



What's included ?

To make sure you get the best from your holiday all our Cottages and Lodges include:

Bed linen & towels (but please bring your own beach towels) with beds made up prior to your arrival

Unlimited hot water and central heating supplied by our green biomass boiler

Fully equipped kitchen with oven & hob, microwave, fridge/freezer, dishwasher and washer dryer

Wi-Fi in all cottages

Flat screen FreeSat TV with HDMI socket and DVD player

Garden furniture, BBQs and space for outdoor dining

Your price also includes the following:

Complimentary homemade Devon cream tea on arrival

Any cots or highchairs - please request on booking

Tea towels, paper kitchen towel, foil and cling film

Environmentally friendly cleaners for kitchen & bathroom including dishwasher tablets & washing up liquid

Portable BBQs

Indoor games room and outdoor play area

Farm trails and weekly guided tour of the farm

Daily animal feeding and handling - help collect the eggs and make friends with the ponies

LOWER CAMPSCOTT FARM HOLIDAY COTTAGES

Lee, Ilfracombe , North Devon EX34 8LS

www.lowercampscott.co.uk

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Eight luxury holiday cottages & lodges
in an idyllic country farm location nr Woolacombe and Ilfracombe

Stunning valley location overlooking the sea

Spacious 4* holiday homes where dogs are very welcome

Close to golden sandy beaches & SW Coast Path

Walk to Lee Bay and the village pub

Help feed the animals & explore the farm trail

Welcome to Lower Campscott where you can relax and unwind in our delightful cottages and spacious lodges on our working farm. Set in 35 tranquil acres of glorious Devon countryside, within our own private and picturesque valley overlooking Lee Bay, it's the perfect holiday destination for families, couples and groups alike.

There'll be a delicious Devon cream tea with home baked scones waiting for you when you arrive and all our 4* graded cottages and lodges are furnished and equipped to a high standard to offer you the comforts of home. Every cottage has a dishwasher, washer dryer, wifi, central heating and unlimited hot water from our green biomass boiler that help keeps our carbon footprint low and your comfort levels high!

For family gatherings and group get togethers we've a bright airy function room which seats 40 comfortably, more for a party or buffet. So why not book several cottages and hold your celebrations here?

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Stable Cottage (Sleeps 3 plus 1 cot)



Fuchsia Cottage (Sleeps 4 plus 2 cots)



Hydrangea Cottage (Sleeps 4 plus 2 cots)



Help feed the animals & explore the farm

Stable Cottage (Sleeps 3 plus 1 cot)

- 2 bedroom self catering cottage
- One double, one single plus room for a cot
- Spacious two storey accommodation
- Parking adjacent
- Outside seating area with dining furniture & BBQ

Stable Cottage has been sympathetically converted from an original Victorian farm building to create a bright, modern holiday home which also retains a wealth of character and individuality. Centrally located and detached, there's an outside dining area and parking adjacent. It's a great cottage for couples and young families. The living room is spacious and comfortably furnished and the kitchen diner well-equipped with everything you'll need to prepare your holiday meals. Upstairs two bedrooms comfortably sleep 3 with one double and one single bedroom, both easily spacious enough to accommodate a cot. The modern bathroom contains a bath with shower over, wash basin and WC.

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Pinetree Lodge (Sleeps 8 plus 2 cots)

- 4 bedroom self-catering lodge
- Two double and two twin bedded rooms with space for cots
- Spacious single storey accommodation
- One bathroom and one shower wetroom
- Deck with sea views, dining furniture & BBQ

Situated at the heart of the farm, overlooking the sea and close to the outside play area, Pinetree Lodge is perfect for family gatherings and group holidays. The accommodation is all on one level and has been used without difficulty by wheelchair users and by those with restricted mobility. With stunning sea and countryside views, the open plan living area has a full height lofty ceiling and is a great place to relax and unwind on the comfy sofas. Sliding doors lead onto a level decked terrace and the gardens beyond, perfect to enjoy an al fresco meal, bbq or sundowners at the end of the day as you watch the sunset over the sea. The large fully equipped kitchen diner comes complete with everything you will need for your self-catering holiday. The dining table and chairs easily seat 8 or more - a great place for planning your day over a leisurely breakfast or catching up at evening time. The two double and two twin bedrooms (all large enough for a cot) are neatly laid out with a double and a twin bedroom on each side of the very spacious open plan living area and are separated on one side by a shower room with shower, WC and washbasin, and on the other by a bathroom with bath, WC and washbasin. The views from Pinetree as the sun sets over the sea can be truly magical.

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Meet the Shetland ponies



Birchtree Lodge (Sleeps 6 plus 2 cots)



Larchtree Lodge (Sleeps 5 plus cot)



Wonderful coastal walks

Larchtree Lodge (Sleeps 5 plus cot)

3 bedroom self-catering lodge

Open plan kitchen, dining and living area

One double bedroom, one twin bedded room & 1 single

Shower room and bathroom, each with WC

Private enclosed deck

Elevated position with views across the farm & countryside

Set in its own private garden with steps up to an enclosed deck for outdoor dining and space for barbequing, Larchtree Lodge is light and bright and offers lovely views across the farm towards the sea.

The open plan living area with full height windows has a comfy seating area, well equipped kitchen, dining for up to 6 and French windows out onto the deck.

The double bedroom, twin room and single bedroom with space for a cot, will comfortably accommodate 5 people plus an infant. The double bedroom has its own door to the shared shower room, with WC and basin, so could be used as an en suite as

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Fuchsia Cottage (Sleeps 4 plus 2 cots)

2 bedroom self-catering cottage

Lockable inter-connecting door to Hydrangea

One bedroom with kingsize bed, one with twin beds plus space for cots

Spacious single storey cottage

Cosy sitting room with wood burner

Enclosed courtyard garden

Parking adjacent

Single storey, Fuchsia Cottage is located at the heart of the farm, close to the play area and with parking right outside in the courtyard. There are a few steps up to the terrace which is a glorious suntrap as it faces south. With a picnic table and BBQ it's a lovely spot for outside dining & evening sundowners.

The cottage has a spacious sitting room with comfy sofas and a wood burner for cosy nights in. Off the sitting room the kitchen diner is well equipped with everything you'll need for your self-catering holiday and the back door leads to a private, enclosed patio garden. The two ground floor bedrooms are spacious one with twin beds and one with a king size bed – there's space for a cot or a cot bed in both. The modern bathroom has a bath with shower over as well as a basin and WC.

Hydrangea Cottage (Sleeps 4 plus 2 cots)

2 bedroom self-catering cottage

Lockable inter-connecting door to Fuchsia

One bedroom with kingsize bed, one with twin beds plus space for cots

Spacious single storey cottage

Cosy sitting room with wood burning stove

Enclosed courtyard garden

Parking adjacent

Arranged on one level, Hydrangea Cottage is ideal for couples or young families with a suntrap terrace to the front for outside dining and barbequing and an enclosed patio garden to the rear with private access from the kitchen diner.

Parking is directly outside the cottage and there are a couple of steps up to the front door. The sitting room has a cosy wood burner and comfy sofas, great for relaxing and unwinding. Off the sitting room the kitchen diner is well equipped for your holiday meals. Both bedrooms are roomy with plenty of space for a cot or cot bed - one has twin beds and the other a kingsize bed. The bathroom is bright and modern with a shower over the bath plus a basin and WC.

Fuchsia and Hydrangea Cottages are adjoining with similar lay outs and an interconnecting lockable door between the two cottages meaning they could both be booked together providing accommodation for up to 8 people plus cots.

For larger groups, Stable cottage is close by, sleeping 3 plus cots and Granary Cottage is across the courtyard which sleeps 6 plus cots/cot beds.

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Granary Cottage (Sleeps 6 plus 2 cots)

Firtree Lodge (Sleeps 4 plus 1 cot)



Birchtree Lodge (Sleeps 6 plus 2 cots)

Walk to the beach at Lee Bay

Firtree Lodge (Sleeps 4 plus 1 cot)

2 bedroom self-catering lodge
 One double bedroom en suite, one twin bedded room
 En suite shower room and family bathroom with shower over bath
 Private enclosed garden with deck, outdoor furniture & BBQ
 Spacious single storey living

Firtree is set in its own enclosed patio garden in an elevated position above the farm. For sunny days the decked outdoor seating area is readily accessible through the French doors, to bring nature to your table. A lovely spot to enjoy the glorious views over the surrounding countryside to the sea beyond. Open plan, spacious living area with comfy sofas and a delightful dining area overlooking the countryside. The kitchen is bright and modern, well-equipped for your self-catering holiday. Off the living area are two bedrooms, one with double bed and an ensuite shower room with WC & basin, the other a twin bedded room. There's also a further bathroom with bath and shower over, basin & WC

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Granary Cottage (Sleeps 6 plus 2 cots)

3 bedroom self-catering cottage
 One double bedroom, two twin bedded rooms
 First floor shower room and ground floor bathroom
 Private enclosed garden
 Elevated position with sea views

The Granary cottage boasts some of the best views of the whole farm: holiday here and on a fine day the coast of Wales, some 50 miles away is clearly visible. Set atop a flight of stone steps, it has a commanding view over the countryside to the sea, and sits in its own enclosed garden, making it perfect for those evening barbecues, or simply watching the sun set after a hard days sightseeing! Ideal for a larger or extended family or group, there are stunning views from the living room which is comfortably furnished with twin leather sofas. The adjoining kitchen diner is light, bright and well equipped, a pine dining table seats 6 with room for a high chair. There is a modern ground floor bathroom with bath, basin and WC. Upstairs, more great views, three bedrooms and a shower room with basin & WC. Two bedrooms have twin beds and one a double, there's plenty of room in each for a cot. There are fitted stairgates at the top and bottom of the stairs.



Birchtree Lodge (Sleeps 6 plus 2 cots)

3 bedroom self-catering lodge
 One double, one twin and one full-size bunk bedroom
 Bathroom with bath and shower over
 Lawned garden with furniture & BBQ
 Spacious single storey holiday home

Delightfully secluded, Birchtree has its own driveway and lawned garden with barbecue area and outside furniture. With views over our wildflower meadow and pond to the sea beyond, this is the most perfect spot to relax and let your cares slip away. The open plan living room has French doors out to the garden, spacious living area with comfy sofas and a well equipped kitchen with dining area seating six. The lodge is all on one level with three bedrooms, one has a double bed, there's a further twin bedded room and a bedroom with full sized bunks. The bathroom has a bath with shower over plus basin and WC – you'll have unlimited hot water & heating from our wonderful, green, biomass boiler which supplies all our cottages and helps to keep our carbon footprint low.

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