

THE STABLE - 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 call. 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 if you require any assistance before or during your stay please phone 01803 782022 or 07980 712586

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 space/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 via the conservatory at the front of the cottage which has a small step (50mm threshold) via a single door (750mm wide).
- Inside the conservatory there are double doors (each 680mm wide) leading into the cottage living area.
- The conservatory has wicker furniture (2 seater settee, 2 chairs, and a small table). It has a slate tiled floor, and is lit by a 100 Watt bulk head light fitting.

Downstairs – WC

- Downstairs WC leading off the living area. Doorway is 750mm wide. Height of the toilet pan from floor to seat 400mm. Wash basin has clear space underneath (no

pedestal) and is 760mm floor to basin height. Taps are hand twist. Well lit through a ceiling fitting. No grab rails. Flooring area has dark wood effect laminate flooring and white walls.

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
- One double sofa and two easy chairs provided both armed (floor to seat cushion 450mm)
- The area is well lit with 6 dimmable double wall lights and one standard lamp.
- Smart TV is provided with remote control. A DVD player is also available on request.
- Wood burning stove.

Staircase/Landing



- The staircase (width 900mm) has 12 treads with a right angle turn leading to the last two.
- Banisters on right and handrail on the left.
- Well-lit with a 6 light pendant fitting, and three down lighters.
- Carpet - short pile.
- Permanent fitted stairgate at the top and bottom of the stairs.
- Gallery balustrading on landing (900mm high)

Bedrooms



- All bedrooms are carpeted (short pile) and upstairs
- Main bedroom has a King size bed (floor to mattress height 600mm), a large floor length window protected with a low level fixed wrought iron safety screen (780 mm high). Low level ceiling on one side of the room.

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- The second bedroom has a superking size bed (floor to mattress height 700mm) which can also be made up into a two twin beds. Low level feature beams on one side of room. Low level window with child restriction opening clips.

Bathroom & WC



- Spa bath (height 520mm) with fixed shower over, and flexible attachment. Two grab rails and non slip base to bath.
- Illuminated mirror and vanity unit above the washbasin (height 840mm) with clear space under.
- WC floor to pan height 450mm.
- Door opening width 700mm.
- Flooring is tiled and heated, partial pitched ceiling causing some height restriction, and an opening conservation roof light.
- Lighting – 3 spot lights and one shaving 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 and a side opening fridge and freezer are all situated below the work surface (300mm to 900 mm height).
- Portable microwave, cordless kettle on the work surface.
- Storage units both above and below the work surface.
- Evenly lit with 3 down lighters.
- Well equipped with crockery, cutlery and glasses for 4 people.
- Flooring is slate
- Access to the kitchen area is level with a clear opening width of 900mm.
- Breakfast bar between lounge and kitchen area (900mm height), with two stools height (750mm)

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 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 45 cm) with BBQ fire in centre.
- Bin Store – Concrete floor – accessed by gravel path – 5 cm 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 in the conservatory (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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