

THE HAYLOFT - ACCESS STATEMENT: AISH CROSS HOLIDAY COTTAGES

Introduction

We have tried to provide as much information as possible in the statement but if you have any questions please do contact us.

Our three luxury cottages are converted from the original Stabling to our home Aish Cross House which is in the small hamlet of Aish situated 2.5 miles from the medieval town of Totnes and 1 mile from the village of Stoke Gabriel.

Specifically we would suggest our cottages are unsuitable for wheel chair users.

We look forward to welcoming you.

Pre-Arrival

We have a website (www.aishcross.co.uk) which provides information and photographs of the accommodation, tariff and local area. The nearest train station (Totnes) is 3 miles away; there are accessible taxis at the station.

Bookings can be made online, or by email or telephone.

Arrival & Car Parking Facilities.



- Sufficient parking nearby the cottage.
- The parking area/driveway is gravel and level.
- Outside security lighting.
- The entrance to each cottage is clearly marked and is level with the driveway.
- Unless otherwise arranged the keys for the property can be collected from the owners in the main house.
- EV charging point.

Main Entrance



- The entrance is through a porch/paved patio (3700mm x 1500mm) furnished with a small circular wrought iron table and two chairs.
- Double glazed doors (800mm width x 2) with thresholds (70mm) lead into the living area.

Dining Room and Lounge Area



- The dining room is open plan with the lounge and kitchen
- There is a rectangular table (1340mm x 900mm x 750mm high) with 4 armless chairs (floor to seat height 450mm).
- Flooring is dark wood effect laminate, with a large circular short pile rug and white walls.
- Furniture is moveable
- Three seater sofa and one easy chair, both armed (floor to seat cushion 400mm)
- The area is well lit with 4 double wall lights, and 12 down lighters.
- Smart TV is provided with remote control, a DVD player is also available on request.
- Wood burning stove.

Staircase/Landing



- The staircase (width 800mm) has 12 treads the first 3 being right angle turn.
- Balustrade right hand side.
- Well-lit with 2 pendant fittings (10 bulbs).
- Carpet - short pile.
- Removable stair gate at the top of the stairs and fixed stairgate at the bottom of the stairs.
- Double opening full length (200mm from floor) windows (1700mm x 1100mm) protective wrought iron safety barrier (1000mm).

Bedrooms



- All bedrooms are carpeted (short pile) and upstairs

Main Bedroom

- Double bed (1500mm) height floor to mattress (600mm)
- Walk in wardrobe
- Lighting 3 double wall lights and 2 bedside lights

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- Double opening full length(200mm from floor) windows (1700mm x 1130mm) protected by wrought iron safety barrier (1000 height)

Second Bedroom

- Zip and link bed (double 1500mm x 2 single x beds 750mm each) height floor to mattress (600mm).
- Partially pitched ceiling with some height restrictions and conservation roof light.
- Lighting is by 2 x double wall lights, 4 down lighters and 2 bedside lights.

Bathroom & WC



- Level access from landing
- Spa Bath (height 570mm) Twist taps – separate hose shower attachment.
- Corner shower cubicle with 'drencher' shower and 1 grab rail.
- Pedestal washbasin (900mm) with cupboard over and shaver point.
- WC floor to pan height (400mm)
- Tiled floor with under floor heating.
- Partially pitched ceiling with minimal height restriction and conservation roof light.
- Door width 750mm.
- Lighting is by 4 down lighters and shaver light.

Kitchen



- The kitchen is open plan with the dining area & lounge.
- Oven below work surface with drop down door (300mm above floor level to a maximum of 900mm).
- Work surfaces are 900mm above floor level, and house a four burner electric hob.
- Dishwasher with a drop down door. Floor level fridge and freezer (1200mm x 500mm).
- Belfast sink with lever taps.
- Portable microwave, cordless kettle on the work surface.
- Storage units both above and below the work surface.
- Evenly lit with 7 down lighters.
- Well equipped with crockery, cutlery and glasses for 4 people.
- Flooring is grey tile effect laminate.
- Breakfast bar (200mm x 900mm) with 2 stools (600mm height)
- Access to the kitchen area is level with a clear opening width of 840mm.

Laundry



- Separate laundry room shared with the other holiday cottage guests and owners.
- Accessed up one small step (50mm) through coded double doors (550mm width each) with restricted access (750mm).
- Floor is tiled with a synthetic short pile carpet runner.
- Front loading washing machine and drier.
- Available to use after 13.00hrs

Grounds and Gardens



- Orchard and gardens for sole use of guests to enjoy. The grass is kept mown and is fairly level.
- There is garden furniture and BBQ's for guest to use.
- Rotary washing line for guests use.
- Log store.
- Swings with rubber matting, trampoline with safety netting.
- Garden Shed – storage of garden furniture and leisure items.
- Gazebo and swing hammocks.
- Games Room – accessed across slightly elevated grassed orchard – 2 steps (20cm) double doors (150cm) – level vinyl flooring – removable table tennis top – locked darts board.
- Island Garden – accessed through the garden gate on opposite side of Aish Road – slight concrete slope and gravel path
- Gazebo – in the island garden – 4 chairs and a table accessed by 2 steps (15cm and 10cm)
- BBQ lodge – in the island garden – accessed by single step (20cm) and threshold (20cm) hexagonal with seating for 15 (seat height 45cm) with BBQ fire in Centre.
- Bin Store – concrete floor – accessed by gravel path – 5cm step and wide door (125cm).

Additional Information

- Mobile reception is variable.
- Detailed information folder provided.
- Well behaved Dogs are welcome (up to 2) – please inform us on booking.
- Access to a safe for depositing valuables (within the main house).
- Smoke alarms fitted on the ground floor and 1st floor. Carbon Monoxide Detector fitted on ground floor. Fire extinguishers on the ground and first floor, and Fire Blanket provided in the kitchen
- Internet access (hard wired and wifi)
- The property is no smoking throughout and no smoking outside.
- Village of Stoke Gabriel (pubs,shop,café etc) is just over a mile away – no street lighting.

Contact Information

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