

Property reference number: - 2303-1699 (BROADCLYST)

Home to a family with two teenagers looking to house swap in the school holidays, (Either the main holidays or half term breaks) *They are especially interested in rural/coastal areas of UK, Channel Islands, Edinburgh, and happy to consider anywhere outside the UK!*

KEY INFORMATION...

Bedrooms available:-	Double:- 2; single:- 1 (single bunk-style bed) twin:- 1 (1 bed pulls out from under the other) Other:- 1 or 2 teenagers could be accommodated in an out-building (i.e.-the 'barn'!) (Max:- 7/9 people)
Children welcome?-	This is best suited for ages 5+
Pets that live here:-	They have a cat, chickens and quail which will all need feeding please!
re-dogs	They could not consider a dog staying here.



The middle section of this 'characterful' detached house was built 500 years ago!

It has subsequently had a Victorian addition and a modern extension. It is situated just 5 mins walk from the attractive village of Broadclyst in a semi-rural location 20 mins from Exeter, 30 mins from the coast and 45 mins from Dartmoor. There are 2 pubs in the village serving good food, an Indian restaurant/takeaway, & a village shop. It's a 10 mins drive to Aldi.

This is a wonderful location to holiday with so much to do & see in the area, see below and area websites.

Downstairs in the house are the main reception rooms and a toilet. Upstairs, alongside the bedrooms are 2 ensuite shower rooms with toilets & a family bathroom.



Sitting room



House-swappers will be delighted to discover an outbuilding called 'The Barn' which contains a home cinema, & games room! The medium sized garden is mostly laid to lawn with flower borders, shrubs and a patio area with garden furniture and a barbecue. There is an outdoor table tennis table, a cricket net and bowling machine set up in the summer as well as a 4.5m x 2.5m 'swimming pool', described as basically a large paddling pool but deep enough to swim in.

The family attend St Leonard's Anglican Church in Exeter where about 250 people attend the morning services and 150 in the evening. There is a good mix of contemporary and traditional worship. This is a thriving fellowship that serves its local and church communities very well, and is most welcoming to refugees. More info on website:- www.stleonards.church

Sport and Leisure	Walking, cycling, 13 miles to the nearest beach for sea swimming etc, well-equipped sports centre in Exeter; Ashclyst forest (good for mountain biking) Cycle path from village to Killerton (4 miles) Lots of lovely walks straight out of house in all directions as well as the great facilities in the garden!
children's play area	Village has a lovely play area with swings etc and a huge open field
Recommended local places of interest and entertainment	3 National Trust properties very close by Killerton (4 miles away) Marker's Cottage, very close by, & Clyston Mill in the village. See area websites for more.... https://www.visitsouthdevon.co.uk/





Main bedroom (ensuite)

www.visitsouthdevon.co.uk/places/broadclyst-p1270303

www.tripadvisor.co.uk/AttractionsNear-g21286116-d12877708-Clyston_Mill-Broadclyst_Devon_England.html

AND FINALLY-----!



the neighbours