Amberstone Manor

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

Overview

This is a 19th Century country house, situated in the unspoiled Devon countryside, nestled between Exmoor and Dartmoor. The Amberstone Manor, set in 5 acres of landscaped gardens and 20 acres of river meadows, has been totally refurbished and offers ten beautifully-appointed bedrooms, sleeping up to twenty adults.

On the ground floor, there are two very large reception and dining areas and a lounging TV room to relax in. There is also a large farmhouse style kitchen with ancilliary rooms and the dining room that seats eighteen. All have large windows, mostly double aspect, allowing in the south facing sun and light.The two floors above contain ten beautifully appointed bedrooms and eight bathrooms. The courtyard contains a spectacular room (11m x 6m) that can be used for functions, conferences, dance, yoga and table tennis. The adjoining room is a huge but restful snooker room (full size table), library and flat screen TV.

The house sits comfortably in five acres of gardens and pastures with uninterrupted views across a valley of woods and river towards distant Dartmoor. Immediately around the house are formal gardens that were laid out in Victorian times. To the west is a private sunken salt water swimming pool set amongst tropical plants, while on a lower terrace is a tennis court of green artificial grass surrounded by a hundred Rhododendron bushes. The south facing terraces are built from fossilised limestone from Malta, but underneath is a very English Victorian garden grotto. A lawn for croquet, an orchard for apples, a vegetable garden for fresh produce all add up to the quintessential English country garden.

Facilities include an outdoor heated (heated by solar panels) salt water pool (The swimming pool is open from late May through to September weather dependent), infra red sauna, yoga and dance room, astro turf tennis court, snooker room, croquet lawn and extensive gardens. Wi-fi is available throughout.

Amberstone Manor is the perfect place for house parties, celebrations, family get-togethers, or a relaxing retreat. We love it here so much that we chose Amberstone as the venue for one of our spectacular blogger retreats, offering a taste of the unique Oliver's Travels holiday experience.

Check out this round up from the Luxury Columnist.









Facilities

Watersports • Recommended • Private Pool • Ideal for Kids • Golf Nearby • Tennis Court • Walk to Village • Walking/Hiking Paths • <1hr to Airport • Horse Riding • Historical Sites • Tennis Nearby • Go-Karting • Ideal for

Xmas/NY • Wellness • Chef/Cook Available • Ideal for Teens • Quirky (Unique) • Manor • Has Discount • Special Offer • Heated Pool • Maid Service Available • Pets on Request • All Bedrooms En-Suite • Ground Floor Bed & Bath • Walk to Restaurant • Parking Space • Heritage Collection • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Games Room • Satellite TV • Sauna/Steam • Animal farm • Heating • Babysitting Available • Children's videos/DVDs • Children's books • Butler Available • Xbox/Playstation/Wii • English speaking babysitter available • Professional nanny babysitter available • Ideal for Babies & Toddlers • Stair gates • Mattress protector • Booster seat

Interior & Grounds

The Manor

Ground Floor
- Reception
- Living room
- Drawing room
- Fully-equipped kitchen with pantry
- Dining area

First Floor
- Principle bedroom with king sized four poster bed and en-suite bathroom with large bespoke bath, shower and WC
- Peacock bedroom with king sized bed and en-suite shower room
- Parisian room with super-king sized bed and en-suite bathroom *(which can be set up with twin single beds on request)*
- Master bedroom with super-king sized bed and ensuite bathroom with roll top bath, shower and WC *(which can be set up with twin single beds on request)*
- Garden bedroom with king sized brass bed and en-suite Jack and Jill bathroom with bath and shower
- Courtyard bedroom with king sized bed and en-suite Jack and Jill bathroom with bath and shower

Second Floor
- White room with super-king sized bed and en-suite bathroom with bath, shower and WC *(which can be set up with twin single beds on request)*
- Cherry bedroom with super-king sized bed and en-suite shower room *(which can be set up with twin single beds on request)*
- Princess bedroom with Emperor-sized bed and en-suite access to family shower room
- Scarlet Room with king sized bed *(which can be set up with twin single beds on request)*

Exterior Grounds
- Swimming Pool (Heated by Solar and open between May - September, weather dependent)
- Tennis court
- Dance barn/ yoga studio
- Gym
- Games room with snooker table and table tennis
- Five acres of landscaped gardens

**Please note that some of the bedrooms have recently undergone some minor updates and so may differ slightly from the photographs.*









Location & Local Information

The house is located at the edge the village of Chulmleigh in the heart of North Devon.

North Devon boasts astonishing scenery with countless surfing beaches and rugged landscape boarding Dartmoor. It is the ideal location for adventure seeking enthusiast.

Local Activities
A wide range of fabulous activities can be recommended by the owners in the local area including Horse riding, Golf, Fishing, Clay pigeon shooting, Paint ball and Gliding | Microlight flying. The area has many great off – road footpaths through woods, meadows and the dramatic North coast beaches, one is a spectacular Unesco heritage site.

Walking and Cycling
Take you pick form a wide selection of stunning local walks and hikes in the area. Cycle from Dartmoor to the sea on old disused railway line known as "the tarka trail".

Golf
An 18-hole short course in Chulmleigh, less than five minutes walk away. Then advance to to the full-size course some ten minutes away at Highbullen Hotel Golf and Country Club. Alternatively, visit the premier Atlantic Links course at Saunton Golf Club and play their East Course which is rated 60 in the world by Golf World Magazine.

Horse riding
Exmoor and Dartmoor National Parks are the perfect places to visit for a horse lovers. Chulmleigh also has a local stables for horse riding lessons and hiring. explore the multitude of forestry tracks and bridleways, some through Eggesford Forest.

Fishing
There are many wonderful venues for fishing close by. The Little Dart is a 'late running river' so fish arrive later in the year. The Taw is best for salmon in the spring and is good for sea trout from May onwards. There are also several coarse fishing lakes in the area, including the popular Stafford Moore. The Torridge and the River Mole, Catham Lakes and Huntacott Water are all close by.

Other Activities
Light aircraft, gliding and microlight flying sessions at Eaglescott Airfield, only 15 minutes away. Clay pigeon and game shoots, including Trenchard, Colleton Manor and Clovelly.









Local Amenities

Nearest Airport	**Exeter Airport (57.9km)**
Nearest Beach	**Saunton Sands (40.7km)**

Nearest Golf	**Chulmleigh Golf Course (500m)**
Nearest Restaurant	**The Red Lion, Chulmleigh (200m)**
Nearest Supermarket	**Sainsbury's, South Molton (13.6km)**
Nearest Town/City	**Exeter (37.3km)**
Nearest Village	**Chulmleigh (100m)**

What we love

- The whole family will enjoy splashing around in the fabulous private pool during the Summer months!
- Nestled between Exmoor and Dartmoor, Amberstone makes an excellent choice for those wishing to explore beautiful Devon and all that it has to offer
- Enjoy competitive games of tennis on the all-weather court!

What you should know...

- The salt water pool runs off solar heating, so if it has not been particularly sunny then the pool will cool down a little!
- Please note that for July and August, the maximum stay is 6 nights, arriving on a Friday and departing on a Thursday (no 7 night stays are possible during this period due to the time it takes to prepare the house for Friday arrivals). For these 6 night stays, the check in time will be 5pm on the Friday, and the check out time will be 11am on the Thursday.
- Sorry, stag and hen do's will not be accepted until the owners discuss this in further detail with the person responsible for making the booking

Terms & Conditions

- **Security deposit:** £1000 charged to client's credit card by Oliver's Travels 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 p.m.

- **Departure time:** 9:30 a.m.

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

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

- **Pets welcome?:** Well-behaved dogs are allowed on request at the time of booking

- **Other Ts and Cs:** Please note that this property does not accept stag/ hen do's unless the owners agree to accept the booking after discussing this with the person responsible for making the booking. The owner reserves the right to cancel these types of bookings at any point. Guests booking online will still be required to notify us regarding their reason for travel.

- **Changeover day:** Friday during school holidays. Flexible throughout the rest of the year.

- **End of stay cleaning:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.

- **Smoking Allowed?:** No smoking

- **Other 2:** Noise does travel in rural areas so please be respectful and keep outside noise to a minimum after 11pm.

- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased across peak dates.

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