

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 via the conservatory at the front of the cottage which has a small step (50mm threshold) via a single door (740mm wide).
- Inside the conservatory there are double doors (each 700mm wide) leading into the cottage living area.
- The conservatory has wicker furniture (2 chairs, and a small table). It has a slate tiled floor, and is lit by a 100 Watt bulk head light fitting.

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 6 armless chairs (floor to seat height 450mm).
- Flooring is dark wood effect laminate, with a large rectangular short pile rug and white walls.
- Furniture is moveable
- Four Seater sofa and two easy chairs provided both armed (floor to seat cushion 450mm)
- The area is well lit with 4 double wall lights, 6 light pendant fitting and single light pendant over dining table, plus 1 table lamp.
- Smart TV is provided with remote control. A DVD player is available on request.
- Wood burning stove.

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 and air fryer 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 4/6 people.
- Flooring is slate
- Access to the kitchen area is level with a clear opening width of 840mm.

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Downstairs – WC



- Downstairs WC leading off the living area. Doorway is 660mm wide. Height of the toilet pan from floor to seat 420mm. Wash basin has clear space underneath (no pedestal) and is 820mm 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.



- Is accessed through a door from the second bedroom making a family suite, Split and link super king-size bed (1800m) or as 2 singles (900mm) height to mattress (600mm)
- Low window seat (500mm) with windows protected by horizontal steel bars.
- Lit by 3 bulb pendant fitting and single pendant and 2 bedside lamps.
- Door access widths are minimum 700m
- Original window fitted with child safety bar

Staircase/Landing



- The staircase (width 870mm) 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
- The two main bedrooms have super king sized beds (floor to mattress height 650mm) which are split and link and maybe made up as 2 singles (900mm)
- Lighting is by 4 double wall lights and a table lamp in each room.
- Both bedrooms have ensuite bathrooms
- A third additional bedroom**

Bathroom & WC



Bathroom & WC (en-suite bedroom 1)

- Level access from bedroom.
- Spa bath (height 520mm) with fixed shower over, and flexible attachment. Two grab rails and two bath handles.
- WC floor to pan height 400mm.
- Washbasin (850mm height) with vanity unit below.
- Illuminated mirror with shaver point.
- Tiled floor and walls, with underfloor heating.
- Partially pitched ceiling with minimal height restriction and conservation roof light.
- Door opening width 700mm.
- Lighting by 3 down lighters and shaver socket light.



Bathroom and WC (en-suite bedroom 2)

- Level access from bedroom.
- Low level bath (height 450mm) with fixed shower over, and flexible attachment. Two grab rails and two bath handles.
- WC floor to pan height 400mm.
- Washbasin (850mm height) with vanity unit above and below and illuminated mirror with shaver point.
- Tiled floor and walls, with under floor heating.
- Partially pitched ceiling with minimal height restriction and conservation roof light.

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- Door opening width 700mm.
- Lighting by 3 down lighters and vanity unit light



Shower room and WC (en-suite to bedroom 3 – optional)

- Level access from bedroom 2 leading to bedroom 3.
- Electric shower cubicle (1000mm deep x 700mm wide)
Accessed through double glazed doors (2x300mm wide – 150mm ledge on entry)
- WC (height to pan 400mm)
- Washbasin – no pedestal (height 830mm)

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.

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 swinging 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 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 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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If there is anything you would like to ask us regarding the suitability or our accommodation, please contact us.