

South View Farm Access Statement

Location

South View Farmhouse is situated in a peaceful rural setting, on the edge of the village of Shillingford St George. This is a working farm of almost 30 acres with small beef fattening enterprise and three coarse fishing lakes.

The house is set away from the farm buildings faces south with beautiful views over the garden and fields beyond.

Rooms are Centrally heated and have double glazed windows throughout.

Services

Dartline coaches operate a service from the village to Exeter bus station, (which takes 20mins) and return 3 times daily. The park and ride facility for the city centre is situated 10 mins. away at Marsh Barton.

We are 2 miles from the A30/A38 with access to the M5.

The main line railway station is Exeter St Davids or Exeter Central both under 4 miles away.

Exeter airport is 20 mins drive and a local taxi firm is located at Kennford.

Kennford village 2 miles, has post office and cash point, garage, cycle shop, public house and restaurants.

Car Parking at Farmhouse

Guests normally arrive after 4p.m. we like to welcome guests with light refreshment so it is helpful if we have an idea of the time you anticipate arriving.

A level area of brick paving provides convenient parking outside the main entrance.

There is lighting outside and a 7.5inch step up into the porch, then a 4 inch step up into the front hall.

Assistance with luggage is offered.

Ground floor Guest area

The front hall has fitted carpet and seating, also toilet/washroom.

Local information maps etc.

The guest lounge area has wooden floor, settee suite, wood burning stove T.V. and coffee table. Patio doors lead to patio and front garden.

Stairs

The front staircase with banister rail has 14 x 7 inches steps rising to a landing area leading to two guest bedrooms.

Secondary staircase with handrail has 13 x 8 inches steps rising to small area of landing and door to one double/twin/family en-suite room.

Both are carpeted.

Breakfast Dining room overlooks the patio area and garden, with views of the fields across the valley. This room also has fitted carpet, central heating and comfortable seating.

We will endeavour to provide good local produce and will cater for special diets, if requested prior to your stay.

Our Free Range hens produce delicious fresh eggs, the menu gives you a choice of either a full English or lighter breakfast to start the day.

Bedrooms

All three bedrooms have fitted carpets, wardrobe, dressing table, chair, hairdryer, clock/radio, T.V. and hospitality tray.

Beds are comfortable with synthetic duvets/pillows (can be made up with blankets if required) have bedside tables and lamps.

Two en-suite rooms have toilet, washbasin, powerful showers and shaving sockets.

The Private bathroom has toilet, bath, powerful shower and shaver socket.

Towels are provided.

C/H radiators are adjustable in each room to suit individual needs.

Keys are provided for bedrooms and also the front door.

Additional information

There is a NO SMOKING policy within the house.

Smoke alarms and emergency lighting are fitted throughout with 3 exit points for emergency evacuation.

Wireless broadband internet access is available free of charge.

Guests may access their rooms during the daytime.

Breakfast normally between 8-9 a.m. or earlier by arrangement.

Guests are requested to vacate their room by 10.30 a.m. please on day of departure.

We are open all year.

The garden

Large lawn with shrub and flower borders leading from the patio may be accessed from the guest lounge.

The patio table, chairs and sunshade are for guests use in summer.

Children must be supervised whilst playing near the garden pond.

The Fishing Lakes

Situated a short distance from the house the lakes are open all year for those who enjoy fishing and respect the environment and wildlife.

For details please follow the website for the fishery:

www.southviewfishery.co.uk

Contact for Bed & Breakfast

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