Medlar House

Region: The South West **Sleeps:** 20

Overview

Escape to the enchanting Medlar House, nestled in the rolling countryside near Crediton, Devon. Tucked away in a picturesque setting, this charming retreat offers a haven of tranquillity while remaining conveniently close to the area's quaint villages and scenic walking trails. Whether you're seeking a peaceful countryside break or a base for outdoor adventures, Medlar House welcomes you with open arms.

Step inside, and you're immediately embraced by a warm and inviting atmosphere. The heart of the home is the beautifully renovated kitchen, where traditional charm meets modern convenience. Gleaming worktops, a four-oven AGA, and a gas hob invite culinary creativity, while two pyrolytic electric ovens and a wine cooler make entertaining effortless. With three fridges to store all your delicious local produce, preparing feasts for a full house has never been easier. Just beyond, the dining area provides the perfect setting for lively gatherings, with large windows flooding the space with natural light.

As you wander through, the sitting room beckons with its plush sofas and a crackling log burner—ideal for unwinding after a day of exploring. For those in search of entertainment, the expansive games room is a true delight, featuring air hockey, a pool table, and darts, ensuring fun-filled evenings for guests of all ages.

When it's time to retire for the night, six elegant bedrooms await, each thoughtfully designed to provide restful comfort. A mix of double and single beds, alongside additional sofa beds, ensures flexibility for large groups. Open your window to the gentle sounds of birdsong and the fresh country air. With multiple bathrooms, including a private ensuite in the master bedroom, convenience is assured, and all linens are provided for a seamless stay.

Outside, the magic of Medlar House continues. The landscaped gardens offer an abundance of spaces to relax and play. Fire up the pizza oven in the covered party area or gather around the large winter/summer fire pit for cosy nights under the stars. The outdoor swimming pool glistens invitingly, while the hammock deck and wood-fired Scandinavian hot tub promise moments of pure bliss. Little ones will delight in the fenced play area, complete with a Wendy house and outdoor play kitchen, while competitive spirits can test their skills at the floodlit table tennis.

With ample parking for up to eight cars, Medlar House is the perfect countryside escape. Whether you're savouring a leisurely morning coffee on the terrace, splashing in the pool, or venturing out to explore Devon's stunning landscapes, every moment here is designed to create cherished memories. A stay at Medlar House is not just a getaway—it's an experience to treasure.









Facilities

Great Value • Sailing • Working Fireplace/Woodburner • Private Pool • Cycling • Stag/Hen Allowed • Recommended • Ideal for Parties • Go-Karting • Fishing • Tennis Nearby • Golf Nearby • Historical Sites • Canoeing/Kayaking • Ideal for Kids • Catering Available • Romantic • Villa • Walk to Village • Walking/Hiking Paths • <1hr to Airport • Horse Riding • Special Offer • Ideal for Teens • Heated Pool • Pets on Request • Has Offer • Ground Floor Bed & Bath • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Double Holiday Credit • Rural Location • Decorated for Christmas • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Table Tennis • Laptop Friendly Workspace • Games Room • Conference Venue • Hot Tub • Dishwasher • Microwave • AGA • Smart TV • Fire Pit • Heating • Ruins • Climbing • Rafting • Kid-friendly excursions • Water excursions/Boat trips • Theme park • Meal delivery service • Ideal for Babies & Toddlers • Darts • High Chair(s) • Fenced Grounds

Interior & Grounds

Medlar House

Lower Ground Floor
- Games room with air hockey, pool table and darts

Ground Floor
- Well equipped kitchen
- Large dining area
- Pantry
- Utility room with laundry facilities
- Shower room
- Foyer
- Double bedroom with dressing area
- Bedroom (not specified what kind)
- Bedroom (not specified what kind)

First Floor
- Primary Bedroom with en-suite bathroom
- Bedroom (not specified what kind)
- Twin Bedroom
- Shared bathroom

Exterior
- Swimming pool (can be secured from small children by a series of gates, on request)
- Hammock Deck
- Scandinavian Hot Tub
- Pizza oven
- Children's play area with outdoor kitchen
- Floodlit table tennis
- Wendy House
- Firepit
- Outdoor furniture
- Private parking for 8 cars

Additional Features
- Indoor fireplace
- Central heating
- Air hockey, pool, darts
- Coffee maker
- Oven









- Pots, pans, oil, salt and pepper
- Dishwasher
- 2 x fridges and wine fridge
- Four oven aga
- Bed linen
- Shampoo

Location & Local Information

Set in an Area of Outstanding Natural Beauty the county of Devon is a popular tourist spot, an area known for its rolling dales, protected heathlands and breath-taking coastline, whilst being in easy reach of both Dartmoor and Exmouth National Park.

Beyond the comforts of Medlar House, a traditional Devon farming village beckons, just a short stroll away. Explore the village's old church and two traditional English country pubs, including the esteemed Ring of Bells pub, renowned for its culinary delights and accolades such as gastropub of the year Southwest.

The bustling city of Exeter is just a thirty-minute drive away with plenty of places to explore offering clay shooting, Segway rides and a range of outdoor activities. Take a trip to Exeter Cathedral to visit the clandestine corners and amazing architecture. You can book a guided tour to learn more about the historic beauty of the building or go at your own pace. If you are looking for some further culture whilst in the city then there are a range of museums to choose from, a favourite being the Royal Albert Memorial Museum and Art Gallery.

Known as the southern gateway to Exmoor, the lovely market town of Dulverton is perfectly placed to explore the beauty of the Exmoor National Park, under an hour away. The town boasts its own range of local art galleries, antique stores and cafes with tea and cakes aplenty, with endless walks and routes for all abilities that can be explored on foot, by bike or even on horseback. Whilst there why not take the circular route from Dulverton to the ancient clapper bridge of the Tarr Steps, a stunning stroll through beautiful woodland and picturesque scenery.

Local Amenities

Nearest Airport	**Exeter Airport (28.5 km)**
Nearest Bar/Pub	**Half Moon Inn (0.5 km)**









Nearest Beach	**Saunton Sands (63 km)**
Nearest Golf	**Downes Crediton Golf Club (12km)**
Nearest Restaurant	**The Ring of Bells (1 km)**
Nearest Shop	**Cheriton Fitzpaine Community Shop (0.5 km)**
Nearest Shop	**Thorne's Farm Shop (2.5 km)**
Nearest Supermarket	**Tesco Superstore, Crediton (10.5 km)**
Nearest Tennis	**Lords Meadow Leisure Centre (9 km)**
Nearest Town	**Crediton (9 km)**
Nearest Town/City	**Plymouth Ferry Port (90 km)**
Nearest Train Station	**Crediton Train Station (10 km)**
Nearest Village	**Cheriton Fitzpaine (1 km)**

What we love

- The expansive garden with a covered party area, pizza oven, and large fire pit is perfect for gatherings, whilst the swimming pool, hammock deck, and wood-fired Scandinavian hot tub are great for blissful relaxation under the stars.
- With two pyrolytic electric ovens, a wine cooler, and a four-oven Aga, the newly fitted kitchen offers everything necessary for culinary adventures.
- The games room promises endless fun for guests of all ages, featuring air hockey, a pool table, and a darts board. Every moment at Medlar House will be truly unforgettable.

What you should know...

- The property allows up to two dogs but requires pre-arranged agreement.
- The swimming pool is open between June and August. Outside of these months, you can request to use and heat the pool. However, this will be subject to additional costs and will depend on weather conditions and availability. Please enquire with our sales team.
- Children must be supervised when using the swimming pool and hot tub at all times. Please also be aware that there is a pond in the neighbouring field, and we ask parents and guardians to remain mindful of this and supervise children accordingly throughout their stay.
- Neither pool nor bath towels are provided, and so guests should bring their own.

Terms & Conditions

- **Security deposit:** A security deposit must be paid via bank transfer to the owner at least 2 weeks before arrival and will be refunded two weeks after departure, subject to full inspection. For groups of up to 15, the deposit to £750. For groups larger than 15, it is £1000.

- **Arrival time:** 4:00 pm

- **Departure time:** 10:00 am

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

- **Linen & towels included?:** Bed linen is provided, and is included in the rental price. However, please note that no towels are provided, so guests should come prepared.

- **Pets welcome?:** Up to two well behaved dogs are welcome by specific agreement and prior discussion. There is an additional charge per dog per visit of £75. Please see additional pet terms below.

- **Other Ts and Cs:** The maximum occupancy is 20 guests. Pricing varies for groups of 15–20 guests. Due to the importance of complying with insurance and fire regulations, it is of the utmost importance that the number of guests in the house does not exceed the number agreed at the time of booking.

- **Changeover day:** Friday.

- **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:** Logs and firewood are available at an additional cost. Guests are charged only for the amount used, with payment due before departure. A bag of logs costs £15.

- **Other 3:** Please note that bringing outside equipment (catering, Hog Roast/barbecue equipment, large games, etc, etc) and third party suppliers to Medlar House is allowed on request only. Please be sure to discuss this in advance.

- **Minimum stay:** 3 nights

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

- **Pool heating charge?:** The swimming pool is open between June and August. Pool heating is included in the rental price. Pool towels are not provided. Pool opening and heating outside of these months is subject to availability, must be requested at least 4 weeks prior to arrival, and is subject to an additional cost. We reserve the right to decide not to heat the pool due to particularly adverse weather conditions or extreme fluctuations in the oil price.

- **Stag & Hen Do Allowed? :** Stag and hen dos are allowed. However, the security deposit is £1000.

- **Noise policy :** During the week outside music must be switched off or turned down after 10pm. At weekends any outside music must be switched off or turned down by 11pm. No outdoor music on Sunday. At all times the music must not exceed reasonable volumes. There is a very large indoor cellar/party room where music can be played at any time.

DOG TERMS:

- Up to two well behaved dogs are welcome by specific agreement and prior discussion.
- There is an additional charge per dog per visit of £75.
- Dogs must stay within the confines of the large, fenced garden as there is livestock in the surrounding fields.
- Dogs must not use any of the carpeted areas in the house. Most of the downstairs has stone floors.
- All dog faeces in the garden must be cleared up before departure otherwise a charge will be made for full detailed garden inspection and its clearance. If faeces is found we have to inspect the full two acres of garden and fields. This is because the immediately following guests may have young children in it. A charge of £150 is made should this be necessary.

CHILDREN'S SUPERVISION:

- Children must be supervised when using the swimming pool and hot tub at all times.
- Please also be aware that there is a pond in the neighbouring field, and we ask parents and guardians to remain mindful of this and supervise children accordingly throughout their stay.

POOL & HOT TUB:

- The hot tub has a filtration system which is on all the time.
- Pregnant women should not use the hot tub.
- Please do not use the hot tub when there is the chance of thunder and lightning.
- All guests use the pool, the hot tub and all other facilities at Medlar House at their own risk.
- The water in the hot tub must not be allowed to fall beneath the level of the pump intake: otherwise the pump will burn out.
- If guests are in the house for a week-long stay we will empty and replace the hot tub water at approximately the halfway stage of the visit. This is usually done very early in the morning, so guests are not inconvenienced.

ANIMALS AT THE HOUSE:

- There are often hens and geese in the fields surrounding the property. This is part of the appeal of Medlar House. The animals are let out early every morning and put away late every evening. Guests should not attempt to let the animals out or put them away. Please do not chase or interfere with the animals as this causes them great stress and can kill them.
- There are cats at Medlar House. They are very friendly but do not require feeding and if guests do not like them, simply put them outside. If guests have dogs with them the cats will remove themselves. Being a rural location surrounded by farms, Medlar House also has visitations from various farm animals, including cats. Again, these are to be ignored.
- There is an unfenced goose pond in the field surrounding the house. If parents allow young children into the field they must be supervised at all times.

OTHER:

- No confetti can be used at the house.
- All groups, apart from family groups, can only have a maximum of 20% of their guests under the age of 25.
- Please ensure that if you wish to organise for deliveries to the house, please book them for after your arrival.
- We supply a large number of recycling boxes and some food waste bins. Waste has to be sorted into plastics, glass, tin and cardboard. Non-recyclable waste can be placed in black bin bags outside the back door, from where we will dispose of it. Our council is very strict on the contents of the different categories: particularly non -recyclable waste. If our staff has to go through bags of waste to correctly re categorize it we will make a charge of £75.