

Magnolia Lodge - Access Statement



Introduction

This statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer our guests/visitors.

Magnolia Lodge is a luxury, cedar-clad lodge situated at Stover, just 2 minutes' drive from the A38 and approximately 1 mile from the market town of Newton abbot. Our location is ideal for those looking to experience all that South Devon has to offer; it's beaches, English Riviera, Dartmoor, the countryside and the Cathedral Cities of Exeter and Plymouth. It is built on a flat site, within the grounds of Stover Park Farm, a 10 acre smallholding.

The lodge sleeps up to 5 people (plus travel cot) and has 2 bedrooms, plus sofa bed in the lounge area, all on ground floor level. One bedroom has an ensuite and there is also a family bathroom. The building was converted into holiday accommodation in 2012 and benefits from a spacious, contemporary interior with a real home from home feel.

We look forward to welcoming you. If you have any queries or require any assistance please telephone 07590384683 or email stay@magnolialodgedevon.co.uk

Pre-Arrival

- There is extensive information about Magnolia Lodge on the website www.magnolialodgedevon.co.uk
- Directions can also be found on the website and are emailed to all guests prior to arrival
- Bookings/enquiries can be made via email stay@magnolialodgedevon.co.uk or telephone on 07590384683

- Online shopping delivery is available from most major supermarkets. Post code for delivery TQ12 6QG
- The nearest bus stop is at hail and ride at the end of the drive. Services; Stagecoach 39 or X38 (from Drumbridges)
- The nearest train/bus station is at Newton Abbot, 3 miles away
- The nearest Airport is Exeter, 19 miles away
- The nearest Ferry is Plymouth, 31.9 miles
- Newton Abbot Community Transport can help with wheelchair hire etc and other mobility aids contact 01626 335575
- Accessible Taxi – AA Taxis 07799342333/07932152498 www.newtonabbottaxis.com

Key Collection, Welcome & Car Parking Facilities

- The owner or representative will be onsite to meet guests on arrival and issue them with the keys.
- Parking is available directly adjacent to the lodge. There is also additional parking for day visitors.
- The parking area has a gravel surface and there is a level paved pathway leading to the lodge.
- The area is well lit at night by exterior lights.

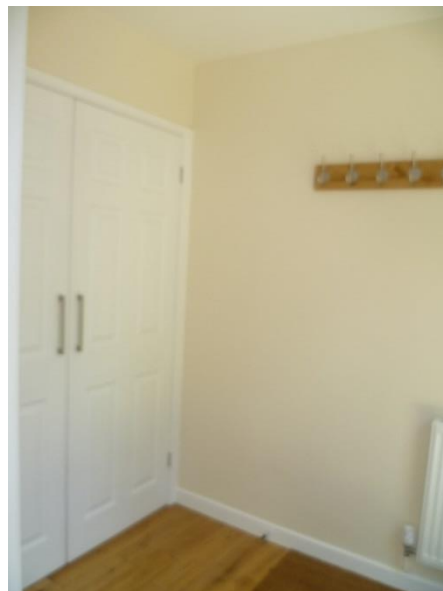
Entrance to Property



- There is a small step leading into the property 22cm deep with a tread of 30cm, there is a further step over the door threshold which is 17 cm deep & wide
- The front door is 74cm wide and the key hole lock is 98cm high at interior level.
- The entrance is well lit.
- Additionally the property can be accessed by 2 patio doors, with step arrangement as above. Door width 65cm

Entrance Porch

- The door opens into a porch (146cm x 195cm) with wall mounted coat hangers, height 170cm.
- Storage cupboard containing; gas boiler, ironing board, iron, clothes basket and pegs, Hoover, travel cot & high chair
- The floor covering inside the entrance is coir matting and oak flooring.
- Light switch can be found on LHS as you enter porch at a height of 96cm
- Radiator with thermostat
- Door, 80cm wide, leading to open plan lounge/diner
- Exterior light switch can be found next to the storage cupboard



Lounge Area

- Flooring – Solid Oak (area of open plan lounge/diner 42m²)
- Furniture moveable
- 2 leather double sofas – 48cm from floor to seat cushion
- Sofa bed in an upholstered fabric
- Wall mounted Samsung 40" LED SMART TV plus SKY, remote control, teletext and audio description
- Wood burner (with instruction manual), smoke and carbon monoxide detector
- 2 radiators with thermostats
- Coffee table, 68x62cm, in lounge measuring 45cm from floor to table top

- Open bookcase containing selection of DVD's, children's and local information books & maps, comprehensive information folders detailing local tourist information
- 2 windows
- Lamp table & lamp with down lights in ceiling



Dining Area

- The dining area is open plan with the lounge
- Flooring – Solid Oak
- Dining table and 6 chairs.
- The oak dining table measures 69cm from floor to lowest point of table, 160cm long 98cm wide (with additional 60cm extension)
- Chairs are moveable with leather padded seats and no arms. Height from floor to seat pad 47cm
- Side board with selection of games, sewing & small first-aid kit, torch
- Radiator with thermostat
- 2 Patio doors leading into garden providing natural light.



Kitchen

- Aperture between kitchen and open plan lounge/diner 77cm
- Breakfast bar with oak work top and 2 adjustable height bar stools (58cm/80cm)
- The worktop height is 90cm
- Dual fuel range cooker with 5 ring gas hob, at worktop height, electric grill with drop down door and 2 electric ovens with hinged side opening doors
- 1 ½ bowl sink, at worktop height, with lever tap and cupboard underneath
- Front loading dishwasher 60cm wide to right of sink



- Front loading washer dryer 60cm wide to right of dishwasher
- 44cm free space between wall cupboards and worktops
- Lighting; down lights with under unit lighting and window
- Fridge with freezer under. Lowest shelf in fridge 110cm from floor height.
- Microwave situated in wall units
- Cordless kettle
- Travertine floor tiles in a light buff colour
- Light grey units with darker grey worktops
- Smoke detector, fire blanket & extinguisher
- Radiator with thermostat

Corridor leading to Family Bathroom & Bedrooms

- Door, 77cm wide, leading into carpeted corridor, 86cm wide at narrowest point
- Wall mounted thermostat for central heating system

- Radiator (no thermostat)
- Down lights
- Doors leading to family bathroom and 2 bedrooms

Family Bathroom

- Door width 80cm
- Toilet seat height 44cm
- Space beside toilet 55cm left and 64cm right
- Vanity unit height 90cm with lever tap
- Bath with flexible shower over, non-slip bath mat provided. Bath height 50cm
- Heated towel rail
- Flooring, travertine floor tiles with bath mat supplied.
- Extractor Fan operated by pull cord 156 cm from floor
- Pull light cord, 96cm from floor
- Fixed wall mirror 119cm at base also moveable hand mirror



Bedroom 1

- Door width 77 cm
- King size bed (5ft)
- Bed height 50cm from floor to top of mattress
- Non feather duvets and pillows provided
- Clearance at end of bed to wall 134cm. Clearance from bed edges to walls; 118cm & 38cm at narrowest point
- Fitted wardrobes and bedside drawers. Built in bedside lights.
- Chair with arms – 42 cm from floor to seat cushion
- Hairdryer

- Wall mounted Samsung 22" LED HD TV with freeview, remote control, teletext and audio description
- Ceiling pendant light and window



Ensuite to Bedroom 1

- Door width 78cm.
- Toilet seat height 42 cm
- Space to left of toilet 45cm and 33cm to right
- Vanity unit, sink height 83cm with lever tap
- Wall mounted lighted mirror with shaver point, base height 128cm
- Shower cubicle. Shower tray inside dimensions 116 x 63cm, door opening 50cm, slight step into tray 13cm
- Heated towel rail
- Extractor fan
- Down lights, no external window, with switch to right of entrance door at height of 113cm from floor
- Travertine floor tiles with bath mat supplied





Bedroom 2

- Door width 77cm
- Two single 3ft beds OR one 6ft bed
- Bed height from floor to top of mattress 65cm
- Non feather duvets and pillows provided
- 2 bedside tables with bedside lamps
- Clearance from end of bed to door 260cm. 53cm either side of bed edge to wall when 6' bed or 106cm centre aisle when as twin.
- Ample floor space for travel cot
- 3 Drawer chest of drawers, height 71cm
- Smart TV with teletext and audio description, DVD player
- Built-in wardrobes
- Ceiling pendant light and 2 windows
- Radiator with thermostat





Grounds & Gardens



- Fully enclosed garden with lawned area, Hideaway Hut, gravelled car parking space
- Rotary washing line
- Shed storing BBQ, additional garden chairs, garden toys, crab buckets, lines & nets
- Recycling area with gate to front field

Additional Information

- Gas central heating throughout the lodge
- Information folder in lodge detailing appliance instructions
- Good mobile reception
- Wireless internet access
- The property is non-smoking throughout, although smoking is permitted in the garden.
- Up to two well-behaved dogs are allowed by prior arrangement.

Feedback

- We welcome feedback and guests may leave written feedback in the Visitors Book located in the lodge or by email

Our Contact Information

- **Address;** Magnolia Lodge, Stover Park Farm, Stover, Newton Abbot. Devon TQ12 6QG
- **Owners;** Rose & Adrian Curtis
- **Telephone;** 07590384683
- **Email;** stay@magnolialodgedevon.co.uk
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- **Facebook;** www.facebook.com/MagnoliaLodgeDevon
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