Local Information

Located near Barmpton, Devon, Rosewood Farmstead is a serene retreat nestled amidst picturesque farmland. Immerse yourself in nature as you explore neighbouring fields, meet the farms' friendly sheep and horses, and soak up the breathtaking views as you unwind on the patio.

Beyond the farm, the local area and nearest village, Brampton, has much to offer. Stroll through the quaint streets, visit historic sites, dine at the local cafes and restaurants, or take a scenic drive to Exmoor National Park for hiking and breathtaking vistas. Enjoy nearby coastal towns with stunning beaches and quaint shops. Whether you're seeking adventure or relaxation, Rosewood Farmstead provides a perfect base to experience the best of Devon.

Local Amenities

Nearest Airport	**Exeter Airport (48 km)**
Nearest Bar/Pub	**Spelt Bar (1.5 km)**
Nearest Beach	**Minehead Beach (34 km)**
Nearest City	**Exeter (36 km)**
Nearest Golf	**Tiverton Golf Club (17 km)**
Nearest Restaurant	**The Swan (1.5 km)**
Nearest Shop	**Spar, Bampton (1.5 km)**
Nearest Supermarket	**Bampton Fresh (1.5 km)**
Nearest Tennis	**Tiverton Leisure Centre (12 km)**









Nearest Town	**Tiverton (13.5 km)**
Nearest Train Station	**Tiverton Parkway Train Station (16 km)**
Nearest Village	**Bampton (2 km)**

What we love

- Rosewood Farmstead boasts stunning views of the Devon countryside that you'll never tire of!
- The various bedroom configurations can suit the needs of all groups, ensuring comfortable accommodation for families and friends alike.
- The property is conveniently located near Brampton and within reach of many of Devon's top attractions, including scenic walks, historic sites, and local wildlife parks.

What you should know...

- There is a ground floor single bedroom with an ensuite bathroom, which might be more suited to guests with mobility issues.
- We strongly advise bringing a car during your stay at Rosewood Farmstead. The nearest town is close by, but the roads can be dangerous to walk along.
- Whilst the farmhouse sleeps up to 16 guests, there are 6 bedrooms. The bedrooms sleep between 1 and 4 guests. Please see 'About This Property' for more details.
- Please note that due to being a 750 year old property, ceiling heights are restrictive in places.

Terms & Conditions

- **Security deposit:** £1250 charged to client's credit card 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 pm

- **Departure time:** 10:00 am. Midday on Sundays.

- **Energy costs included?:** Yes, included in the rental price

- **Linen & towels included?:** Yes, included in the rental price

- **Pets welcome?:** Yes, a maximum of 5 dogs are allowed at an additional cost of £50 per dog per stay. Please enquire at time of booking.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.

- **Changeover day:** Mondays, Fridays and Sundays

- **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 and vaping are permitted outside only

- **Minimum stay:** 2 nights

- **Heating costs included?:** Yes, included in the rental price