

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 Lower Leigh. 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:**

Lower Leigh stands in secure gated grounds on a Devon country lane with views the beautiful countryside of the Culm Valley in Devon. Lower Leigh stands within large grounds and offers spacious and well-equipped holiday accommodation for 8 people in the main house + 2 Children under 12 years of age and 4 people in the annex.

### **Pre-Arrival:**

**By Road:** You will find detailed directions in your check in information which can be viewed once you have made a booking. Please use What3Words as the Satnav will not take you to the property.

**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. Or COOK for freezer made meals.

### **Arrival and Parking:**

The property is located on the left-hand side of the road, with a wall around the car park area and you will see a sign for the property, it is also the first thatched house along this road. Once at the property there is a gravel driveway with enough parking for 4 cars. There will be a key safe which is located on the left-hand side of the gate you will be sent the codes after you have completed your booking, this will give you access to Lower Leigh. The annex around the back of the property will also have a key safe located on the right-hand side of the door which will be the same code as the main house.

### **Accommodation:**

Go in through the front door of Lower Leigh into a spacious kitchen there is a small step going through the door. The kitchen area has an electric aga, combi microwave oven, undercounter fridge, and a seating area that will seat 8 people. To the right-hand side, you will see three steps which will take you down into the dining room

area. Continue from the dining room up a step you will be in the utility area which has an extra electric oven, fridge/freezer, tumble drier, washing machine.

Off to the left-hand side you will go to the games room which has a pool table and smart tv, around to the left is the snug room with sofas and smart tv, from the games room around to the right is the living room with sofas, armchairs, Smart TV, and a log burner. Around to the left is a downstairs W.C. Please note the small little steps through out the property in the doorway.

Upstairs, there are numerous steps around the property upstairs and downstairs due to the age of the property being a traditional farmhouse. The Edwardian Suite is a king size bed with an ensuite bathroom with bath and separate shower with two hand basins, to access this bathroom there are seven steps from the bedroom. The Victorian Suite has a brass king size bed and shares the main bathroom with a free-standing bath and separate shower. The Medieval suite a four-poster king size bed with views onto the Devon Countryside, this has use of the main bathroom just along the landing. The Georgian room is a double bed and has its own shower room. The Childrens room is only available for children under the age of 12 in single beds.

**Annex:**

Self-contained annex with its own open plan kitchen/lounge/living room, the kitchen has a fridge freezer, oven, microwave, with two bedrooms. One has a king size bed and an ensuite bathroom which can also be accessed from the living room. The other bedroom is a twin room and has an ensuite shower room. To access the annex you will have to go up 7 steps.

**Outside:**

The gardens are to the front and sides of the house, with big lawns, from the back door of Lower Leigh are several steps that lead to the outdoor hot tub then to the right is an open pond and slabs leading to a BBQ Lodge.