



TEL: 01837 849021

HOUSE PARTY
SOLUTIONS

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STEDDAFORD COURT, DEVON, UK



Steddaford Court is our very own holiday cottage boasting a great location on the edge of Dartmoor in the village of Sticklepath, Nr Okehampton, West Devon.

The cottage is part of a charming courtyard of 8 stone cottages with plenty of parking and a shared garden.

From the village you have direct access to the moor and woodland of Skaigh Valley with wonderful walks to the famous moorland village of Belstone. It is a perfect location for lovers of the great outdoors with plenty of walking, horse riding, cycling and shooting opportunities. You are also ideally situated to take advantage of dining out at a number of local pubs/restaurants if you don't feel up to cooking; all within walking distance (2 of which are in the village). The village shop is also just next door if you need to top up on provisions.



USP's:

- 28'x15' living/dining room
- Delabole slate flooring in the kitchen and hallway.
- Stripped oak flooring in the living room with underfloor heating & woodburning stove (logs provided).
- 2 large double bedrooms
- Location on the edge of Dartmoor

Location of house: Village location; one of 8 stone cottages in courtyard situation and in close proximity to all local amenities.

Style of house: Rustic comfort with many character features.

Number accomodated: 4 people plus cot

Number of bedrooms: 2 – both bedrooms are spacious doubles.

Number of bathrooms: 1 family bathroom with bath and hand held shower

Dining capacity: 6-8 in the openplan split level living/dining room.

Catering: Self catered although there are 2 pubs in the village and 4 other pubs/hotels/restaurants within a reasonable walking distance.

Dining:

Pubs: Taw River, Sticklepath, the Kings Arms, South Zeal and The Tors, Belstone.

Pubs / restaurant: Oxenham Arms, South Zeal and The Seven Stars, South Tawton.

Other services:

Cleaner: Additional cleaning can be arranged

Babysitting: By arrangement

Beautician: Okehampton

Taxis: Okehampton

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Facilities:

- TV which runs off the Sky dish due to poor aerial transmission in the village so a few extra channels although there is not a Sky package.
- Children's play ground directly opposite the house
- Table with benches and washing line in shared garden

Activities & places of interest:

Beach:

40 minutes to the North Cornwall coastal town of Bude and 45 minutes to the South Devon coast

Historic:

Finch Foundry museum in the village

Places of interest:

Exeter Cathedral, Chagford and Tavistock which have market days and Belstone, fame of the Belstone Fox.

Shopping:

Exeter 30 minutes, Plymouth 45 minutes.

Clay pigeon & rough shooting:

Rough shoots can be recommended

Walking:

Dartmoor on your doorstep, woodland walks or Lydford George 10-15 minutes away

Horse riding:

Two local riding stables, one is open only from Easter to September/October

Check in/out times: 4pm check in / 10am check out – can be flexible if other guests are not booked in.

Pets: Dogs are welcome (max 2 unless by arrangement) providing that they are not allowed on the seating or beds or left alone at the property. There is a charge of £10 per dog per stay for additional cleaning.

Disabled facilities: Sorry no, due to steep stairs and the bedrooms and bathroom being on the first floor.

Stag & hen parties: Well behaved groups by arrangement.

Corporate Facilities: Available for serviced mid week or long term business rentals.

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Travel:

Travel time from London:

3.5 hours from London (don't let your Sat Nav direct you down the A303!)

Nearest Airport:

Exeter – 30 minutes away

Nearest railway station:

Exeter – 30 minutes away

Taxi service:

Okehampton – 5 minutes away

Distance to nearest village:

Situated in Sticklepath, South Zeal and South Tawton 10 minutes walk and Belstone 20 minutes walk.

Distance to nearest town:

Okehampton 5 minutes drive

Price range:

Weekends: (as available) 2-3 nights £250-350

Midweek: (as available) 3-4 nights £250-350

Weekly: £400-600

Christmas & New Year: £650 per week

Cautionary deposit: £250

Payment Terms: 30% deposit payable at the time of booking. The balance is due 6 weeks prior to the date of your stay along with a refundable £250 security deposit

A note from the owner:

We do not want to mislead you by describing the cottage as a luxurious, although we are working on it! Hopefully the photos will speak for themselves and give you a good idea of what to expect. The house is very comfortable and spacious with plenty of rustic charm including striped oak and delabole slate flooring, comfy leather seating and a woodburning stove; lovely - especially for winter breaks.

We are sure that you will have a relaxing and enjoyable stay and we look forward to welcoming you soon.

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