



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

General

Set in the heart of East Devon, The Cider Press is located on Cadhay lane with magnificent views of East Hill, the Sidmouth gap and the Elizabethan manor of Cadhay House. This smart, detached, single-storey, red brick cottage, once the estate's cider press has been completely renovated and refurbished, everything done to a very high standard with 21st century comfort. Exposed beams, good quality furniture, antiques, bright rugs, interesting paintings and a cosy woodburner give the Cider Press a homely comfortable atmosphere. Outside the cottage has it's own paved terrace area (garden table/chairs) which overlooks the view and there is access to the stunning walled kitchen garden of the house via an old wooden door and a 5 minute walk along a track.

We welcome all of our guests to the Cider Press in person (Covid permitting) shortly after arrival and will take time to show you around, locate all the important facilities, and help you with any specific requirements. We send more information to you before your arrival including lists of items provided in the cottage and extra services that you can arrange from local businesses. There is a guest file with recommendations for places to visit locally for essentials as well as for pleasure (which can be emailed to you before arrival) and it has instructions for the appliances in the cottage. The cottage is no smoking.

If you have any queries or require assistance before or during your stay please do get in touch with us. Please call Rupert on 01404 811664 (07805 150438) or if you can not get hold of him, contact Jayne on 01404 813511 (077696 11833 for emergencies and weekends). Please do also visit our website www.cadhay.org.uk for more information and photographs 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 cottage. The cottage will be ready from 3pm.

During May to September the main house and gardens are open to the public from 2.00pm until 5.30pm on a Friday afternoon. If you would be interested in joining a guided tour during these times, to learn more about the history or gardens at Cadhay please try and arrive before the last tour starts at 4.00pm. You would also be very welcome to enjoy tea and cakes in the tearoom before 5.30pm. If there is an opportunity of going into the gardens at other times we will inform you on your arrival; for the majority of the time however the main house and gardens are hired out exclusively so please respect their privacy.

Travel

Cadhay is 1 mile North West of Ottery St Mary. By car, exit the A30 at Daisy Mount, travelling down the hill on the B3174 towards Ottery. After passing the 30mph signpost, turn left at King's school and the Colin Tooze Sports centre. Proceed over the speed bumps out into the countryside for approx ½ mile. The Cider Press is on the right just before reaching the back entrance to Cadhay house.

The nearest train station is at Feniton (10 mins away by taxi) though more of the Waterloo to Exeter trains call at Honiton (15 mins away by taxi). For services from Paddington and the North, the stations of Exeter St Davids (30 mins by taxi) or Tiverton Parkway (25 mins by taxi) would be the best option. Other than St Davids it would be advisable to book a taxi before the start of your journey due to the rural

situation of the stations. For details of local taxi companies please ask for our guest information document or call us on 01404 813511. Peak taxis 01395 513322 have a specially adapted vehicle.

The nearest coach station is in Exeter from which there is a regular bus service to the centre of Ottery St Mary (4 or 4a) or taxis. From Ottery it is a 15 minute walk to Cadhay or 5 minute taxi ride.



Arrival and Car Parking

We may come to greet you on arrival (Covid permitting) or will leave the key in an agreed place. As traffic can make journey times difficult to predict you could call us (07805150438 Rupert or 07769611833 Jayne) when you are about 10 minutes away. If you are severely delayed during your journey we would appreciate a call earlier with a new estimated arrival time. If we are open to the public then please do come to the tearoom and ask for Rupert.

Outside

Parking is available just off the lane, directly outside the cottage on firm, fine gravel. There is also a slate paved patio with its own garden table and benches. An outside light above the door will come on at dusk or can be switched on. There is a large gate which can be shut to enclose some of the patio area, useful if you have a dog. Both the patio and all rooms in the house have stunning countryside views.

There are double, glazed floor to ceiling doors into the kitchen and bedroom from outside (2m w x 1cm h).

All rooms have a combination of ceiling lights, standard lamps and table lamps. Most are switched on at the wall by the door (including some of the standard and table lamps). The floor is on one level with no steps between the rooms, just a door bar into the bedroom and bathroom

Kitchen/Diner

This light, large open plan living area (tiled floor) is equipped with a fridge (with ice box), microwave, radio/bluetooth speaker, dishwasher, toaster, 1.5 sink/drain, radio and electric cooker (all standard height). There are no wall cupboards so all cutlery and kitchen equipment are accessible from floor

cupboards. Just inside the front doors are hooks for coats. There is a table with 2 dining chairs in the kitchen, with a further two dining chairs in the lounge and bedroom.

Cadhay has its own supply of spring water from the estate. All the water in the cottage is filtered (green light on the wall by the bedroom wardrobe shows this is working) so is suitable for drinking but please run for 1 minute first. The cottage uses a septic tank 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.

There are bins for rubbish, compost (veg matter only) and recycling (cardboard, paper, tins, glass bottle and plastic bottles) plus extra logs for the woodburner outside by the wall backing on to the lane.

The kitchen has two very large oak doors (2 x 180cm) which can be closed to separate the lounge area but are mostly left open. The tiled floor from the kitchen continues in to the lounge.

Lounge

The lounge has a woodburner, a comfortable high backed chair, a settee, TV and DVD, coffee table and other occasional tables. There is a large Persian rug in front of the fire making the room very welcoming and two windows looking out to the countryside. A few puzzles, games and guest information can be found on the small side table.

There are electric heaters in the lounge and bedroom; we will show you how to turn these off/on and how to adjust the temperature. The hot water switch can be found on the wardrobe wall on the left as you enter the bedroom. Inside the wardrobe can also be found an airer, iron and ironing board available for your use.

Bedroom

The doorway into the bedroom is 93cm w. The room is carpeted and has bedside lamps and wall lights. The large French windows have views over the countryside. All bed linen is provided, pillows and duvets are non – feather and beds are of a standard height. The 6' zip link bed will be made before your arrival and can either be a super-king double or two single beds.

There is a built in wardrobe on the left as you enter the room, a chest of drawers and bedside tables.

Bathroom

Access is on the left just as you enter the bedroom (91cm). This fully tiled en-suite shower room has a sink and toilet of standard height plus a large, open shower with a choice of two heads. There is a horizontal support rail by the toilet and a vertical one in the shower. Lighting is from overhead ceiling spotlights. Each guest is provided with one bath and one hand towel plus there is bath mat and non slip mat. The switch for the heated towel rail is on the wall by the bedroom wardrobe.

Gardens

In addition to the private patio area there is a rough stone/dirt track from the cottage to the walled kitchen garden. There are three steps down (14cm h, last one 5cm h, 11cm and 34cm d) to a wooden door (86cm w), from which there is access into this stunning garden. Alternatively you could drive or walk down the rear drive (tarmac, changing to stone cobbles) to Cadhay (next right along the road) and enter via the large gate next to the Stables. This way is uneven but flat. The walled garden is divided into approx 20 allotments surrounded by mown grass with various fruit trees. You are welcome to use this garden during your stay and to watch the allotment holders tending their plots. The mown field opposite the front of Cadhay House (used as a car park on a Friday afternoon) is available for children to play in.

At certain times of the year this is used for grazing sheep however so please use the kitchen walled garden at these times.

From time to time Cadhay House is vacant and you will have access to these magnificent 3 acre gardens. There are large lawns, 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. There are garden benches and a few garden tables dotted all around the garden.

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

Additional Information

Well behaved dogs (1 to 2) are welcome in the Cider Press (£20 each) but please discuss with us before your arrival. Please keep dogs off the furniture, if possible keep them in the kitchen/lounge area rather than the bedroom and clean up excessive fur. Most importantly keep your dog on a lead in the gardens and clean up after them.

Due to the age and structure of the cottage mobile reception is patchy depending on your provider. There is a spare mobile phone available for your use should you need it. Complimentary Wi-Fi can be used throughout the cottage.

The Cider Press is available for booking throughout the year.