



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

General

Set in the heart of East Devon, The Stables is located in the corner of the walled kitchen garden 50 m away from the magnificent Elizabethan manor of Cadhay House. The Stables and next door Coach House 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 Stables is light and spacious having three bedrooms that sleep up to 6. Exposed beams, good quality furniture, antiques, bright rugs, interesting paintings and a cosy woodburner give the Stables a homely comfortable atmosphere. The Stables overlooks Cadhay House and the walled garden which has been converted into allotments for some of the local community.

We welcome all of our guests to the Stables 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 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 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

switched on. Enter the hall which has a ceramic tiled floor and a flight of stairs directly opposite. At the back of the hall, a door of 79cm w opens into the downstairs lobby/loo. The toilet and sink are of standard height. There is a hairdryer, a hairer, washer/dryer iron and ironing board available for your use. 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.

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).

Sitting room/Study

To the right of the front hall (door 79cm w) this comfortable double aspect room is carpeted with a Persian rug, 3 person settee, small 2 person couch, 4 other chairs, antique desk, telephone, TV and DVD. On one side the view is of the main house and the other of the working green house.

Living /Dining room and Kitchen

The front hall opens to this light, large open plan living area with the original Stables stall doors still in evidence. The galley kitchen (tiled floor) is well equipped with a dishwasher, fridge, freezer, microwave, toaster, 1.5 sink/drain and electric cooker (all standard height). There are no wall cupboards so all cutlery and kitchen equipment are accessible from floor cupboards. Some of the glasses and crockery are stored on a dresser in the dining room so if you would like any of these placed lower down please ask before arrival.

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 dining room has a woodburner, table with 6 chairs, dresser, 3 comfortable chairs and a radio/Bluetooth speaker. The flooring is seagrass with a large Persian rug and there is a wooden plinth (1.5cm h x 15cm d) between kitchen and dining room. There are floor to ceiling double French doors (wood/brick threshold 20cm h x 25cm d) overlooking the main house with 2 steps (17cm h x 87cm w x 31/55cm d) down to the grass and stone cobbled path in front of the cottage. Two further windows look over the house and kitchen garden.

Opening directly into the walled kitchen garden the back door from the kitchen has a wooden strip (6cm h) then slate step (10cm h x 86cm w x 56cm d) on to a small slate patio with tables and chairs. To the right is our working greenhouse which you are welcome to visit via the lower greenhouse door (107cm w with metal bar 2cm h). Please do be aware that there are sometimes hosepipes in use which cross the walkway and occasionally wet patches. There is a brick built barbecue to the left of the cottage against the wall, you are welcome to use with your own charcoal (please clean after).

Upstairs

From the front door ascend the flight of stairs (13 steps of 18cm h x 78cm w x 24cm d) to the first floor; the stairs are carpeted and have a handrail. There is a stair gate (with fitting instructions) located in the downstairs cloakroom should you require one; there are attachments by the top step.

All bedrooms upstairs are carpeted with small rugs have bedside lamps, ceiling spotlights and other occasional lamps. Each one has high rustic beams and a minimum of one window overlooking the house or walled kitchen garden. 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 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

Double bedroom 1

To the left at the top of the stairs (70cm w door) this large 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 (and the other double room) to be made up when we contact you before arrival. There are a large built in wardrobe, chest of drawers, dressing table and bedside tables.

Twin room

To the left at the of the end of the landing (door 72cm w) this sunny twin room overlooking the kitchen garden has an antique wardrobe, chest of drawers, large upright armchair and bedside tables.

Bathroom

To the right of the stairs is the family bathroom (64cm w door) with toilet, sink, bath and separate power shower (25cm h step x 44cm w door). This bathroom is shared by the Master bedroom and twin room.

Double bedroom 2

Next to the family bathroom this bedroom also 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 (and the other double room) to be made up when we contact you before arrival. There is a built in wardrobe, chest of drawers with mirror, bedside tables and chair. The en suite (door 64cm w) has a bath, toilet, sink and separate shower (13cm h step x 41cm 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 dining room.

Additional Information

Well behaved dogs (1 to 2) are welcome in the Stables (£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 Stables is available for booking throughout the year.