

Interior & Grounds

Hurcott Farmhouse is split into the farmhouse and the cottage, as a result there are two kitchens and two living rooms. The two properties are joined through lockable doors on the ground floor for the convenience of any groups renting the entire house.

Farmhouse Ground Floor

- Fully equipped kitchen with dining area
- Living room with wood-burning stove
- Double bedroom with en-suite bathroom*
- Utility room
- Guest W.C.

Farmhouse First Floor

- Bedroom with double bed (can be configured as twin), bunk beds and en-suite bathroom
- Double bedroom with en-suite shower room (can be configured as twin)
- Double bedroom with en-suite shower room (can be configured as twin)

Cottage Ground Floor

- Fully equipped kitchen with dining area
- Living and dining room with wood-burning stove**
- Utility room
- Guest W.C.

Cottage First Floor

- Double bedroom with en-suite shower room (can be configured as twin)
- Double bedroom with en-suite bathroom

Exterior Grounds

- Wood-fired hot tub
- Lawned garden
- Terrace
- Outdoor dining facilities
- Barbecue

Additional Facilities

- Heating
- Working fireplaces
- Wi-Fi
- Smart Televisions
- Two Kups coffee machines
- Two dishwashers
- Two washer-dryers
- Iron and ironing board
- Hair dryers
- Bath robes
- Board games
- High chair and cot upon request
- Private parking

*Please note, the en-suite in this room consists of a bath and sink in the bedroom and a separate W.C.

**When booking both the farmhouse and the cottage, the living and dining room in the cottage can be converted into a large dining room, with seating



Location & Local Information

The farmhouse is set in a quiet position nestled amongst farmland and woods.

There are a selection of excellent pubs in the vicinity, some within walking distance – like the Dinnington Docks, which is about a 45 minute walk – others a little further, but worth cycling or driving to, such as the Lord Poulett Arms.

Barrington House, a National Trust house with gardens open to the public, is nearby, as is Dillington House. The Dennis Chinaworks in Shepton Beauchamp are also very close and worth a visit, for the tea rooms as much as anything else.

There are several local cider producers whose orchards and presses are worth seeing, Perry's Cider in Dowlish Wake being one, and Julian Temperley's cider and cider brandy distillery over at Burrow Hill another.

A little further away the beach at Lyme Regis and walks along the Jurassic coastline are 40mins or so to the South, and the Hauser and Wirth gallery near Bruton is 40 mins or so to the East.

Local Amenities

Nearest Airport	Exeter Airport (51km)
Nearest Train Station	Crewkerne (15.6km)
Nearest Town/City	Ilminster (4km)
Nearest Restaurant	Selection in Ilminster (4km)
Nearest Shop	Tesco Superstore (4.1km)
Nearest Beach	Lyme Regis (30km)



What we love

- The location is perfect for those who are looking for a peaceful break of walking and talking, yet the town of Ilminster with its selection of helpful amenities, is just a five minute car journey away
- The farmhouse has two living rooms and two kitchens, meaning that there is plenty of space for the whole gang to gather and socialise!
- Each bedroom boasts its very own en-suite bathroom or shower room making it an ideal choice for a group of couples who want to retain some privacy

What you should know...

- For those travelling in groups of 14, one of the bedrooms makes use of bunk beds and so may be best suited to children
- Dogs are welcome to come but please note that there is a small additional charge for this, please see the T&Cs tab for details

Terms & Conditions

- **Security deposit:** £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** A maximum of 2 well-behaved dogs are allowed on a request basis for an additional charge of £50 per dog, per stay. Please request at the time of booking. Dogs are to remain downstairs and off the furniture at the property.
- **Other Ts and Cs:** No stag do's, hen do's or parties are permitted at this home.
- **Changeover day:** Monday or 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?:** No smoking
- **Other 2:** Travel cots and highchairs can be provided on request. Please ensure that you request them at the time of booking as they are available on a first come, first served basis.
- **Minimum stay:** Please note that there is a 2-night minimum stay, this may be increased to 3 or 7-nights across peak dates
- **Internet access?:** Yes, Wi-Fi is included in the rental price