

01548 561393

Hope Barton Barns

Luxury Self Catering Holiday Cottages & Apartments near Hope Cove, South Devon

Welcome

Hope Barton Barns offers a choice of luxurious holiday rentals:- self catering cottages and self catering apartments in South Devon, England, UK. Self Catering Holiday Cottages and Self Catering. Holiday Apartments are also available for purchase.

Nestling in it's own secluded valley within the South Devon National Trust Coastal Park, Hope Barton Barns is an exclusive group of traditional stone barns just a short walk from the sea. Each one has it's own distinctive character, and has been sensitively converted by local craftsmen to complement and enhance it's rural environment by using original features such as exposed beams, stonework and brick arches. Attention to detail has created self catering cottages and self catering apartments of rare quality, to be enjoyed throughout all the seasons of the year in Devon.



Our Cottages

When you come to stay at Hope Barton, Devon you can choose from a wide selection of self catering cottages and self catering apartments each with their own distinctive character and all equipped and appointed to the highest standards for your holiday.



Facilities

Hope Barton in its secluded valley has its own private farm of pastures, streams, trout lakes, woodland and bracken covered hills over 30 acres. It features the best modern amenities you would want including :

An indoor heated swimming pool, averaging 87 degrees F all the year round, with a sauna by the poolside

An all weather tennis court.

A small gym with a selection of body building and weights equipment and general exercise machines.

A games area with table tennis, table football, childrens and adults library. The childrens video library with over 100 free videos to borrow without charge, all donated by owners with growing families.



Our TV and Satellite system, cabled to all cottages, has over 18 channels to suit all tastes, although we conceal our TV's and videos in most cottages inside handmade beech cabinets for those who just want peace and quiet away from the bustle of the business world.

Hope Barton Barns, Hope Cove, South Devon, TQ7 3HT
Tel: 01548 561 393, Fax: 01548 560 938, Email: info@hopebarton.co.uk, Web: www.hopebarton.co.uk



Luxury Self Catering Holiday Cottages & Apartments near Hope Cove, South Devon

01548 561393

For the business people who need to stay in touch then we have internet connection, fax and email facilities available.



A boules terrain alongside a BBQ area and the Lounge Bar. The Bar is a favourite meeting venue for social drinkers in the early evenings before eating one of our farmhouse dinners in your cottages or going to one of the restaurants/pubs in nearby villages.

Our farmhouse kitchen produces a varied and exciting range of home made and local foods, including prepared meals to order from our extensive menu, sausage, bacon, pork, eggs, bread and a selection of our own jams, chutneys and a fantastic lemon curd. Every Monday we have a buffet dinner in our lounge bar and BBQ's in the warmer summer months. The popularity of these evenings mean that it is sensible to book well in advance of your stay!

A trout lake in a most delightful part of the valley away from the main part of the buildings.



Facilities for Children

Hope Barton is a haven for children. In addition to all the wonderful local sights, activities and attractions, there is plenty of fun to be had on site.

Outside there is a covered barn with play equipment, swings, slides for smaller children and alongside a separate area for older children with straw bales , swingy tyres.

A recent addition is the Outdoor Play structure with climbing frames, wobbly bridges, tyre swings, a challenge for all ages

Our animal shed has a variety of animals at different times of the year including Jacobs sheep and lambs, pigs, goats, ducks, chickens, rabbits, guinea pigs and all children, and adults, are encouraged to help with feeding and cleaning. Bottle feeding some of our orphan lambs in the lambing season is a great favourite with the younger kids.

A games area with table tennis, table football, childrens and adults library. The childrens video library with over 100 free videos to borrow without charge, all donated by owners with growing families.

Our TV and Satellite system, cabled to all cottages, has over 18 channels to suit all tastes.





Luxury Self Catering Holiday Cottages & Apartments near Hope Cove, South Devon

01548 561393

The Area

Hope Barton is the ideal base from which to explore all the wonderful things South Devon has to offer. Situated near the coast in Hope Cove, between Salcombe and Kingsbridge, Hope Barton offers easy access to a wealth of local towns, villages, attractions, beaches and sporting activities.



The South Hams always enjoys one of the mildest climates in Britain, protected as it is by Dartmoor National Park to the North and caressed by the warm waters of the Gulf Stream to the South – even the name 'Hammes', is taken from the Anglo-Saxon for 'sheltered place'.



While it always helps to have perfect weather, it is not vital in order to enjoy the many, varied and wonderful sights, events and attractions that make the South Hams the ideal holiday venue for all ages and interests the year round.

The South Hams has been designated an Area of Outstanding Natural Beauty, with its rolling hills, wooded river valleys, patchwork fields, sandy beaches, a spectacular coast line and small picturesque villages.

There are ample opportunities to walk, sail, surf, windsurf, fish, ride, golf etc. as virtually every sport and outdoor activity is well catered for.

Culture – art galleries and exhibitions; craft markets; open air theatre and amateur theatrical shows; live music – open air concerts on the band stand, choral concerts, barbershop, folk and popular artistes in many of the pubs. Not forgetting the professional theatres in Torbay, Plymouth and Exeter.



Wildlife – in the estuary and and just out to sea, porpoises, dolphins and whales can often be seen, while unusually in October 2004 our very own seal pup was born in Hope Cove. The area is rich in birdlife including cirl bunting, egrets, peregrines, sparrowhawks and buzzards.



Gardens – tropical or English country; cliff-side or woodland; riverside or formal; or a little on the wild side.

Attractions – farm animals to touch and feed; wild animals to wonder at – penguins and sea lions or tigers and snakes, fabulous fish or scary shark; steam trains or river boats; caves or water slides; model village or museum; vineyard or nightclub.

There is something for everyone in beautiful South Devon.



Hope Barton Barns

Luxury Self Catering Holiday Cottages & Apartments near Hope Cove, South Devon

01548 561393

Events Diary

A huge range of fun local events are scheduled throughout the year. Here's just a taster!...

8th April	Dartmouth Gig Regatta
15th April	South Pool Walk, Duck Racing & BBQ
22nd April	Dartmoor Hunt Point to Point, Flete Estate
30th April	Worm Charming Competition & Village Festival, Blackawton
30th April - 7th May	Modbury Fair Week
12th - 14th May	Devon Music Festival, Dartmouth
18th - 20th May	Devon County Show
28th May	Prawle Fair
11th June	Salcombe Gig & Rowing Regatta
9th - 11th June	Salcombe Festival
17th - 25th June	South Brent Carnival Week
8th July	Ugborough Village Fair
16th - 21st July	Merlin Rocket Week, Salcombe
15th - 22nd July	Kingsbridge Fair Week
26th July	Yealmpton Show
27th July	Totnes & District Agricultural Show
29th July	Malborough Fayre
6th August	Frogmore Regatta
6th - 13th August	Salcombe Town Regatta
5th August	Loddiswell Show
5th August	Thurlestone & South Milton Show
13th - 19th August	Salcombe Yacht Regatta
12th - 13th August	South Hams Vintage Machinery
13th - 20th August	Totnes Carnival Week
24th - 26th August	Dartmouth Royal Regatta
26th - 28th August	Hope Cove Weekend
2nd September	Kingsbridge Agricultural Show
12th September	Widsecombe Fair
18th November	Kingsbridge Extravaganza

All details correct at time of printing. However, dates may be subject to change.



Luxury Self Catering Holiday Cottages & Apartments near Hope Cove, South Devon

01548 561393

Booking Information

We are open for Cottage Rentals all year round, all site facilities are available all year.

Our Changeover day is a Friday

All Booking Confirmations and Final Reservations are made by telephoning Hope Barton Barns Reservations on 01548 561393.



Provisional Bookings can be made for a cottage and will be held for three days prior to final confirmation by telephone. If no confirmation has been received after three days the cottage will be released.

After a Final Confirmation of a Rental Booking for a Cottage, by telephone only, we will send you a Booking Form which should be completed and returned as soon as possible with a cheque or credit card payment for 25% of the full agreed rental price.

Cancellation insurance of £30 per cottage per week is available at the initial stage of booking (not later) and for peace of mind is recommended. We will then confirm the booking in writing. The balance will become due one month before the start date of the rental period.

A reminder is not normally sent, so put the date in your diary!

When the final payment for the rental balance, together with a returnable £50 security deposit, is received, we will send you a welcome pack with :

- Directions to Hope Barton Barns – definitely required for first time visitors to this delightful but secluded area of South Hams!!
- Requests for grocery and cottage meal requirements for your first day
- Requests for additional bedding, cots, high chairs, disability aids etc
- Booking Form for our Monday Buffet evening, limited to 38 places and fully booked most weeks of the year – superb home cooking !!
- Confirmation of final payment.

Dogs are welcome at Hope Barton. There is a limit of one dog in one/two bedroom cottages and two dogs in three/four bedroom cottages. All dogs must be on a lead when around our cottages and buildings, but are welcome to roam, under control, around the 35 acres of our grounds.

Payments can be made by cheque or credit card.



Luxury Self Catering Holiday Cottages & Apartments near Hope Cove, South Devon

01548 561393

How to Find Us

From the A381 Kingsbridge to Salcombe road, follow the signs to Hope Cove.

In Outer Hope turn left over the headland to Inner Hope.

Go past the sea, the old boathouse and the thatched cottages, and about 400 yards out of Inner Hope is Hope Barton Barns.



HOPE BARTON BARNES
RENTAL BOOKING FORM - for any queries 01548 561393

I confirm having reserved the property known as
 from **4.00 pm.** on / / to **10.00 am.** on / / (week No.....)

Mr/Mrs/Ms/Miss Surname Initials

Address

Postcode Tel. Home Work

I list the names of all the people in party, commencing with my own name. (Ages if under 18).

1m/f 5.....m/fyrs.

2.....m/f yrs. 6.....m/fyrs.

3.....m/f yrs. 7.....m/fyrs..

4.....m/f yrs. 8.....m/fyrs.

DOGS: £20 per dog per week - maximum one dog in 1 & 2 bedroom cottages, two in 3 & 4 bedroom cottages

Details of pets, if any (breed)

I do/do not require your holiday cancellation insurance and have*/have not included the premium in the enclosed cheque. (*Please delete as appropriate).

Signed Date / /

Agreed **Rental** (excluding electricity) £ _____

Rental Deposit of 25% or total if within one month £ _____

Optional Holiday **Cancellation Insurance @ £30.00 pw** £ _____

Cheque enclosed for * £ _____

*Jf paying total within one month, please add the security deposit.

Rental Balance £ _____

Security Deposit of * £ 50.00 _____

Total Balance Due one month prior £ _____

I declare that I am over 18 years of age, have read and agree to abide by all the terms and conditions within the Booking Conditions and agree to pay the balance, (if still outstanding) one month prior to my arrival date.

Signed Date / /

Complete and return to : Hope Barton Barns, Hope Cove, South Devon. TQ7 3HT.

HOPE BARTON BARNs ----- BOOKING CONDITIONS 2006

Bookings are accepted by us, Hope Barton Owners Association Limited (registered in England with company number 2441098 and whose registered office is at Hope Barton Barns, Hope Cove, South Devon TQ7 3HT), as agent for the owners of the property booked, on the following terms:

1. For bookings made more than one month before arrival, a deposit of 25% of the rental set out in the Booking Form is payable, with the balance being due one month before the arrival date. For bookings made on or within one month of arrival, the total amount is payable on booking. Your booking (including provisional bookings made by telephone) will not become effective until we have received our Booking Form, correctly completed and signed, together with the relevant payment due and until we have confirmed the booking to you in writing. We reserve the right to refuse any booking request.
2. Properties are not available before 4.00 pm on the first day of your holiday shown on the Booking Form and MUST be vacated by 10.00 am on the last day. Without our prior agreement, only the members of your party shown on the Booking Form may occupy the property. Properties at Hope Barton are for holiday purposes only. They may not be occupied by a greater number than the maximum occupancy in our brochure or otherwise notified to you.
3. We provide all linen, sofa bedding and bath towels (except for beach towels and cot bedding which we would ask you to bring with you). Available for hire are single mattresses (including linen), cots, high chairs and stair gates. These should be ordered prior to arrival on the form we will send you in advance of your visit. They will be payable by you on departure, as will food, bar and other ancillary charges, together with electricity and telephone usage charges which are metered during your stay.
4. Only pets listed on the Booking Form are allowed unless otherwise agreed by us. It is the responsibility of the first named on the Booking Form to ensure that pets are never left unattended, kept off the furniture and well behaved.
5. You must keep the property clean and in good order. On behalf of our owners, we charge a security deposit of £50 payable with the balance one month prior to arrival. The person first named on the Booking Form will be responsible for any damage, breakages or losses caused by your party. The cost of any necessary replacements or repairs will be deducted from the security deposit which will be returned to you by post, less any necessary deductions, within 10 days after departure. Any such costs in excess of £50 will be invoiced to you at the same time.
6. If you have a complaint you should immediately contact the resident managers at Hope Barton. No complaints can be considered after departure from the property if they have not been reported beforehand.
7. The person first named on the Booking Form is responsible for the safety and security of your party and belongings. The play barn, other play areas, trout lake, pond area, swimming pool and gym need particular attention. Children must be supervised at all times. Neither Hope Barton Owners Association Limited nor the owner(s) of any property shall be liable to you or any member of your party for any accident, injury or illness of any person or any loss of or damage to any property, however caused, except where death or personal injury is caused by our negligence. Nothing in these Booking Conditions affects your statutory rights.
8. We reserve the right to cancel any booking in the unlikely event of the property becoming unavailable through flood, fire, unexpected maintenance or any other event outside our control, subject to a full refund of all monies paid. Neither Hope Barton Owners Association Limited nor the owner(s) of any property shall be under any other liability if such a cancellation occurs although, if requested, every possible effort will be made to secure a suitable alternative property at Hope Barton.
9. Cancellation and insurance. If you pay the optional cancellation insurance premium shown on the Booking Form at the time of booking, and sign your requirement for this on the Booking Form, we will make a full refund of all monies paid (excluding the premium), and will not charge any further sums due, if you have to cancel on or prior to your arrival date due to the death, injury or illness (as defined below) or summons for jury service of any member of the party named on the Booking Form, or any close relative or business associate (as defined below) of the first named on the Booking Form.
Cancellation must be notified to us in writing within seven days of the event causing cancellation and must be proved by sending us the relevant death, medical or jury service certificate. Should you cancel for any reason not referred to above or not provide proof as set out above, the booking and all sums paid by you are forfeited and all balances are still payable on the due date. However, if instructed by you, we will endeavour to re-let the property at any rental rate deemed reasonable in our judgement in order to mitigate your losses and, if we are able to re-let the property, we will refund to you any rental sums received by us for this re-let booking less our letting commission of 17% plus VAT.

Please note: (i) a close relative is a spouse, parent, father-in-law, mother-in-law, brother, sister, child, grandchild or grandparent. (ii) a close business associate is a legal partner in a partnership or co-director of a company; (iii) injury or illness must be certified as being sufficiently serious to prevent the person taking the holiday or, in the case of a close relative or business associate, sufficiently serious to require the continued personal attendance of the person first named on the Booking Form, and does not include illness arising out of pregnancy or medical conditions known prior to the date of booking.

10. In the event of any unresolved dispute between the parties it shall be referred to the jurisdiction of the English Courts only and shall be governed by English Law.