



"DEER COTT"
Chulmleigh Devon

Whether for a week or more, or a short break
in any season, you can be assured of a warm
welcome from the resident owners.



George & Mary Simpson

"Middle Garland"
CHULMLEIGH
North Devon
EX18 7DU

Tel: 01769-580461
Email: enquiries@deercott.co.uk
Website: www.deercott.co.uk

Location

Located amidst unspoilt rolling countryside, it is within easy access of the North Devon Link Road (A361) and South Molton - an excellent touring base midway between Exmoor and Dartmoor



Local attractions:

The Devon beaches are well within daily travel as are 'The Eden Project' , Plymouth and Exeter.

Amenities at Chulmleigh include shops and services, medical centre, golf course. Riding stables and river fishing are just a 15minute drive.

Perfect for walking and cycling, the Tarka Trail at Eggesford is a short distance away.

A gentle 4 miles takes you into Chulmleigh;
2 miles to King's Nympton. The terrain not too demanding.

Pets:

One dog is welcome by arrangement.
Separate kennel facility with heating is available if preferred.

We request your dog be kept under control and not left unattended in the cottage or allowed to exercise in fields being grazed at the time.

The Holiday Home:

'Deer Cott' has been specifically designed for two. Converted from an original barn, it offers high standard holiday accommodation and facilities throughout. Its character has been retained and the original uneven cob walls enhance the quality furnishings.

The property is approached by a long private drive and offers tranquillity for country lovers seeking to relax and unwind. There is ample car parking area adjacent to the unit.

From the lounge, French windows open onto a patio area. Here you could eat 'al fresco' in complete privacy overlooking a conservation lake with a small island. The whole area attracts a rich diversity of wildlife including all sorts of native birds. Wild deer can be seen roaming freely across the surrounding meadows.

The Accommodation:

Bedroom with the comfort of a double divan bed
Luxury en-suite shower room/toilet.

Fully equipped kitchen including:

Ceramic hob/oven Dishwasher
Microwave Washing Machine
Refrigerator Tumble dryer
Deep freezer facility

Living/Dining area with
with a galleried landing;
feature fireplace and log
fire (logs provided).

Digital TV & DVD

Hi-Fi

Selection of CD's & DVD's



All inclusive tariff:

Rental is inclusive of electricity, central heating, hot water, fuel for the log burner, bed linen and towels.

Fine quality water is produced from private borehole.

Pay phone facilities are provided on a separate line (01769-581318)



General:

Accommodation will be ready for occupation after 2.00pm. On the day of arrival.

We request that the premises be vacated by 10.00am. on day of departure unless alternative arrangements have been made.