

Luxury self-catering accommodation



# Barnhuis

## OTTERTON

**Location:** *The property nestles between two thatched cottages with superb views over an attractive garden and field, with Anchoring hill in the distance. It is located near the centre of the picturesque village of Otterton (between the seaside resorts of Budleigh Salterton and Sidmouth in East Devon). Otterton is 9 miles from junction 30 off the M5.*

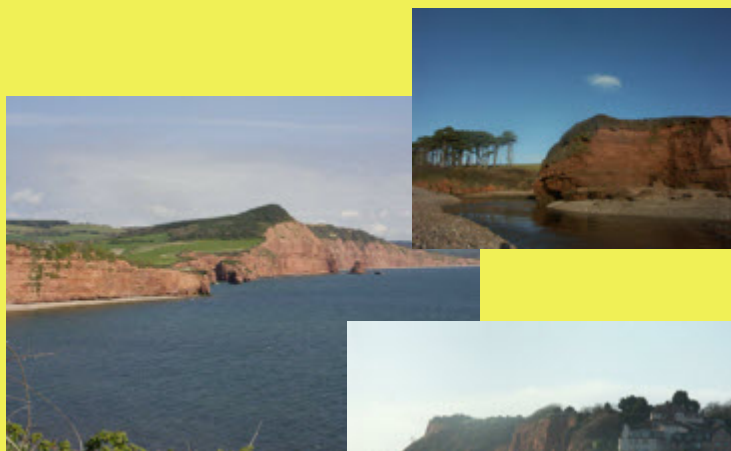
*There are many varied lovely walks, for instance along the nearby coastal cliffs, along the river Otter and on Woodbury Common. One mile from the 'Barnhuis' lies Ladram Bay which has full holiday resort facilities. Just a few of the many sites of interest in the area are Otterton Mill, mentioned in the Domesday book, the Jurassic Coast World Heritage Site, Bicton Park, the sandy beaches at Exmouth, Exeter Cathedral and about an hour away are Dartmoor and Exmoor. There is so much to do and see in this area.*



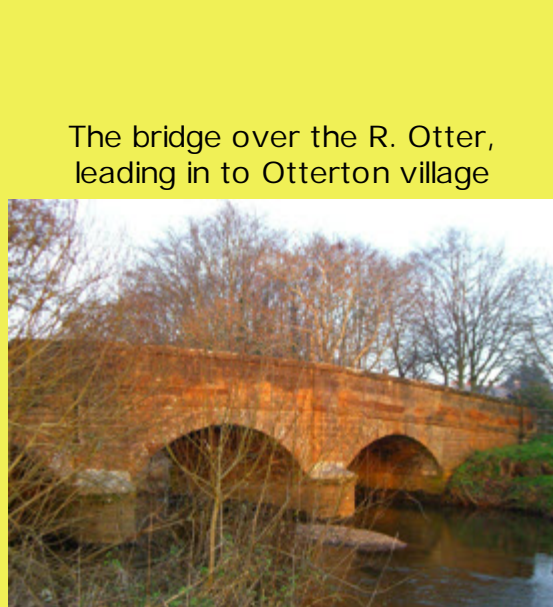
Houses overlooking the sea at nearby Budleigh Salterton



Thatched cottages and brook in the centre of Otterton



Views of the red cliffs along the nearby coast



The bridge over the R. Otter, leading in to Otterton village



# Barnhuis

EAST DEVON



**Description:** *Luxury, spacious self-catering accommodation is provided on the first floor of a detached converted barn (2011), accessed at ground level on one side via a few steps alternatively a shallow sloping path. There is off-road parking next to the 'Barnhuis'. Inside all on one level is a lobby / wc, airy vaulted-ceiling lounge / kitchen & large bedroom with en-suite wc/shower. The bedroom has a king-size double bed along with ample cupboard space & drawers. The lounge has 2 sofas + armchair and a low table as well as a dining table + 4 chairs. The apartment is fully equipped for holiday stays or for people needing somewhere to stay while moving home. French doors in the lounge open out onto a verandah overlooking garden views.*

*Barnhuis is double glazed and has underfloor electric heating in all rooms, a heat recovery ventilation system, dishwasher, ceramic gas & electric hobs, microwave oven, fridge, freezer, washing machine, tumble dryer, iron & board, 38" HD freesat TV with linked surround sound / DVD system, wi-fi, vacuum cleaner, patio furniture.*



View from lounge & bedroom



## Activities:

**Walking** Coastal path  
River Otter  
Woodbury Common & around Sidmouth  
Dartmoor for wonderful walks with magnificent views for serious walkers

**Swimming** Pools at Ladram (1 mile), and at Sidmouth (5 miles) + in the sea

## **Golf**

**Tennis** Budleigh Salterton Club

**Bowling** Budleigh Salterton Club

## **Archery**

**Fishing** sea, river and small lakes

## **Horse riding**

## **Landscape painting**

**Sailing** and windsurfing

**Gliding** Dunkeswell aerodrome

## **Dancing**

**Cycling** Somewhat hilly region, but there are excellent cycle tracks following disused railway lines – Budleigh to Exmouth and Exmouth to Exeter

**Beaches** Exmouth – 2 miles of fine sand

Budleigh Salterton – pebbles, swimming, nudist section to the far west

Ladram Bay – shingle, accessed through caravan site

Sidmouth – pebbles

## **National Trust Houses and gardens eg**

Killerton House (30 mins) 01392 881345 18th century house + lovely gardens

Castle Drogo (45 mins) 01647 433306 20th century Lutyens-designed castle

For food shopping there are Waitrose 5 miles away in Sidmouth, Tesco & Lidl 7 miles away in Exmouth, bread baked daily in Otterton Mill, 0.5miles. Farmers' markets are held in Budleigh (5,000 inhabitants) and Exmouth (30,000) and in Exeter (105,000). Budleigh Salterton has an unusual number of ladies' dress shops!

Dining out: We can recommend several restaurants in the area especially in the Lypstone to Topsham area

Barnhuis is not fenced around so is not really suited to dogs.

Facilities eg cot, are available for a baby if you request them



Sir Walter Raleigh statue in East Budleigh

**Barnhuis***for self-catering holidays & short  
stay rentals throughout the year***15A Bell Street, Otterton, East Devon EX9 7HS**

contact: David &amp; Marianne Pankhurst, tel +44 (0)1395 568104

[ptd@toolmaker.uk.com](mailto:ptd@toolmaker.uk.com) <http://www.otterton.info/ottertonbusiness.htm>

## Terms and Conditions of letting + Booking Form

Care has been taken to accurately describe the property, but it is possible that changes have subsequently taken place.

All bookings are accepted in good faith, but in the unlikely event of an occurrence making it necessary for any bookings already confirmed to be subsequently cancelled, our liability shall be limited to the immediate return in full of all monies paid.

Dates reserved by telephone / e-mail must please be followed immediately by a completed booking form and advance payment to secure the booking. Failure to do this may result in the dates being re-let. No booking shall be deemed to have been made until a booking form and remittance is received and confirmed.

The property is occupied only for a holiday or temporary stay for the duration booked and paid for and is set up for a maximum of two persons and possibly a baby.

Once the booking has been confirmed, the Hirer is liable in law to pay for the accommodation for the whole period reserved, in full. You may wish to take an appropriate holiday cancellation policy before booking to cover you for any unforeseen eventuality.

There is a deposit to be paid at the time of booking (20% of the agreed rent), with the balance payable within 6 weeks of the date of arrival. If booking is made within the 6 weeks period the full payment will need to be paid. Non-payment of a balance by the due date may be taken as cancellation and the Owner may endeavour to re-let the property. In the event of this the Owner will be entitled to retain the advance payment. This should not be seen as relieving the Hirer of his legal responsibility to pay the full amount should the property remain un-let. If endeavours to re-let the property are successful, the Owner may refund to the Hirer some or all of the monies paid, less a £50 cancellation fee.

The Owner, other than resulting from negligence, shall not be responsible for any injury, loss or damage, of whatsoever nature, suffered by the Hirer or any members of the Hirer's party or any other person lawfully upon the property during the occupancy.

To enable the Owner to have time to thoroughly check through for the next occupants, the property should please be vacated by 9.30am on the day of departure. On arrival it may be occupied at any time after 3.00pm. Notification of late arrival or early departure, particularly if of a full days' duration or more, will be appreciated. **Changeover day is a Friday.**

Cottages are cleaned and inspected between lets. On arrival please notify us of defects within 24 hours; failing which you are deemed to accept the condition of the property. By accepting our Terms and Booking conditions the Hirer has agreed to leave the property at the end of their stay in the condition as found. In the unlikely event of the property not being left to the required standard the Hirer will be notified in writing and the cost of extra cleaning / rectification / repair will be invoiced. The word of the Owner will be final in this respect.

Breakages and damages should either please be replaced by the Hirer with similar or advised to the Owner to enable this to be done at replacement cost to the Hirer, and your kind attention to this would be appreciated.

The person making the booking will remain responsible for all members of the party and should ensure they are aware of booking conditions. If these are not met, the Owner could refuse right of entry to the property and no monies will be refunded.

[continued>](#)

Bookings for persons under the age of 25 are not normally accepted but special considerations will always be given upon receipt of full details.

Linen is included in this property. The right is reserved to pass on and charge as an extra any *exceptional* charge which may be levied upon the Owner, for any service or supply provided, (eg electricity and water) although these costs are normally inclusive in holiday lettings.

The right of entry to the property at all reasonable times is reserved by the Owner with or without workmen for the purpose of inspection or to carry out any repair deemed necessary to the property or equipment, including gardening.

Whilst every care is taken to ensure complete satisfaction with your holiday accommodation, in the unhappy event of you having cause to complain, please take this up with the Owner as soon as possible. No complaint will be accepted at the end of the holiday or after the Hirer has returned home. Reports, appreciative comments or constructive suggestions for improvement will always be gladly received. In matters of equipment going wrong, it should please be realised that although frequently checked, items not reported by departing occupants may escape attention. In cases of failure or malfunction of domestic appliances or equipment (loss of picture quality of TV receivers, furniture, fittings, drainage, electricity / gas / water supplies) the Owners will use their best endeavours to have all such faults and failures corrected as soon as possible after the same shall have been reported to them. In the case of items requiring expert attention the Owner's liability shall be limited to the passing of the request for service to their usual suppliers or repairers. No responsibility can be accepted for any subsequent delay on the part of such suppliers or repairers eg for any loss of frozen food due to failure of a freezer.

No pets are permitted.

In the unfortunate event that you have to cancel your holiday, please telephone 01395 568104. We shall also require written confirmation (e-mail / post) within five days. If you are cancelling, the cost of the holiday must be paid in full. The Owner will attempt to re-let the accommodation on your behalf; if this proves successful you would be refunded the cost of your holiday less a £50 administration fee. If you are cancelling before your balance is due, please note you will still be liable to pay the balance in full on the due date.

**Please e-mail ([ptd@toolmaker.uk.com](mailto:ptd@toolmaker.uk.com)) or telephone (01395 568104) for prices and availability.**

A deposit will be required to secure the booking (20% of full cost), if more than 6 weeks before the start of your stay.

PLEASE FILL IN YOUR DETAILS  
IN SHADED AREA BELOW

Please tick this box if you accept our Terms & Conditions.

How did you hear of us?:

- Otterton website  
 Recommendation  
 Other .....

Payment (£ sterling) can be accepted by:

**Cheque**

or **BACS** electronic bank transfer

or **Paypal**

Please contact the owner for payment details or if payment to be made in Euros.

Title (Mr, Mrs etc)	
Initial or first name	
sumame	
who will stay	
e-mail address	
landline number	
mobile number	
house # / name	
street	
town / city	
county	
post code / country	

**Web links:**

Otterton Mill

Ladram Bay

Otterton

Bicton Park

Jurassic Coast

**Testimonials:**