



Creber Cottage Access Statement

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Introduction

Creber Cottage is a three bedroom cottage in the quiet hamlet of East Leigh, just outside of Harberton. Crebers is located in the centre of a working mixed farm with beautiful views of the rolling hills of Devon.

Pre-arrival

- Directions to the property can be found on the 'contact us' page of our website www.jacksdevon.co.uk
- The cottage will be left open for your arrival, with the key in the door.
- 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.
- There is no telephone line at the property but mobile signals for most networks are effective in this area.
- The cottage has excellent WiFi

Property Access Information:

Driveway and Parking

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

Ground Floor: Open plan kitchen diner and lounge. W.C

- **ENTRANCE:** The entrance to Crebers leads into the open plan kitchen and lounge area. The main door is 1m wide x 1.9m high.
- **KITCHEN:** The kitchen floor area is 5m x 4.5m. Crebers has a large modern, well equipped kitchen with oven and electric hob, fridge / freezer, dishwasher, washing machine and large dining table with 6 chairs. The kitchen then leads into the lounge area.
- **LOUNGE / DINING AREA:** 8m x 4.5m A light airy lounge with floor to ceiling windows boasting panoramic countryside views. There is a wood burner (logs supplied), large leather sofas, flat screen TV. There are large patio doors (2.06m high x 1.58m wide) leading from the lounge onto the terraced area, overlooking the lake and fields. (Field and lake are fenced separately)
Leading out from the back of the lounge is the back door. The back door is 1m wide x 1.9m high.
- There is a large cupboard under the stairs and also a downstairs w.c. The toilet door is 75cm x 1.98m. Toilet area 1m x 2m
- From the kitchen area the stairs (90 cm wide) lead up to the first floor. At the top of the first floor is a small landing and storage cupboard. To the left of the landing is the master en-suite bedroom and to the right is the second en-suite bedroom.

First Floor: Double Ensuite Bedroom x 2

- **EN-SUITE BEDROOMS:** Two in total, both with flat screen TV.
The master bedroom door 75cm x 1.98m Floor area 4m x 4.5m is very light with vaulted ceilings and big windows providing beautiful views across the valley. It has a super king size double bed (that can be divided to provide two x 3' single beds on request), built in wardrobe, chest of drawers, bedside units. Fully panelled en-suite bathroom with large 1700cm x 800cm shower cubicles. LED, demisting over basin mirrors, w.c and heated towel rail. There is a velux window in the bathroom.
The second bedroom door 75cm x 1.98m. Floor area 3m x 4.5m also a light room with vaulted ceiling and windows providing beautiful views. It has a king size double bed. There is a built in wardrobe, chest of drawers, bedside units. Fully panelled en-suite bathroom with large 1700cm x 800cm shower cubicles. LED, demisting over basin mirrors, w.c and heated towel rail. There is a velux window in the bathroom. From this bedroom there are stairs 70cm wide leading up to the third bedroom. (Not ensuite)

Second Floor: Twin Bedroom

- The third bedroom Floor space 2.5m x 4.5m has a velux window, two single beds and bedside units. Ceiling height goes from 2m in the centre of the room down to 1m either side of the room.

N.B. All duvets, pillows, bed linen and towels (excluding those for the beach) are provided.

BABY FRIENDLY FACILITIES: Cot and high chair are available on request.

OUTSIDE: There is a large gravelled terrace with table and chairs overlooking the lake and fields (fenced off) with extended 360° views.

PARKING: Private drive and parking for at least two cars.

OTHER INFORMATION: The cottage has a polished concrete floor with rugs downstairs. All other rooms and staircases are carpeted. The ensuite bathrooms have black marble effect vinyl, non slip flooring. The central heating is oil fired and instant hot water is always available. Strictly no smokers.

There is good WiFi throughout the cottage.