



Cadhay House, Cadhay, Ottery St Mary, EX11 1QT

General

Set in the heart of East Devon, Cadhay is a beautiful Elizabethan Manor House built around a central courtyard with luxurious self catering accommodation for up to 22 people and magnificent gardens. Situated 10 miles east of Exeter and 7 miles from the sea at Sidmouth it is an ideal place for a relaxing holiday, a special occasion, anniversary celebration or a large family gathering. Alternatively you could use the house for a wedding party staying in the house with your guests. We have a license for civil weddings in the house and can arrange receptions in the garden.

The house has been occupied by the William-Powlett family since the 1920's and was inherited by a furniture maker, Rupert Thistlethwayte. He has restored it to its previous splendour whilst introducing modern comforts such as central heating and additional bathrooms, as well as contemporary furniture of his own to complement the antique furniture.

There are three reception rooms on the East side where you can gather in comfort and splendour. Adjoining these is the Georgian dining room which was created in 1739 by inserting a lower ceiling in the great hall. On the west side there is a large kitchen with Aga and electric oven, where up to 10 can eat less formally.

On the first floor you may want to sleep in one of the three four-poster beds or a more contemporary version. Alternatively you can sleep under the eaves in the pleasant attic rooms. There is also a bedroom on the ground floor, with en-suite disabled bathroom facilities. In summary, there are a total of 9 doubles (two of which are zip link so could be twins instead), 2 twins and 1 single bedrooms plus 9 bathrooms (3 also have showers) and 2 shower rooms. In addition to the central heating there are also 3 woodburning stoves in the reception rooms and one in the ground floor bedroom.

We welcome all of our guests at Cadhay House in person and on arrival will take time to show you around, locate all the important facilities, explain the fire and security alarms and help you with any specific requirements. We send more information to you before your arrival including lists of items provided in the house and extra services that you can arrange from local businesses. There is a guest file in the kitchen which has recommendations for places to visit locally for essentials as well as for pleasure (which can be emailed to you before arrival) and has instructions for the appliances in the house.

If you have any queries or require assistance before or during your stay please do get in touch with us. Please call Jayne in the first instance on 01404 813511 (077696 11833 for emergencies and weekends) or if she is not available or is unable to resolve any issues contact Rupert on 01404 811664 (07805 150438). Please do also visit our website www.cadhay.org.uk for more information, a floor plan and photographs of the house or email jayne@cadhay.org.uk

Pre Arrival

We will try to contact you during the week before your arrival to answer any questions about your stay, to advise you on directions or travel arrangements and to agree when to meet you at the house. During October to May the house will be ready for you from 3.30pm and from May to September at 6pm. We are open to the public from 2 until 5.30pm on a Friday between May to September so if you would like to arrive earlier to take part in a guided tour then we would be delighted to offer you complimentary tickets. Please let us know if this of interest before your arrival and if so how many of you there are likely to be.

Ground Floor

Entrance and Sovereigns Courtyard

There are double front doors so these can be opened fully for easy access when unloading. There is a door bar and doormat which wheelchair users may need a small amount of help to get over. After dusk, lights will come on outside when you arrive and more can be switched on in the entrance. The visitor's book can be found here on the side board together with 4 wooden chairs. Straight ahead there are double doors into the stunning Sovereigns courtyard, a ramp is available (either in the Flower room or South porch) so that wheelchairs can have access from any of the 4 doors into this area. There are 8 outside garden benches and 2 large tables in the courtyard during the summer months. Cadhay is a non-smoking house due to our smoke alarms but smokers can go into the courtyard where there are sand containers for their stubs. Postcards and other souvenirs can be found in the window sill to the right.

All rooms have a combination of ceiling lights, standard lamps and table lamps. Most are switched on at the wall by the door (even some of the standard and table lamps). We now have wifi available throughout the house, just search for the nearest Cadhay hub point and connect, the password is in the guest file in the kitchen. The corridor and doors on the ground floor are plenty wide enough for wheel chairs on 3 of the sides of the house, just the one corridor to the Flower Room, the larder and 2 single toilets that would be too narrow. All of the reception rooms, kitchen, scullery, dining room, ground floor bedroom and bathroom are accessible without the need of ramps.

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TV Room

There is a door (wide enough for a wheelchair) to the right of the front entrance which leads into a cosy carpeted TV room where there are two settees, a TV, DVD, a drop leaf table and small rug.

Kitchen

The wide corridor to the right from the entrance hall takes you past a flight of stairs and on to the kitchen where the warmth of the Aga welcomes you. There is a larder to the right with steps down to where the freezer is situated, one of the fridges and food can be stored. From the kitchen there is a further door into the scullery. There is plenty of work top space, the Aga and Mercury oven and a large central kitchen table with 8 chairs, plus a drop leaf table with a further 2 chairs. There are 3 large fridges (one located in the corridor), a microwave, toaster, telephone and two dishwashers. There are two large Belfast sinks and three dressers full of crockery, cutlery and utensils plus glasses in a wall cabinet. For coffee there are several cafetiers and teapots for your cuppa.

Cadhay has its own supply of spring water from the estate. The tap in the scullery sink has a UV filter attached for drinking water which we would advise for elderly or young children (there is a green light switch to show when this is on). The house uses septic tanks so we would appreciate when using the sinks and drains that fat and other chemicals could be kept to a minimum and bathroom bins used for nappies etc.

Haydon (downstairs bedroom and bathroom)

The corridor from the kitchen passes a larger shower room and the downstairs bedroom, Haydon which would be suitable for wheel chair users. The door from the corridor into the shower room is 92cm wide with plenty of room to manoeuvre inside. Alternatively there is a doorway (50cm) between Haydon and

shower room making it en-suite (you can bolt the door into the corridor). There is a large walk in shower cubicle with no step. A plastic chair can be provided that will fit into the shower should you need to sit though you may prefer to bring your own shower stool if needed. There is a vertical support bar entering the shower, two vertical bars either side of the toilet and a vertical bar by the sink. The toilet and sink are of standard size and height.

Just along the corridor, the door into Haydn is 82cm wide with a small door bar between the tiles and carpet. This room has a zip link bed so can either be made up as two single beds with a large gap between or a super-king size double with plenty of space to manoeuvre within the room. There is a huge stone arch fireplace which includes a working woodburner plus 2 bedside tables, a dressing table, two chairs, two rugs and tall boy wardrobe.

Back door

This rear entrance leads to a patio area with a brick built BBQ, small lawn with outside tables and chairs in the summer. There is a small separate downstairs toilet by the back door (but loo is too narrow for standard wheelchairs) and another along the back corridor by the South door (again too narrow for a wheel chair). There is a cupboard here with some outdoor games including croquet.

South Porch Door

The South door and back porch lead into the main gardens. Further along the corridor is the Flower room where the washing machine, tumble drier (both front loading), iron and ironing board (height adjustable), Belfast sink and large table are located. There are 3 doors from the flower room, through a small study, an extra small redundant kitchen and then into the Drawing room but for wheel chairs please use the front corridor for access.

There are then 3 interconnecting reception rooms (totalling 70') for your guests to relax in, all with comfortable seating, wooden flooring, large patterned rugs, grand portraits and antique furniture. All doorways between these rooms are wide enough for wheel chairs.

Drawing Room

An elegant, Georgian panelled reception room with a Steinway Grand Piano for you to play, a high backed chair, 3 person settee, two armchairs, window seat, ornamental fireplace, writing desk, chair and other antique furniture.

Living Hall

This impressive room has a woodburner, 3 rugs, two 3 person settees, 3 high backed arm chairs, a window seat, side tables, a gate leg oval table, hope chest, long side table and wall lights. A set of 16th century gently curving wooden steps take you up to the first floor. For those who find curved stairs difficult a better alternative is a more straight forward flight of stairs just before the kitchen.

Library

This cosy reception room has a woodburner in the Tudor fireplace, two 2 person settees, window seat, 4 armchairs, a bureau and two chairs, TV, telephone, CD player and a book case with puzzles and family games.

Dining Room

From the Living Hall or entrance hall you enter the dining room with its stunning Tudor fireplace (with a wood burner), mahogany table, two long sideboards and a further oval gate leg table. The dining room

table is 72cm h x 115cm w x 405cm l with 14 chairs. There is a smaller table (72cm h x 90cm w x 104cm l) that can be added as an extension. There are a further 6 chairs within the room which together with additional chairs from the entrance or kitchen mean that all 22 guests can be seated together in the dining room. There are place mats, coasters and table protectors but you will need to bring your own table cloths and napkins.

First Floor

All bedrooms upstairs are carpeted with small rugs. All bedrooms have a minimum of one window overlooking the gardens or countryside (except Phyllis which has 2 onto the roof space), bedside table lamps, plus other occasional lamps. All bed linen is provided, pillows and duvets are non – feather and beds are of a standard height apart from the four posters in Sugar Plum and Paulet which are 84cm and 80cm h! The beds will be made before your arrival.

Most bathrooms have lino type flooring and ceiling lights with windows providing natural light (with the exception of Whetham and Newton's bathrooms). All guests are provided with one bath and one hand towel plus there is bath mat and non slip mat for every bathroom. The heated towel rails can be switched on and off at a socket on the opposite bedroom wall

As wheel chair users are most likely to stay in Haydn on the ground floor, door widths have not been measured upstairs. If you would like to know the dimensions or particular information about any of the rooms however please do contact us.

Whetham

After ascending the curved stairs, turn left down the corridor and enter this room through the door on the left. Whetham has a contemporary 5'6" double bed, with a bay window and en-suite with toilet, bath plus hand shower and wash basin. This room has the best view of the long herbaceous border in the garden and front lawn. The room has a wardrobe, chest of drawers with mirror, high back chair, bedside tables and bespoke wooden seat. There is the option of opening an interconnecting door to a single room:

Dressing Room

This room has a single bed, curtained hanging space, chest of drawers and 2 chairs with views over the main garden. The entrance door is immediately at the top of the curved stairs with an optional interconnecting door into Whetham. There is a single toilet and basin along the corridor next to the long gallery.

Long Gallery

This room stretches from the hall by Whetham to Sugar Plum along the length of one side of the house and has views towards the medieval stew ponds and gardens. It is full of fascinating historical artefacts. We would prefer children to be supervised in this room.

Sugar Plum

A very grand panelled room with a four poster double (5' x 84cm h), with bed steps double aspect windows (of the Sovereigns' Courtyard and Kitchen walled garden) and ornamental fire place. There is a dressing table and writing table (both with chairs), chest of drawers, small dresser, 2 window seats, bedside tables and a high backed armchair. Access is either via the Long Gallery or through the Nursery.

The Nursery Bathroom/family room

This room is interconnecting with Sugar Plum and can best be reached at the top of the stairs by the kitchen. A light, panelled room with double aspect windows (as Sugar Plum), a single 4 poster daybed, free standing bath, wash basin, separate toilet, a rocking chair, two window seats, gate leg table, chair, TV and chest of drawers. There is a stair gate which can be bolted across this landing.

Barton

A charming, double aspect room with a fine four poster bed (5'3"), a chest of drawers, double high backed chair, two window seats, ornamental fireplace, an armchair, and bespoke dressing table and bedside tables. Views are of the front of the house and the walled kitchen garden. This room is best reached by turning right from the top of the stairs by the kitchen.

There is a dumb waiter along the corridor which has been converted to hanging space for Barton, Reiby, the Nursery and Sugar Plum.

Bathroom for Barton

Lovely and light panelled room with a shower, bath, wash basin and toilet.

Reiby

This delightful double room has bedside tables, a chest of drawers and dressing table with a view to the front of the house. The easiest route is by turning left at the top of the stairs by the kitchen.

Bathroom by Reiby

Another light room with a very long bath, toilet and basin.

Roof Chamber

This glorious room has a stunning timbered roof possibly from an earlier property which could date back as far as the 1430's. It has antique oak furniture including wheel backed chairs, a long table, chest of drawers and chests.

Paulet

The master bedroom can be found to the right the spiral stairs and by the Roof Chamber. With a grand four poster bed (5') with bed steps, the room has double aspect windows looking over the front of the house and the main gardens. There is a Tudor carved fireplace (ornamental), tall boy wardrobe, 2 chest of drawers, drop leaf table, bespoke dressing table, bedside tables and chair. The **en suite** has a roll top bath with hand shower, toilet and wash basin plus optional door on to the landing.

Second Floor

East Attic

This attic can be reached by a fairly steep staircase through a door immediately to the right at the top of the curved staircase. On the landing is a table tennis game with bats and balls stored in the cupboard next to it, in here is hanging space for both bedrooms.

Peveril

To the right of the landing this light twin room has double aspect windows over the main lawns, Lime Avenue and front of the house. There is a contemporary dressing table with bedside tables, armchair and tall chest of drawers. En-suite with a bath, toilet and wash basin.

Newton

To the left of the landing this double aspect bedroom has a zip link bed (which can be a super king double or split into two singles) and has views across the main lawn, herbaceous border and medieval stew ponds. This room has a dressing table, armchair, bedside table, chest of drawers and mirror. Situated off the landing this bathroom has a bath with hand shower, separate shower, toilet and washbasin.

West Attic

This attic is accessed via a second flight of stairs following on from the set by the kitchen. There is a built in cupboard with extra hanging space on the landing.

McClintock

To the right this cosy double aspect room looks over the walled kitchen garden with twin beds and rustic beams (tall guests will need to mind their head when entering). There is a traditional desk and chair, a hanging rail, chest of drawers and bedside table.

Bathroom

This attractive bathroom next door to McClintock has an ornamental fire place, roll top bath with hand shower, toilet and hand basin with painted wooden floorboards and a rug.

Peere – Williams

A private suite of rooms with a bathroom, lounge area and views over the walled kitchen garden; this suite is very popular with those wanting added privacy. The bathroom is on the right as you enter with an ornamental fireplace, painted wooden floorboards, bath with full shower, toilet and hand basin. The lounge has a 2 person settee, wardrobe, chest of drawers and TV. The bedroom has a super king bed, bedside tables, a wardrobe and dressing table. There are rustic beams overhead.

Shower room

To the right of the stairs, tucked in the attic is a shower room. There is a large walk in shower, toilet and hand basin.

Phyllis' room

This newly converted double room is accessed via the shower room. It has a king size bed, chest of drawers, chair, bedside tables and together with the shower room makes a very private room.

Gardens

The magnificent 3 acre gardens are yours to enjoy during your stay. If you would like a plan of the gardens please do ask. There are large lawns, a croquet lawn, grand trees, beautiful herbaceous borders, ½ acre of medieval ponds (unfenced so please beware especially with young children by these or our stream), glorious climbing plants, roses, shrubs and numerous interesting plants. The paths are either flat

cobbles or gravelled but the stones are not deep and are firm enough for wheel chairs to be pushed along them.

There are garden benches and a few garden tables dotted all around the garden.

The walled kitchen garden has now been converted to allotments so you will encounter their owners pottering in this area of the garden. The guests staying in the Stables and the Coach House are also allowed access to this part of the garden and the field car park.

Additional Information

You will need to appoint at least two of your guests to take on the responsibility of fire wardens during your stay and also to be responsible for the security of the house. Rupert will include fire and security procedures on your tour when you arrive. Please do listen very carefully to his instructions and ask questions if you are unsure about any of them. Details of the procedures are also kept in the guest file on the kitchen dresser.

Well behaved dogs (1 to 3) are welcome in the house (@£25 each) but please discuss with us before your arrival. Please keep dogs off the furniture, if possible keep them to the ground floor and clean up excessive fur. Most importantly keep your dog on a lead in the gardens and clean up after them. There is a dog bin situated by the back door for your convenience. The small garden outside of the back door (overlooked by Haydon and the kitchen) has gates which can be closed off. Your dog can be allowed off the lead here but please do check the garden thoroughly afterwards and clean up behind them.

There are several lovely local walks, for which there is a footpath map in the guest information in the kitchen.

Due to the age and structure of the house mobile reception is patchy. There are areas where the reception is good (the East is better than the West side) however this depends on your provider.

Complimentary Wi-Fi is provided throughout the house for you to connect to. The password can be found in the guest folder in the kitchen.

Cadhay is available for booking throughout the year but is closed for maintenance during January and is open to the public on the second spring bank holiday and late summer bank holiday.