

# Landscope Barns

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

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## Overview

The utterly gorgeous Landscope Barns sit on a magnificent country estate alongside the superb Landscope House, a phenomenal Grade II listed manor house. The properties are surrounded by glorious countryside in Landscope, in Devon's stunning South Hams.

The Barns provide exquisite boutique accommodation for twelve guests across six gorgeous cottages and suites with another eight guests being able to take advantage of sumptuous sofa beds. Landscope House sleeps up to sixteen guests in eight spectacular bedroom suites. It is possible to book the house and barns together, sleeping up to thirty six guests in total. Landscope Barns is a brilliant choice for a celebration, family get together or a corporate event.

Guests staying in the barns are thoroughly indulged with egg-shaped freestanding baths, wet room showers and luxury Molton Brown toiletries, beautifully dressed exquisite beds and access to a beautiful courtyard. Guests are offered options of total self-catering or delicious breakfasts and fine dining.

The list of activities and excursions guests can enjoy when staying at this wonderful location is endless. Landscope Barns enjoy a privileged position just three miles from Dartmoor and only eight miles from the coast. The pretty Devon town of Buckfastleigh is very close by with its excellent cafes, restaurants, shops and the wonderful South Devon Railway where you can take a steam train along the beautiful River Dart valley to Totnes. Among the popular nearby attractions are Buckfast Abbey, Totnes Rare Breeds Farm, Agatha Christie's Greenway House, Dartinghall Garden, Becky Falls on Dartmoor and the wonderful seaside towns of Paignton, Salcombe, Torquay, Brixham, Hope Cove, Slapton and Dartmouth. In between those, there are beautiful villages, miles of fabulous walking territory and lots of river adventures.

Surrounded by glorious countryside, Landscope Barns were originally built in the late 1700 's. Built of Devon and Cornish stone, they are a fantastic example of the architecture of the time and like the manor house, they have been brilliantly renovated.

The Barns were formally an old dairy farm with the buildings forming a perfect courtyard. Each of the barns reflects the evolution of the building over the past two hundred years, showcasing hand sawn timbers, gorgeous rafters and purlins along with many original features of the dairy. The result is phenomenal, a perfect blend of old meets new. Guests are truly pampered within chic, contemporary interiors while appreciating the raw design elements. Many of the cottages and suites enjoy their own classy kitchens and the accommodation can be configured in a variety of ways to suit the guests.



In addition to the manor house and barns, the estate boasts a converted 'Nissen Hut' from the second world war, the Dairy Kitchen which can be used for events such as cookery classes and demonstrations or as a support for outside catering or private chefs and the Glasshouse which can seat up to one hundred and eighty guests for dinner. It is brilliant for exhibitions and corporate functions. The super cool and stylishly designed Barns are comprised of four barns, each with its own sleek, contemporary kitchen and all with dreamy underfloor heating. The styling is more New York studio than cutesy Devon barn.

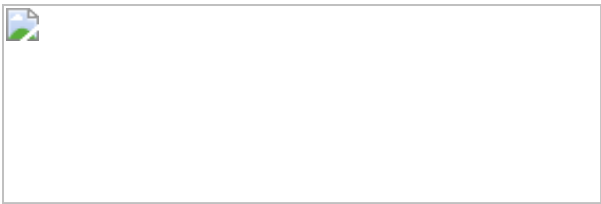
The buildings are split into numerous accommodations, all beautiful and characterful with beams and exposed stonework. The first cottage enjoys fabulously atmospheric vaulted ceilings and a brilliant flow between the spaces. It features a romantic four poster bed with a double bath in the bedroom, a fully-fitted contemporary kitchen, a cosy living and dining area with a sofa bed that can sleep two extra guests and a lovely patio. The second unit adjoins the first. It is a spectacular studio with a wall of glass that offers courtyard views and opens to a patio. It also boasts a small kitchenette, a small lounge area with a sofa bed and a fabulous bedroom with a freestanding bath and ensuite shower room.

On the opposite side of the courtyard is another one bedroom cottage with a superb giant four poster bed that sits beneath original beamed ceilings, a contemporary ensuite bathroom with a two person bath and a walk-in shower and a fantastic open plan kitchen and living space. This cottage can be linked to the attached room which offers twin trundle beds which sleep between two and four guests. The twin room can also be opened to the barn room on the other side which is home to a gorgeous super kingsize bed, a two person bath and a wet room.

Finally, the last accommodation is a large studio cottage with style, character and brilliant facilities. It was formally used to house the bulls in winter and is now home to a beautiful living, dining, kitchen and sleeping area with a kingsize sleigh bed, a sofa bed, a dining table and a sleek, modern kitchen. The bathroom is huge and suitable for guests with disabilities.

The barns have been brilliantly designed to offer flexible accommodation. They are just perfect for multi-generational families or groups of friends that want a little independence but want to enjoy a holiday or special celebration together. The barn courtyard is completely enclosed and gated so it is ideal for children. The courtyard offers some excellent furniture so that guests can relax with glasses of their favourite tippie, enjoying the beautiful character of this special place and its original artefacts that are scattered about. With such luxury, it is hard to imagine that the dairy herd only moved out a few years ago!

*\*\*\*The Barns are located next to Landscope House (<https://www.oliverstravels.com/britain-ireland/devon/landscove-house/>), and can be rented together for an incredible wedding or celebration. There is a professional kitchen, and spectacular big barn with glass roof for entertaining.*



# Facilities

Rural Location • Weddings • Great Value • Eco Friendly (Sustainable) • Walk to Village • Maid Service Available • Golf Nearby • Chef/Cook Available • Wi-Fi/Internet • Modern • Country Estate • Barn • Babysitting Available • Butler Available • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Supports the local community (promotes local businesses) • Ideal for Kids • Ideal for Teens • Promotes Sustainable Living (Recycling) • Promotes Sustainable Living (Vegetable Patch) • Protects and conserves local Heritage • Pets on Request • Walk to Restaurant • All Bedrooms En-Suite • Ideal for Parties • Ideal for Xmas/NY • Caretaker/Owner on Site • Outstanding Landscapes • Tourist Towns & Villages

# Interior & Grounds

Landscape Barns accommodation is set over six barn suites that can be configured in a variety of ways. All accommodation has attached baths beautifully finished using Italian marble and designed with a contemporary feel. Pamper yourself with Molton Brown toiletries, fluffy towels and gowns. All the beds have pocket spring mattresses Egyptian cotton sheets and feather pillows.

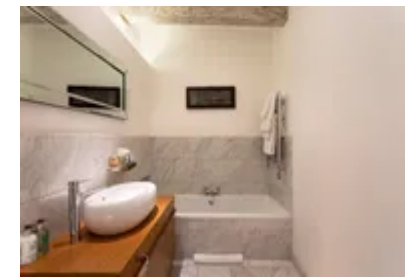
A few steps from the barns there is a large professional kitchen/dining area that can seat 30-40. There is an extra fee for use of this space, which must be negotiated with the owner. Most of the suites however have their own fully equipped kitchens.

Barn Suites 1 and 2 are independent but Barn Suites 3 - 6 are all connected so they can form one large four bedroom house, perfect for a bigger group.

## Barn Room 1 (1 bedroom cottage with vaulted ceilings)

- Living & dining room with sofa bed
- Kitchen with micro & convection ovens, electric hob, dishwasher, fridge and washer/dryer
- Bedroom with king-size bed and feature bath tub
- Bathroom with shower

*Sleeps 2 - 4 persons*



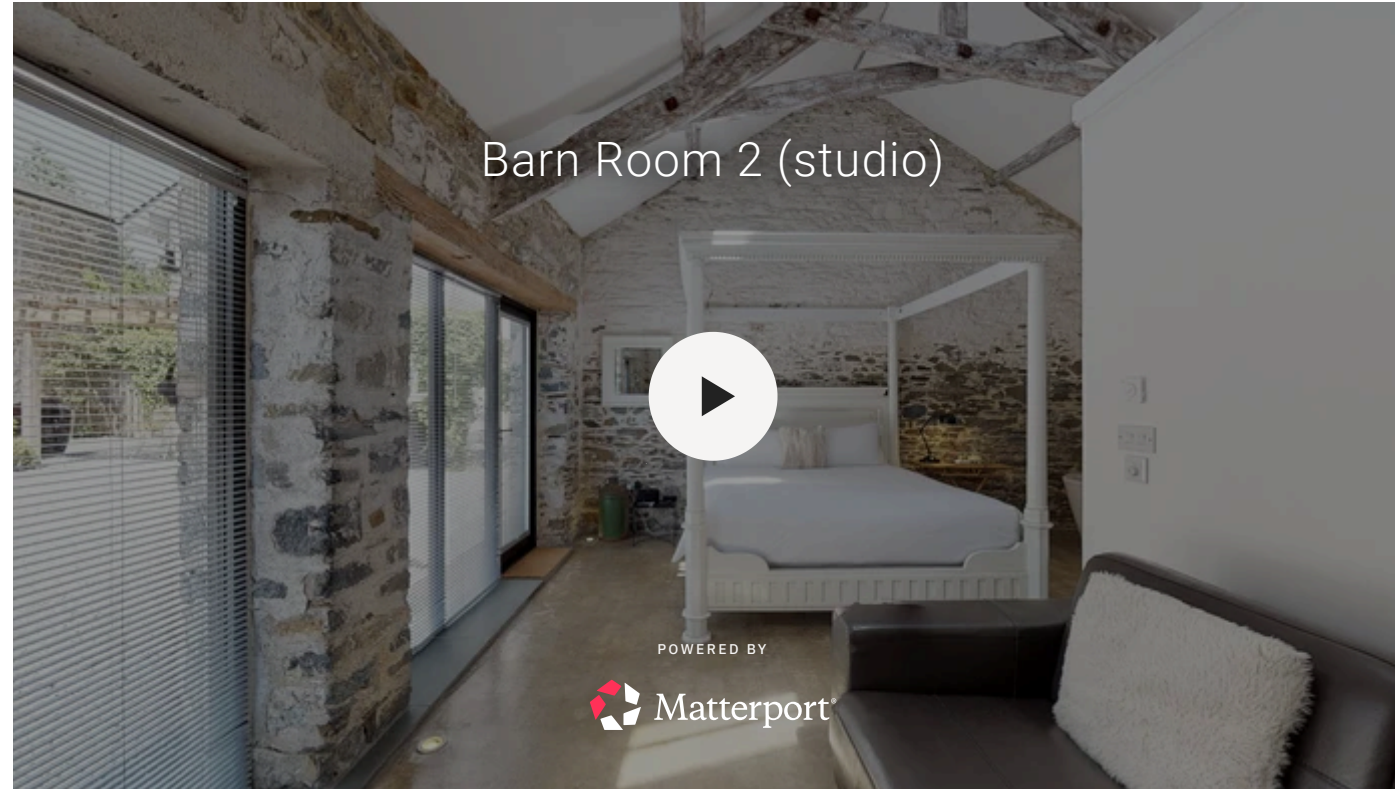
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**Barn Room 2 (1 bedroom studio-style suite)**

- Living room with sofa bed
- Kitchenette with stove top, microwave and fridge
- Bedroom with king-size four poster bed and feature bath tub
- Bathroom with shower

*Sleeps 2 to 4 persons*

**Barn Room 3 (1 bedroom cottage with vaulted ceilings)**

- Bedroom with king-size four poster bed
- The private bath with "wet room" shower
- Large two person soaking tub

(- This suite can be connected to Barn room 4 which has a substantial kitchen , living and dining area.)

*Sleeps 2 persons*

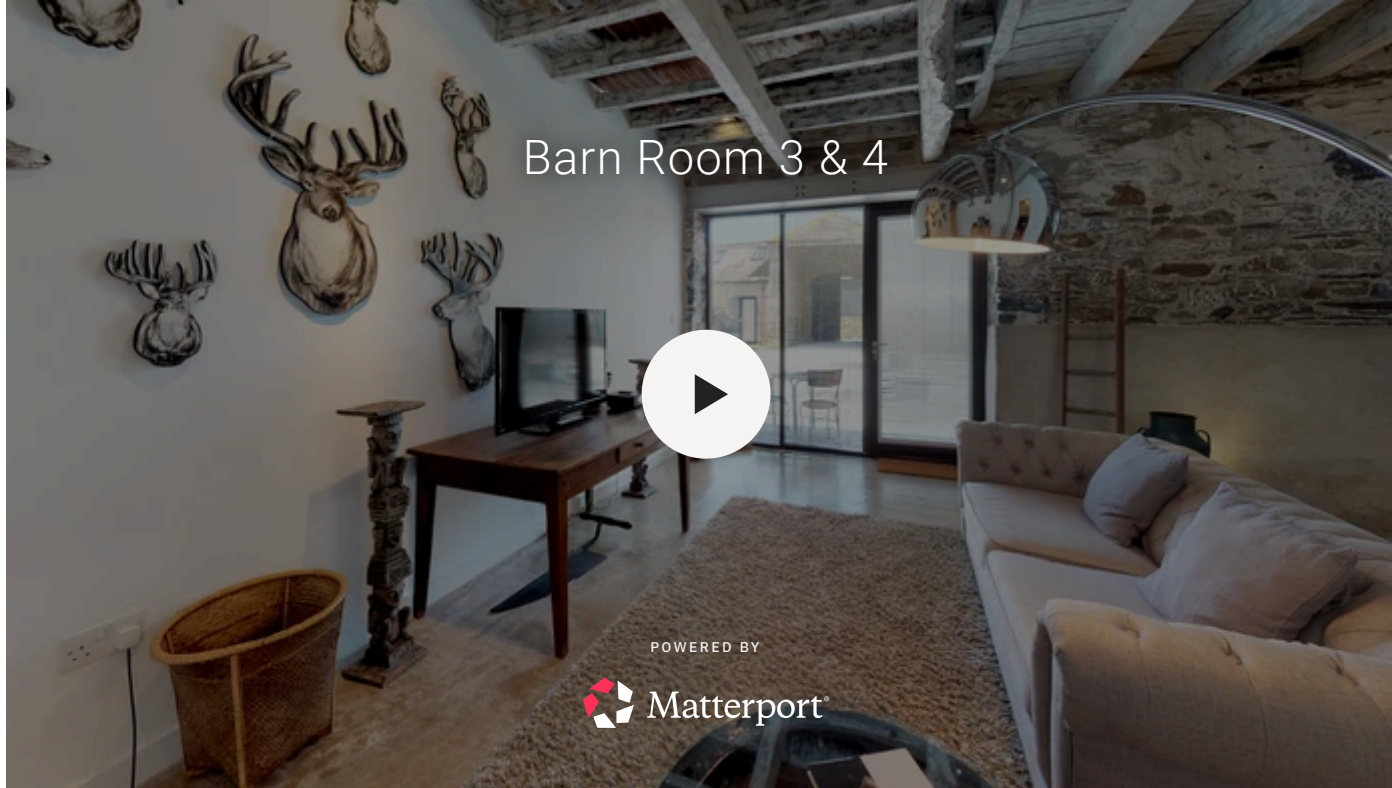
**Barn Room 4 (1 bedroom suite)**

- Bedroom with double or twin beds (both have pullout beds so could accommodate 2 additional children)
- Bathroom with bath and shower
- Normally combined with Barn Room 3 or 5 to form a larger 2, 3 or 4 bedroom cottage

- Barn room 4 also forms part of the main barn kitchen and living areas

*Sleeps 2 adults and 2 children*

## Barn Room 3 & 4



### **Barn Room 5 (1 bedroom large suite)**

- Bedroom with super king bed and feature bath tub
- Bathroom with wet room style shower
- Can be combined with 4 to form a larger 2 bedroom cottage

*Sleeps 2 persons*

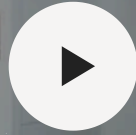
### **Barn Room 6 (1 bedroom large studio cottage)**

- Living area with sofa bed
- Kitchenette with convection oven, electric hob, dishwasher, microwave, fridge and washer/dryer
- Bedroom with king-size bed
- Bathroom with bath and shower

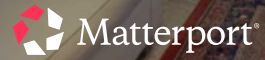
(- Can be combined with Barn Room 5 to form a larger 2 bedroom cottage)

*Sleeps 2 to 4 persons*

## Barn Room 5 & 6



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## Location & Local Information

Landscape Barns are surrounded by hundreds of acres of estate grounds and countryside. It is located three miles from Dartmoor in Devon's South Hams. The list of attractions, villages, seaside resorts and fine dining restaurants within easy reach is endless.

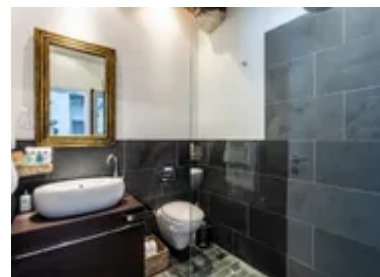
Very close to the house is Hill House Nursery and Gardens with its stunning variety of plants and quaint tea rooms. Buckfastleigh is close to home with the ever popular heritage rolling stock steam trains. The railway was originally built in 1872. It is a brilliant way to travel to Totnes along the River Dart.

The vibrant, historic town of Dartmouth sits on the banks of the picturesque River Dart offering a fantastic range of attractions and activities including the delightful Babbacombe Model Village, Britannia Royal Navy College Tours, Coleton Fishacre House and Garden, Pennywell Farm, the Flavel Arts Centre and Cinema, Dart estuary walks, Bayards Cove Fort, Berry Head Nature Reserve, plenty of water activities and much much more. The town is brimming with narrow streets, overhanging medieval houses and old quays. It is full of fine dining restaurants, galleries, antique shops and marinas. The town plays host to many festivals and events.

Visiting Agatha Christie's mansion, Greenway House and Garden is another wonderful day out. Now owned by the National Trust, visitors can relax in the tranquil, beautiful gardens experiencing what Agatha Christie called 'the loveliest place in the world'. There are walled gardens, riverside woodland, informal gardens and lots of hidden gems.

You can also visit Dittisham, taking the Greenway ferry. Dittisham is so pretty with wonderful river views and an excellent pub. From Dittisham, you can link up with many other walks including the Dart Valley Trail, the Greenway Walk and others.

Dartington Hall and Gardens is also lovely. It is set within a





one thousand acre estate. The gardens are stunning, designed by Beatrix Farrand, the famous American garden designer.

Salcombe has to be one of the prettiest towns in South Devon. It is a centre for sailing, a watersports haven! Salcombe is lined with boutique shops, art galleries and gift shops. The town's excellent restaurants serve locally caught fresh seafood and locally farmed produce. You can also taste delicious Salcombe Dairy ice-cream and award winning Salcombe gin. Salcombe's August regatta celebrates all that is great about the town with sailing events, fireworks and much family fun. In town, Salcombe's South Sands and North Sands are ideal family beaches or just across the estuary you will find a wonderful beach at East Portlemouth. It can be accessed by ferry from Salcombe. To the west lies Bigbury-on-Sea, Bantham and the famous Burgh Island which is accessed at high tide by a sea tractor. The South West Coast Path is absolutely amazing. You can enjoy a walk to Start Point Lighthouse from Salcombe admiring the splendid views.

Another popular beach day jaunt is to the picturesque Slapton Sands. Slapton Sands has a very moving story attached to it. In 1943 the beach was taken over by the allied forces to use as a rehearsal area for the D-Day landings. Sadly a combination of live ammunition and poor visibility resulted in 749 American servicemen losing their lives. There is a stone monument to commemorate the ill-fated operation. There are plenty of watersports at the beach and a beachside cafe. Many visitors enjoy observing the wildlife in the Nature Reserve, living in and around the freshwater lake, Slapton Ley.

Kingsbridge, a traditional English market town, sits on the Kingsbridge Estuary, surrounded by lush, green rolling countryside. Kingsbridge boasts an eclectic selection of independent shops, art galleries and antique shops as well as an excellent selection of cafes, pubs and restaurants. Artisan coffee shops mingle with luxury boutiques and your usual high street stores. You can taste local craft beers, ales, cider and even wine and gin together with delicious local produce. The town also offers a three screen cinema, a yoga studio and a leisure centre with a

swimming pool. The town is very interesting with many walks. You can explore passages such as Squeezebelly Alley to discover Kingsbridge's history and hidden treasures such as mosaics, a community garden and miniature railway. The town holds a number of local events including the Kingsbridge Food and Music Festival in June, Kingsbridge Fair Week in July, the Kingsbridge Show in September and Kingsbridge Celebrates Christmas in December. The estuary provides plenty of opportunities if you are a watersports enthusiast. You can kayak, sail or stand up paddleboard.

Local Amenities

Nearest Airport	Exeter (26-30 km)
Nearest Ferry Port	Plymouth (26-30 km)
Nearest Village	Landscope (1 km)
Nearest Town/City	Ashburton (4 km)
Nearest Restaurant	Ashburton (4 km)
Nearest Bar/Pub	Landscope (1 km)
Nearest Golf	Torbay (15 km)
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## What we love

- Landscope Barns have been sensationally restored and refurbished. They offer truly luxurious holiday living while retaining character and charm from days gone by
- Guests can enjoy flexible holiday living. Some of the barn cottages and suites can be linked to the neighbouring ones offering larger units. Families and friends can share a wonderful holiday together, yet also enjoy some private time
- The cottages are beautifully decorated with stylish, luxury bathrooms and sleek, contemporary kitchens

## What you should know...

- The house and barns can be rented together, sleeping up to thirty six guests if you want to use the sofas in the barns. Smaller groups can either rent the house on its own or the barns
- Please let us know if you are planning a special celebration and are looking for catering services or any other services that will ensure that you experience the holiday of your dreams
- The courtyard is fully enclosed so you can happily enjoy a few cocktails or wine while your children play nearby



# Terms & Conditions

- **Security deposit:** £1000. This is paid prior to arrival and will be refunded in full after departure subject to damage inspection.
- **Arrival time:** 15:00 with flexibility
- **Departure time:** 10:00 with flexibility
- **Linen & towels included?:** All linen and bath towels are included in the rental price.
- **Pets welcome?:** Please enquire. Extra charge may apply.
- **Changeover day:** Any day of the week
- **End of stay cleaning available?:** Yes
- **Smoking Allowed?:** No smoking

**\*Please note: Landscope does not allow external caterers at the House, please see the T&Cs tab for further details.\***