

# Access Statement For Lower Tor Cot, Church Hill, Marldon

## Introduction

This is an early nineteenth century two storey quarry man's cottage in a commanding position on a steep hill in the historic village of Marldon, South Hams.

We have tried to provide as much information as possible in this statement. If you have any queries, please call us. We look forward to welcoming you.

## Pre-Arrival

- We have a website.
- Bookings (enquiries can be made by e-mail or telephone).
- The nearest bus stop is within a quarter of a mile. There is a regular service to Paignton and Totnes.
- The nearest town is Paignton (3 miles), Totnes (4 miles) and Torquay (5 miles). Taxis available at these three locations.
- The nearest main line railway station is Totnes (4 miles).
- We can arrange for shopping to be delivered on arrival.
- We can provide information in large print on request.
- Public toilets with facilities for all are located on Paignton sea front and in the Town Centre, also in Totnes Town Centre.

## Arrival & Car Parking Facilities

- Written directions and a map are available on request, prior to arrival.
- We recommend visitors use the free public car park with 16 spaces at the bottom of Church Hill (approx 200 yards).
- There is limited on street parking in Ipplepen Road which runs along the upper boundary of the cottage garden.
- There is a concrete surfaced parking space for one small / medium car on site 4m x 4.5m min but the access to this is steep and narrow. e.g. it is possible to turn a Ford Fiesta round and drive out forwards.
- It is usually possible for a vehicle to stop in Church Hill for the purpose of unloading.

## **Main Entrance & Reception**

- The door is 84cm wide and hinged on the right.
- The front door opens onto a vinyl floored utility area suitable for pets and hanging outdoor clothes.
- There is a 63cm high, removable panel to keep young children and pets safe within the cottage.

## **Public Areas - General (Internal)**

- Not Available

## **Public Areas - WC**

- Not Available

## **Restaurant / Dining Room, Bar & Lounges, Take Away & Cafe**

- Half glazed door 80cm wide hinged on right leads to living room with multi-fuel closed stove. Seating for five people. 80:20 wool/nylon carpet. Two double sofas, TV and DVD.
- Narrow panelled door 65cm wide hinged on left leads down shallow step of 6cm onto vinyl floored dining area and kitchen
- Stairs - Stairs 62cm wide lead out of the living room with a single handrail.

## **Laundry**

- Not Available

## **Shop**

- Not Available

## **Leisure Facilities**

- Not Available

## **Outdoor Facilities**

- Not Available

## **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- Not Available

## **Bedrooms**

### Downstairs Bedroom:

- Half glazed door 76cm wide hinged on left with 17cm step leads up into single bedroom.
- Bed 98cm wide, top of mattress 48cm above floor.
- Largest free space is 1.0m x 1.7m.
- Hanging space for clothes in alcove.

### Main bedroom:

- Door width 75cm, hinged on right opening outwards.
- Double bed provided. 135cm wide.
- Bed height 65cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are polyester cotton.
- Largest transfer space available to left or right of bed is 1.2m.
- Bed is movable if more space is required to one side.
- Largest free space clear of doors and furniture is 3.4m x 1.2m.
- Hanging space for clothes in alcove, as well as drawers and shelves.

### Twin Bedroom:

- Door width 70cm, hinged on left.
- 2 single beds provided, 1m wide.
- Bed height 50cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are polyester cotton.
- Largest free space clear of doors and furniture is 1m x 1.95m.

## **Bathroom, Shower-room & WC [Ensuite or Shared]**

WC:

- Door width 68cm.
- Toilet seat height 45cm.
- Flooring is wooden boards.

Bathroom:

- Door width 75cm, hinged on left.
- Bath 55cm wide, height is 57cm.
- Free space in bathroom (free of doors and furniture) is 2.4m x 1.15m.
- Flooring is varnished wooden boards.
- Shower cubicle with shallow tray and heated towel rail on opposite wall.

## **Self-Catering Kitchen**

Kitchen/Diner:

- Narrow panelled door 65cm wide hinged on left leads down shallow step of 6cm onto vinyl floored dining area with kitchen units to right.
- Work top height 90cm.
- Oven door is hinged on left. Height of lowest shelf 18cm.
- Fridge with small freezer available, highest shelf in fridge 1.20m.

Utility:

- Automatic washing machine and separate tumble dryer are in the entrance hall.

## **Grounds and Gardens**

- Brick paved patio outside kitchen window with circular table and four chairs.
- Second patio up steps on gravel terrace with table and four chairs.
- Small lawn with rotary clothes drier.

## **Additional Information**

### **Contact Information**

- Address: Thorn Cottage, Burn Lane, Brentor, Tavistock, Devon PL19 0ND
- Telephone: 01822 810285
- Email: [enquiries@sallysholidaycottages.co.uk](mailto:enquiries@sallysholidaycottages.co.uk)
- Website: [www.sallysholidaycottages.co.uk](http://www.sallysholidaycottages.co.uk)
- Hours of operation: Ansaphone available out of hours.

### **Update**

2009

- All carpets replaced with 80:20 wool/nylon mix except single bedroom
- Single bedroom replaced with 'uncut loop' carpet

2010

- Car parking area improved to allow parking for 1 car. N.B. Only small or medium sized cars able to turn to drive off forwards.

**We welcome your feedback to help us continuously improve if you have any comments please phone 01822 810285 or email [enquiries@sallysholidaycottages.co.uk](mailto:enquiries@sallysholidaycottages.co.uk)**

Created on: 19/05/2010