



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

## General

Set in the heart of East Devon, the Coach House is located in the corner of the walled kitchen garden about 50 m away from the magnificent Elizabethan manor of Cadhay House. The Coach House and next door Stables have been beautifully converted to a high standard with modern conveniences, generous sized rooms and their own small patio and grass area (garden table/chairs). The Coach House is light and spacious and has three bedrooms that sleep up to 6. Exposed beams, good quality furniture, antiques, bright rugs, interesting paintings and a cosy woodburner give the Coach house a homely comfortable atmosphere. The Coach House overlooks Cadhay House, your parking yard and the walled garden which has been converted into allotments for some of the local community.

We welcome all of our guests to the Coach House 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 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 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 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](http://www.cadhay.org.uk) for more information and photographs or email [jayne@cadhay.org.uk](mailto: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 or any of your guests 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, travelling from the East; exit the A30 at the 'Iron Bridge' exit just after Honiton. Follow the signs for Fairmile and then the brown tourist signs for Cadhay. From the West, exit the A30 at the 'Pattessons Cross' exit and follow the brown signs as above.

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

Once leaving the Ottery/Fairmile road, proceed up the front drive along the Lime Avenue, the Coach House is at the end of the drive directly in front of you. Please park any where in the yard immediately to the right of the cottage. If you find that you arrive via the back drive (most sat nav's bring people this way), go past the Linhay (open fronted barn) and turn right into the yard to park next to the Coach house on your right. There are no parking bays but there is plenty of room for all your guest's cars.

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. To get to the tearooms walk on past the cottages and follow the tickets/entrance signs. This is a flat, stone cobbled drive, leading to a firm gravel path so if you need assistance please do ring us or ask for help from the staff on site.

### Ground Floor

#### Hall

Originally the tack room with wooden panelling and saddle racks, the floor is tiled. The front door is reached from the yard via the stone cobbled drive (flat but a little uneven) then along a short slate path.

There is one slate step (11cm h x 108cm w x 58cm d) then a wooden step on the threshold (6cm h x 108cm w x 10cm d). There is an automatic outside light above the front door.

Across the hall, opposite the entrance, a door of 79cm w opens into the downstairs toilet. The toilet and sink are of standard height. There is a hairdryer, a hair iron, iron and ironing board available for your use.

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).

### **Living room**

Entered from the front hall (or from the kitchen) this huge, bright room has a two 3 person settees, 3 large armchairs, a leather desk chair, bureau, woodburner, TV, DVD, music system and 2 small tables. There are floor to ceiling windows along one side with double French doors opening on to the front lawn (wooden step down 18cm h). The flooring is seagrass with large Persian rugs then changing to ceramic tiles when you enter the kitchen (small door bar) through double opening wooden doors.

### **Kitchen/Dining room**

This spacious fitted kitchen has a table with 8 chairs, dishwasher, washing machine, tumble drier, fridge, freezer, microwave, toaster, 1.5 sink/drain, blue tooth radio/speaker and electric cooker (all standard height). There are no wall cupboards so all crockery, cutlery and kitchen equipment are accessible from floor cupboards. There are double French doors (wooden threshold 8cm h), then 4 steps up (14cm h x 87cm w x 30cm d, top one 86cm d) to the car park yard. The yard has a concrete surface mostly flat but with some small sloped or uneven sections, there is an outside light above the back door and a retractable washing line across the yard.

Cadhay has its own supply of spring water from the estate. The tap in the kitchen 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) 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.

The hot water is on constantly from our biomass boiler as is the heating which will cut in and out to keep the cottage cosy.

There is a second door (2.5cm h wooden strip, 88cm w doorway) opening into our working greenhouse which you are welcome to visit. Please do be aware that there are sometimes hosepipes in use which cross the walkway and occasionally wet patches. To exit the greenhouse into the walled kitchen garden you can use the main sliding door (107cm w, with metal bar 2cm h) to the left (avoiding steps) or turn to the right and ascend 3 steps (18cm h x 98cm w x 31cm d) to the greenhouse's rear door (10cm h x 68cm w x 10cm d). There is a small patio here with tables and chairs overlooking the allotments in the walled kitchen garden. There is a brick built barbecue straight ahead which you are welcome to use with your own charcoal (please clean after).

### **Upstairs**

Once inside the front door there are 13 stairs (19cm h x 80cm w x 25cm d) to the first floor which are carpeted and have a handrail. There is a stair gate (with fitting instructions) located in the airing cupboard at the top of the stairs should you require one; there are attachments by the top step.

All bedrooms upstairs are carpeted with small rugs and have bedside lamps, central ceiling lights/spotlights and other occasional lamps. All have a minimum of one window overlooking the house,

kitchen garden, or farm buildings. All bed linen is provided, pillows and duvets are non – feather and beds are of a standard height. The beds will be made before your arrival.

The bathrooms have lino type flooring and ceiling lights. Sinks and toilets are of standard height and baths 54cm h. Each guest is provided with one bath and one hand towel plus there is bath mat for every bathroom and a non-slip mat. The heated towel rails can be switched on and off at a socket on the opposite bedroom wall

### **Twin room**

To the right of the stairs (door 72cm w) this beamed twin room has a large built in wardrobe, chest of drawers, large upright armchair and dressing table. The en suite (door 64cm w) has a bath, sink, toilet and separate shower (63cm w).

### **Double room**

Straight ahead at the end of the corridor (door 71cm w) this cosy room has beams, a 5' bed with chest of drawers, bedside tables, chair and limited hanging space. The en-suite (door 71cm w) has a bath, toilet and sink.

### **Master bedroom**

To the left at the end of the corridor (72cm w door) this large double aspect room has a 6' zip link bed which can be made up as a superking double or 2 single beds. We will ask you how you would prefer this to be made up when we contact you before arrival. There is a large built in wardrobe, rocking chair, chest of drawers with mirror and bedside tables. The en-suite (64cm w door) has a bath, sink, toilet and separate shower (61cm w door).

### **Gardens**

The walled kitchen 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. Please do ask if you would like a plan of the gardens. There are a variety of surfaces including gravel, stone cobbles, limestone slabs and grass some of which are easier than others to walk or push wheelchairs on but most areas of the garden will be accessible to all. 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 kitchen

### **Additional Information**

Well behaved dogs (1 to 2) are welcome in the Coach house (£20 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.

Due to the age and structure of the cottage mobile reception is patchy depending on your provider.  
Complimentary Wi-Fi is provided in the cottage.

The Coach House is available for booking throughout the year.