

# **LAKESIDE COTTAGE, MEADFOOT MEADOW**

## **Access Statement**

*The property is approached from a made-up public lane, through two five-barred gates and over a private bridge (20 tons) and a cattle grid. The 200 metre drive winds through trees and around a one acre lake, which is encompassed by natural banks and marginal plants.*

*\* The property has gas central heating and is a single storey building fronting the lake. There is a front doorstep of 5 cm and then a step of 11.5 cm to the threshold of the front door which is 115 cm wide and opens outwards. The keyhole height is 112 cm from the front doorstep.*

*\* Inside, the two rooms plus kitchen, en-suite bathroom and hallway are all on one level with both granite and solid oak flooring. The hall width is 145 cm. There are four internal access doors, which are the standard width of 76 cm. There are dimmable lights throughout.*

*\* There is a large coir matting well inset in the hall flooring, below the smoke alarm, and also in the sitting room in front of the french double doors which access the patio. The total french doors width is 117 cm and there is an 8 cm step down from the threshold to the natural stone patio.*

*\* In the kitchen all the major appliances, front load washing machine, dishwasher, fridge/freezer, are set in under the worktop behind facing doors. The worktop is standard height of 90 cm. The gas hob and electric oven have a cooker hood with extractor fan above them. There is a ladder radiator/towel rack.*

*\* The en-suite bathroom has an all enclosed steam, shower and bath cabinet, accessed through two sliding doors around the bath unit itself which is 57 cm high. There are twin wash basins and a ladder radiator. The toilet is standard height and has a soft-close lid. The extractor fan in this room is activated by turning the lights full on,*

*it is on a timer and therefore switches off automatically.*

*\* The bedroom has a king size bed (5ft) with a Vispring pocketed sprung mattress, height to top of mattress is 54 cm. There is a two seater sofa at the bottom of the bed, overlooking the lake. A DAB radio/CD has 'stalk' speakers in two corners of the room. The bed linen is cotton or linen and the pillows and duvet have non-allergenic filling.*

*\* The sitting room has a 3 seater leather, chaise longue sofa adjacent to an open radiant coal and log Dovre gas fire. There is a french provencal style dining table and chairs in one corner, overlooking the lake from both the french doors and a nine pane window to the front. A 37" flat screen plasma TV sits in one corner together with a DVD player and DAB radio/CD.*

*\* Outside, the patio and separate gas BBQ area are adjacent to the lake and a waterfall, with a flat grassed area surrounding the property.*

*\* The long drive to the front of the property and the parking area adjacent to the cottage are lined with lime chippings. The lake is not circumscribed with fencing of any kind. This is an area of outstanding natural beauty. There is an 11 metre long wooden, Monet-style japanese bridge across to the central island in the lake with a slatted wood base of 5 cm slats with 3.5 cm gaps between. The bridge will accomodate a 52", 300kg ride-on mower. There are double hand rails to each side of the bridge. There is wild life here in abundance.*

*\* Lakeside Cottage has been designed as a romantic hideaway for two people only. This is a non-smoking property. No pets, babies, children or guests. The lake is a wildlife haven so no fishing or swimming.*

*\* The village of Ermington is a 5 minute walk and has a pub, a church and an excellent bistro. The Erme Valley Trail, a 3 mile walk along the valley from Ivybridge to Ermington, goes along the lane past the property and the Dartmoor National Park is just three miles away. The nearest supermarket, Tesco, is approximately 5 miles. There is a Tennis Centre at Ivybridge, and the Leisure Centre at*

*Ivybridge has a swimming pool. The nearest beaches, Mothercombe and Wonwell, are a 5-6 mile drive.*

**CONTACT INFORMATION**

- \* *Name: Ron & Penny Longman*
- \* *Address: Meadfoot Meadow, Ermington, Ivybridge,  
Devon PL21 0LQ.*
- \* *Telephone: 01 548 830 168*
- \* *E-mail: [enquiries@lakesidecottage.devon.com](mailto:enquiries@lakesidecottage.devon.com)*
- \* *Web address: [www.lakesidecottage.devon.com](http://www.lakesidecottage.devon.com)*