

Access Statement

Marys Cottage

This is to help potential guest decide if there are any problems of access to Marys Cottage.

The Farm

Mary's cottage is situated on Indicknowle Farm, 3 miles south of Combe Martin.

The farm is a small working family farm, with livestock (cows, sheep and pigs) and farm machinery within close proximity to

the cottage. There are also 3 small ponds, so caution and awareness is advised.

Parking

The parking area has a concrete surface with a concrete and stone path leading to the cottage approximately 40 feet away.

This area is well lit at night by motion sensor lights.

The accommodation

The entrance to Mary`s Cottage is over a slightly raised threshold into the kitchen, onto a tiled floor.

The sitting room /lounge has a carpeted floor and there is a wood burning stove within the old inglenook fireplace. Leading off is a downstairs cloakroom.

There are 9 carpeted stairs to the first floor; which have a handrail. There is a small carpeted landing that has a step up

to the first bedroom; the second bedroom is approached by a gentle slope. Both carpeted bedrooms together with their

ensuites are on one level.