



HOUSE PARTY SOLUTIONS



# Brackenmoor

Dartmoor, Near Okehampton

SLEEPS 4-5



- ◆ Luxurious, spacious cottage on Dartmoor oozing character and charm with exposed timber and stonework - rustic-chic style
- ◆ Super-fast fibre optic broadband with a bandwidth of up to 50MB
- ◆ Fabulous walking directly into Skaigh Woods and Dartmoor beyond
- ◆ 2 sumptuous en-suite bedrooms
- ◆ A stones throw from the village shop/cafe and two friendly pubs serving good/affordable food
- ◆ An convenient base for sightseeing and the coasts of Devon and Cornwall just half an hour from the M5
- ◆ Artwork displayed and for sale by a local Artist





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### OVERVIEW

Brackenmoor is situated in a peaceful mews style courtyard in the centre of Sticklepath village within the Dartmoor National Park. The village has 2 pubs, a village shop and cafe, direct access to wonderful walking at Skaigh woods straight on to Dartmoor and the Finch Foundry Museum with tea room.

The property has recently been completely refurbished to provide a luxurious base for even the most discerning holiday maker and it's been a complete labour of love by the owner!

On the spacious open-plan ground floor, the character has been optimised through exposing natural timber and granite walls with the addition of oak and delabole slate floors with a tasteful use of colour to create a rustic-chic style. Comprising of a split level sitting/dining room with woodburning stove leading into the kitchen with new 5 ring ceramic hob, double oven, slimline dishwasher, washing machine and fridge freezer.

On the first floor there is plenty of natural light with a galleried landing displaying artwork for sale by a local artist Kari McGowan. Leading off the landing, two beautifully presented en-suite bedrooms of a modern/contemporary style with power showers and Egyptian linen have been designed with complete calm and relaxation in mind, to guarantee you a good nights sleep.

A brand new oil fired central heating system has been installed to provide guests with ample warmth and hot water, the living room also has underfloor heating and a woodburning stove.

#### Note from the Owner

This is my own property and due to it only having 2 bedrooms, is not featured on the House Party Solutions website. However, please do keep an eye on our Special Offers page for last minute availability.

Until 2019, the property had been rented out on a Shorthold Tenancy basis but my dream was always to refurbish it to a high spec. Over the years I have owned it (and it's been a very long time!) I have always wanted to offer it to guests to enjoy and experience this beautiful corner of Dartmoor and the lovely friendly village of Sticklepath. It really has been a labour of love and never more so than over the last 4 months when it has been transformed into everything I had envisaged.

Designed with no-fuss comfort and easy living in mind, I hope to have achieved a rustic-chic style for all to enjoy as much as I have enjoyed transforming it. The house is furnished with many treasured artefact's from my travels to the Middle East, Africa and Egypt coupled with beautiful art for sale exhibited by a local artist friend of mine, Kari McGowan so if anything takes your fancy, please just shout as it can be easily replaced as 'gaps' become available.

I look forward to welcoming you and your 4 legged friends to this beautiful corner of Dartmoor very soon.

Best wishes



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### YOUR STAY

#### Number Accommodated

- ◆ 4-5

#### Bedroom & bathroom configuration

- ◆ Blue Room - Spacious room with Kingsize bed (plus Z bed if required), leading into a spacious en-suite bathroom with 'P' shaped bath and shower over
- ◆ Green Room - Superking bed with compact but beautiful en-suite shower room; double shower with rain head and hand held attachment

#### Dining capacity

- ◆ Lovely old scrub-top pine farmhouse table with 6 chairs

#### Facilities

- ◆ 55" Smart TV with Netflix
- ◆ 2 lovely en-suite bedrooms
- ◆ Spacious and colourful living accommodation of a quirky, shabby chic style
- ◆ Direct access to excellent walking onto Dartmoor
- ◆ A stones throw from 2 village pubs and the shop/cafe all serving good food
- ◆ Convenient location for sightseeing and the coasts of Devon and Cornwall yet just 30 minutes from the M5

#### Catering

- ◆ Self Catered although catered meals can be provided if required
- ◆ Just a stones throw from 2 village pubs serving good, traditional inexpensive food - the Taw River Inn and the Devonshire Inn
- ◆ Sticklepath Store & Cafe is virtually next door - a great place for breakfast! Or take a stroll up to South Zeal's The Store which also has a tea room
- ◆ Fine Dining at the stunning Oxenham Arms at South Zeal where you can book a table or pub grub at the Kings Arms and The Tors at Belstone

#### Check in / out times

- ◆ Check in from 4pm
- ◆ Check out by 11am although this can often be extended at no additional charge if guests are not checking in on the same day

#### Pets

- ◆ 2 dogs welcome providing that they are contained on the groundfloor and not allowed on the furniture - £35 per dog additional charge

#### Disabled facilities

- ◆ Sorry not suitable for disabled or limited mobility guests as there are no groundfloor bedrooms or bathroom facilities





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### ACTIVITIES

#### On-site activities

- ◆ Direct access to Dartmoor for keen walkers
- ◆ Visit the Finch Foundry Museum

#### Local Attractions

- ◆ The Granite Way Cycle path runs from Okehampton to Lydford where you will also find the fabulous Lydford Gorge
- ◆ Okehampton with its Medieval Castle, cinema, climbing wall, park and Leisure Centre - just a 10 minute drive
- ◆ Horse riding at Belstone and Mary Tavy
- ◆ The Cathedral City of Exeter with excellent shops, restaurants and cafes - just a 30 minute drive
- ◆ The coast of Bude & Exmouth - just a 45 minute drive





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### LOCATION

Located within the Dartmoor National Park in the village of Sticklepath

### Distance from

- ◆ London - 3 hours, 50 minutes / 217 miles
- ◆ Bristol - 1 hour, 50 minutes / 100 miles
- ◆ Cardiff - 2 hours, 10 minutes / 130 miles
- ◆ Exeter - 30 minutes / 20 miles

### Nearest Airport

- ◆ Exeter - 30 minutes / 27 miles
- ◆ Bristol - 1 hour, 35 minutes / 88 miles

### Nearest Railway Station

- ◆ Exeter St Davids - 30 minutes / 21 miles
- ◆ Okehampton - 10 minutes / 4.5 miles (limited service)

### Distance to nearest village / town

- ◆ Situated in the village of Sticklepath
- ◆ South Zeal - 0.7 miles / 2 minute drive or within walking distance
- ◆ Belstone - 2.25 miles / 5 minute drive or pleasant walk from your doorstep through Skaigh Woods
- ◆ Okehampton - 10 minutes / 4 miles
- ◆ Tavistock - 30 minutes / 19 miles







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### PRICES

#### Weekly

- ◆ Peak Season (July / August / Christmas & New Year) - £945
- ◆ Mid Season (April / May / June / September / October) - £845
- ◆ Low Season (November, December exc Christmas & New Year) - £575





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