

This access statement does not contain personal opinions as to suitability for those with access needs but aims to accurately describe the facilities and services offered to all guests/visitors. This statement has been drawn up by the owner(s) of The Cedars. Please call us on 01884 849127 if you have any questions regarding the accessibility of this property that are not answered within this statement.

Introduction:

The Cedars stands in secure gated grounds on a hillside with views that stretch for miles across the beautiful countryside of the Culm Valley in Devon. The Cedars stands within large grounds and offers spacious and well-equipped holiday accommodation for 12 people in 5 bedrooms.

Pre-Arrival:

By Road: You will find detailed directions in your check in information which can be viewed once you have made a booking.

Buses: The nearest bus station is at Tiverton (9 miles). Taxis are readily available from the bus station.

Trains: The nearest train station is at Tiverton Parkway (7 miles). Taxis are readily available at the train station.

Groceries: Groceries can be delivered by Tesco, Sainsburys, Asda and Waitrose, Morrisons when pre-ordered online.

Arrival and Parking:

The property is accessed via electric metal gates. The gate codes will be sent to you in your arrival information. Once at the property there is a gravel driveway with enough parking for 4 cars.

Accommodation:

Go in through the front door of The Cedars into a spacious hallway there is a small step going through the door. You will access the utility room off the main door where you will have a washer, dryer, and another fridge-freezer.

Off to the right through the hallway is a kitchen/dining room; the kitchen is a great size, with a breakfast bar and a dining table with doors opening onto the patio area. It's well equipped with 2 ovens, warming ovens, a 5-ring induction hob, combi oven, full height fridge-freezer and dishwasher. There are bi-fold doors in the kitchen area leading on to the patio area.

Opposite the kitchen is the lounge with doors leading onto the patio area. The lounge is equipped with a Smart TV, cosy sofas, and a wood burner for the colder months.

Next to the living room is Bedroom 5; this room sleeps 2 people in zip and link beds (super king or twin). There is also a modern ground floor shower room and downstairs w.c.

Upstairs, off the landing which is carpeted throughout are Bedrooms 1- 4. Bedroom 1 is the master bedroom, with heaps of built-in storage space, and an ensuite bathroom with a bath and shower also a TV at the end of the bath. Bedroom 2 sleeps 2 in a super king or twin beds and has an en suite shower room. Bedrooms 3 and 4 can sleep 3 in a super king and a single, or 3 singles; both have en suite shower rooms.

Outside:

The gardens are to the front and sides of the house, with big lawns, and a south facing patio that runs the length of the house. On the patio there's a barbecue and pizza oven. Also, a swim spa with stunning views across the Devon countryside.