



## Access Statement

### Introduction

Jack's Cottage is a two bedroom barn conversion in the quiet hamlet of East Leigh, just outside of Harberton. Jack's is located in the centre of a working mixed farm with beautiful views of the rolling hills of Devon. A full description of the property can be found on our web-site [www.jacksdevon.co.uk](http://www.jacksdevon.co.uk)

### Pre-arrival

Directions to the property and arrangements for the collection of keys is outlined on the confirmation letter/e-mail. For satellite navigation systems and/or food deliveries the postcode for the property is TQ9 7SS. The nearest mainline train station is Totnes, approx. 5 miles away.

### Telecoms

There is no telephone line at the property but mobile signals for most networks are effective in this area. (please note in some areas of Harberton, and other villages nearby, mobile signals can be weak or unavailable - we recommend that you check your network coverage before departure if you have any concerns in this respect).

There is a payphone in Harberton Village, approx. 1 Mile from the property.

### Property Access Information

#### Driveway and Parking

Private gravel drive leading to private parking for at least 2 cars. Approx 7 meters to front door of property. Carpark leads onto level terrace garden 18m x 4m, backing onto arable fields.

#### Ground Floor: Kitchen, Diner / Lounge / Ensuite Bedroom

KITCHEN / DINER. The main entrance into the cottage leads you into the kitchen/diner. Main door is 1.1m by 1.9m. The area of the kitchen is 4m by 4m with slate floor. Very spacious oak kitchen, with vaulted ceiling.

Lowest height sliding drawer 40cm from floor and highest height over head cupboard 1.8m. With all other units within those two brackets including fridge freezer dishwasher and higher cupboard handles and cooking hob.

One step up on the right hand side of the kitchen leading into the Lounge.

LOUNGE doorway is 75cm by 1.98m. This room is 4m by 3.5m, with good free space.

Lots of floor space with two, 2-seater leather sofas with TV (freeview)/DVD player / remote controls and Hi Fi. Wool carpets and wood burner. Views of open fields and countryside.

Up and around stair case leading from the lounge up to a double ensuite bedroom. Stair case is 72cm wide with 12 steps with hand rail.

BEDROOM Double Ensuite. On ground floor. Door leading into this room from the left hand side of the kitchen. Doorway is 75cm x 1.98m. The area of this bedroom room is 3.5m by 4m, good free space in this room with vaulted ceiling. Glass door leading onto the terrace. Terrace glass door is 1.05m by 1.9m.

Good walking space around the bed, bed height of 70cm. Bed can either be a Super King or two single 3' beds.

Wardrobe suitable for two people, 84cm x 1.98m.

Ensuite door 75cm x 1.98m. Room area 1.5m by 2.4m. Good sized shower 80cm by 1.2m, with glass door 63cm wide.

#### First floor – Double Ensuite bedroom.

BEDROOM Double Ensuite. Stairs leading from lounge on ground floor to double ensuite bedroom on first floor. Doorway at top of stairs is 75cm by 1.98m.

Bedroom is 4m x 3.5m good spacious room, with vaulted ceiling. Easy access around the outside of the bed. King size bed with a height of 63cm. Views from the bed of open fields and countryside.

Wardrobe suitable for two people, 84cm x 1.98m.

Ensuite door 75cm x 1.98m. Room area 2.5m by 1.3m. Good sized shower 80cm x 1.2m, with glass door 63cm wide.

#### Laundry Room.

LAUNDRY ROOM Access from terrace. One step up, doorway 75cm x 1.98m. Spacious laundry room 2.3m by 4m. Contains storage space and washing facilities, tumble dryer and washing machine. Rotary washing line available on terrace.

### Emergency Contact Details

If you have difficulties in respect of access during your holiday please contact:

Catherine & Martyn Chudley, Foaes Leigh Farm, East Leigh, Harberton, Devon. Tel: 01803 862365 / Mob: 0788 777 6146.