



Come and stay in our converted Devon hayloft. The Nest is a beautifully romantic, detached luxury self catering Devon holiday cottage for two, at Deane Thatch, Stokeinteignhead.

*At the cottage, Eve will greet you with a **Devon holiday welcome hamper** of fairtrade and organic produce, and a scrumptious traditional Devon **cream tea**... naughty but nice!*

*She will also leave a small basket of **luxury holiday toiletries** for you to relax and pamper yourself after your journey.*

The cottage sleeps: 2

Arrival day:

Usually Saturday, but flexible for short breaks.

Devon thatched cottage.

safe off road parking.

complete peace and quiet - you are the only guests!

your own secluded garden with the fields beyond.

barbecue.





Brew up some sumptuous food in the fully equipped hand made farmhouse kitchen.



The courtyard is kept cool by the old chestnut tree. Come in September and gather your own conkers



In the garden the open fields filled with sheep and wild birds go on to the horizon. Chill under the parasol and wait for the bright stars to come out!



Relax and sleep in the utter tranquility of the countryside in the lovely cosy double bed.



From Deane Lane, The Nest snuggles behind private gates. Park your car in here and relax..



Find a secret corner and put your feet up. There is a store of good novels on the Nest bookshelf.

The Nest is a three hundred year old cob (that's mud & straw) and thatch cottage. It couldn't be more carbon neutral!

It sleeps two, with a double bed within the timber medieval screen.

The new kitchen and shower room lead on to the garden with barbecue, which overlooks the open Devon fields of horses and sheep beyond.

Sleeps: 2

Changeover day: Usually Saturday, but flexible for weekends.

SatNav location: TQ12 4QU

*private off road parking
secluded garden
barbecue*

fantastic country location

built in dishwasher

built in fridge

ceramic hob

built in oven

Flat screen TV and DVD player

CD player and radio

underfloor heating

shower wet room & loo

There are no hidden extras.

All towels, linen, plates, utensils are provided..

There is even a coffee grinder

Just come and chill..

Prices start from £189 for two for the weekend

The Nest

From Exeter, follow the M4, which becomes the A380. Branch left for Torquay and follow the road for about ten miles. At the turn off for the A381 (Teignmouth) turn left and follow the road into Teignmouth. At the first set of lights, get into the right hand lane and turn right over the bridge into Shaldon. Stay on the main road up and out of Shaldon, following the coast for about two miles. Passing the carpark on top of the cliff take the next right down a small country lane marked for Stokeinteignhead. Deane Thatch and the Nest are the first houses on your right.



To book, call Eve on 01626 873724

email: eve@romanticcottages.uk.com

Self catering Devon holiday cottage ideal for short breaks and long weekends near the beach at Stokeinteignhead South Devon



The Nest

DEANE THATCH
STOKEINTEIGNHEAD
TQ12 4QU

*Where to go
to eat, shop
and chill...*



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Number of Nights:	2 Nights	3 Nights	4 Nights	5 Nights	6 Nights	7 Nights
Price band A	£189	£219	£270	£323	£372	£407
Price band B	£223	£276	£330	£383	£436	£487
Price band C	£265	£355	£407	£465	£515	£568
Price band D	£365	£455	£507	£565	£615	£639
Christmas & New Year	£614	£619	£624	£629	£634	£639

Days in white are already booked. The rest are available at the moment...

NEST 2009 TARIFF CALENDAR																															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Jan '09			s															s	m	t	w	t	f	s	s	m	t	w	t	f	s
Feb '09	s	m	t				s	s	m	t	w	t					t	w	t	f	s	s	m	t	w	t					
Mar '09	s	m	t	w	t	f	s	s	m	t	w	t			s				f	s	s	m	t	w	t	f	s	s	m	t	
Apr '09	w	t	f	s	s	m	t	w	t	f								s	s	m	t	w	t	f	s	s	m	t	w	t	
May '09				m	t	w	t	f	s	s	m	t	w	t				m	t	w	t	f	s	s					f	s	s
June '09										w	t	f	s																		
July '09																		s	s	m	t	w	t	f							
Aug '09								s	s	m	t	w	t	f								s	s	m	t	w	t	f	s	s	m
Sept '09	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	
Oct '09	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s
Nov '09	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	
Dec '09	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t
Jan '10	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s

1. Contract. The contract for a short-term holiday rental shall be made between the Client and Romantic Cottages. The contract will be entered into when Romantic Cottages issues the confirmation letter and will be subject to all the following booking conditions:

2. Payment. A deposit of one third of the rental fee is payable if the booking is made more than 8 weeks before the start of the rental. The balance shall be payable 7 weeks before the commencement of the rental. Non-payment of the balance of the rent on or before the due date shall be construed as a cancellation of the contract by the client. For bookings made less than 8 weeks before the commencement of the rental the total fee is payable immediately.

3. Cancellation. Any cancellation made by the client for whatever reason shall be in writing and addressed to Romantic Cottages at the address on all our correspondence. On receipt of notice of cancellation Romantic Cottages will seek to re-let the property for the period of booking. If Romantic Cottages succeeds in re-letting the property for the whole period it shall refund all the monies paid less an administrative charge of £20 per week booked. If Romantic Cottages only succeeds in re-letting the property for part of the period booked it shall refund an amount equal to the money paid less (1) the rental for the period which is not re-let and (2) an administrative charge of £20. If Romantic Cottages is unable to re-let the property at all then all monies paid by the client shall be forfeit to Romantic Cottages. (Romantic Cottages strongly recommends clients to take out Cancellation Insurance.)

4. Period of Hire. Rentals commence, unless otherwise notified at 4.00 pm. on the day of arrival and terminate at 10.00 am. on the day of departure.

5. Number of Persons Using the Property. The number of persons occupying the property must not exceed the number stipulated in the letter of confirmation. Romantic Cottages reserves the right to refuse entry to the entire party if this condition is not observed.

6. Complaints. Should there be any cause for complaint during the occupation of the property it must be notified promptly to Romantic Cottages and in case of serious problems confirmed in writing.

7. Breakages or Damage. The client is legally bound to reimburse Romantic Cottages for replacement, repair or extra cleaning costs on demand.

8. Care of the Property. The client shall take all reasonable and proper care of the property and its furniture, pictures, fittings and effects in or on the property and leave them in the same state of repair and condition and in the same clean and tidy condition at the end of the rental period as at the beginning.

9. Pets. Romantic Cottages has a policy of not accepting pets.

10. Liability. Romantic Cottages, its employees and agents shall not be under any liability to the clients or third parties for any loss or damage arising from breach of contract, negligence, misrepresentation or otherwise. If the property which the client has booked becomes unavailable or unusable for some reason prior to the date of a booking, then Romantic Cottages obligation will be to reimburse the client for any monies paid.

11. Warranties. Romantic Cottages does not warrant and is not responsible for the accuracy for any verbal information given or statements made by its servants or agents.

12. Right of Entry. Romantic Cottages shall be allowed the right of entry to the property at all reasonable times for purposes of inspection or to carry out any necessary repairs or maintenance.

13. Cancellation Insurance. Cancellation Insurance is not compulsory but Romantic Cottages does strongly recommend such insurance cover to protect against the cancellation penalty.

14. Smoking. Smoking is not permitted in or on any Romantic Cottages property.

15. Cottage Bond. A Cottage bond, of £50.00 is required prior to your holiday, which will go towards any breakages or damages. The client is required to notify Romantic Cottages in the event of any breakages or damage caused to the property or contents. Romantic Cottages reserve the right to demand full payment for such breakages or damage. Provided that there are no breakages or damages, the Cottage Bond will be refunded no later than 14 days after the end of your stay.

16. Care of the Property
Clients should take all reasonable care of the property and its contents and leave them in the same state of repair and condition as at the start of the rental.

Call Eve on 01626 872724 or email: eve@romanticcottages.uk.com