

# Rosewood Farmstead

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

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## Overview

Welcome to Rosewood Farmstead, a charming retreat nestled in the serene countryside near Bampton, 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 Bampton, 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

TV • Horse Riding • Historical Sites • Tennis Nearby • Walking/Hiking Paths • Cycling • Hairdryer • Coffee Machine • Ideal for Parties • Stag/Hen Allowed • Wine Tasting • Fishing • Golf Nearby • Weddings •



Washing Machine • Ground Floor Bed & Bath • Wi-Fi/Internet • Chef/Cook Available • Rural Location • Table Tennis • Great Value • Laptop Friendly Workspace • Indoor Games • Cots (Cribs) • Licensed for Marriage • Dry Hire Option • Marquee Hire Permitted • Food blender • Outdoor Ceremony • Allow External Caterers • No Corkage • Bath mat • Animal farm • Kid-friendly excursions • Croquet • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • All Bedrooms En-Suite • Smart TV • Outdoor Games • Working Fireplace/Woodburner • Fire Pit • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# 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, Bampton, 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	<b>Tiverton (13.5 km)</b>
Nearest Train Station	<b>Tiverton Parkway Train Station (16 km)</b>
Nearest Village	<b>Bampton (2 km)</b>

## 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 Bampton 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.

# 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 available?:** Yes. However, 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