Coast Cottage

Welcome Pack

COAST COTTAGE
SHALDON DEVON

Coast Cottage

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HOST CONTACT NUMBERS

Jane: 07547 357742

Nick: 07958 291229

COAST COTTAGE

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Advance Information

THANK YOU FOR BOOKING A STAY AT OUR PROPERTY

Our local manager, **Jane Byrne**, lives in the village and is on hand to assist with any queries relating to your stay. If you have any questions before your arrival, or if you experience any issues during your holiday, please don't hesitate to get in touch and she will do her best to help.

Where possible, we would appreciate it if you could send a brief text message first, including your name and cottage details, and ask Jane to call you back. However, if your enquiry is urgent, please feel free to call her directly.

Her mobile no. is: 07547 357742 Email: zaracat@live.co.uk

The Ground Floor

The ground floor is open plan and consists of a fully integrated kitchen with the following amenities:

- Electric ceramic hob & oven
- Large fridge
- Breakfast Bar with 2 stools
- Integrated dishwasher
- Integrated microwave

The lounge area has a wonderful large blue velvet style 3 seater sofa and a leather armchair. There is also a large SMART television.

Utility Room. The cottage benefits from a handy utility room, equipped with a washing machine (please note there is no tumble dryer), a small freezer, and a compact air fryer for your convenience. You'll also find storage for cleaning supplies, a vacuum cleaner, ironing board and iron, along with coat hooks for jackets and outdoor clothing.

In the **kitchen** we provide washing up liquid, cleaning cloths and dishwasher tabs along with tea towels.

For guests wishing to make the most of Shaldon's beautiful beaches, there are **three foldaway beach chairs** hanging on the wall in the utility room. Please feel free to use these during your stay and take them with you for a relaxing day by the sea.

Coast Cottage has a **lovely small patio** which includes a small foldaway table and four chairs so you can enjoy sitting outdoors. It is covered by a porch but in summer still enjoys the late afternoon sunshine and a great place to sit and enjoy a sundowner.

The First Floor

Upstairs (we kindly ask outdoor footwear is removed) we have the **master bedroom** comprising a double bed with luxurious Hypnos mattress, bedside tables, a built-in wardrobe with plenty of wooden hangers and a solid pine chest of drawers. The windows are complimented with white plantation shutters that were made locally. There is also a SMART TV on the wall.

Bedroom 2 has a comfortable single bed and a further single bed underneath which we can set up so it can be made as two single beds or also one large double bed – please do advise us how you would like this set up. This bedroom has a large chest of drawers.

We have a **shower-room** with walk in power shower, small sink, storage cabinet and side storage and wc. There is also an electric operated velux roof window.

We provide all **quality bed linen and towels** (bath towel and hand towel per person) along with liquid soap, shower gel, shampoo and conditioner. We will provide a good supply of loo rolls too!

Heating

Heating & Temperature Control

Coast Cottage is fitted with **underfloor heating throughout the ground floor** and **radiators in all upstairs bedrooms**, providing comfortable warmth all year round. The entire heating system is controlled by a **Nest thermostat**, which is designed to maintain a steady and comfortable temperature automatically.

Using the Nest Thermostat

The cottage's heating is controlled by a **Nest Learning Thermostat**, a smart and easy-to-use system designed to keep the cottage comfortable throughout your stay.

The thermostat displays the current room temperature and the target temperature. To adjust the temperature, simply turn the outer ring clockwise to increase the warmth or anti-clockwise to reduce it. After a few seconds, the Nest will automatically save your selection and adjust the heating accordingly.

A few useful points to note:

- **Ground floor underfloor heating** takes longer to warm up than conventional radiators, so temperature changes may not be felt immediately.
- **Upstairs radiators** will generally respond more quickly to temperature adjustments.
- The Nest automatically maintains your chosen temperature and will switch the heating on and off as required.
- The thermostat display will illuminate when approached or touched, showing the current temperature and heating status.
- A small orange indicator on the display shows that the heating is currently running.

For the comfort of all guests and to ensure the system operates efficiently, we recommend making gradual adjustments rather than setting very high temperatures. The system has been programmed to provide a comfortable temperature throughout the cottage, so most guests find little or no adjustment is necessary.

Should you have any questions or experience any issues with the heating, please contact our local manager, who will be happy to assist.

Heated Towel Rail
The bathroom is fitted with a **heated towel rail** to help keep towels warm and dry during your stay. The towel rail normally operates as part of the main heating system and is controlled by the Nest thermostat. However, for added convenience, it can also be switched on independently using the **clearly marked switch located in the utility cupboard**.

This is particularly useful during warmer months when the main heating may not be required, but you'd still like warm, dry towels. Please remember to switch it off when no longer needed.

Miscellaneous

We are pleased to offer complimentary **full fibre broadband** throughout the cottage, providing fast and reliable Wi-Fi access during your stay. Whether you need to keep in touch with family and friends, work remotely, stream your favourite films and programmes, or simply browse the internet, you can enjoy a strong, high-speed connection at no additional cost.

Parking can be difficult in Shaldon (especially in Summer). Around the cottage there are spaces and these are free and without time restrictions. We are able to provide a permit for you to use the Doctors Surgery forecourt opposite Coast Cottage at weekends, bank holidays and from 6 pm – 8 am on weekdays. It is important that you observe these times when using the forecourt so the surgery can go about their important business. Further around the village there is parking but please observe as some of these signs are for only one hour during the day. Finally, parking can also be found by the main Shaldon beach. Here, parking is free from October through to March.
There are two car parks in the village:
Short Stay car park – maximum stay 4 hours (sign posted at the entrance to the village).
Long Stay car park - at The Ness.

We accept pets by prior arrangement (for a small additional charge) on the condition you agree not to allow your pets upstairs into the bedrooms. We also request that you cover the sofa with the pet blanket provided.

Coast Cottage is a **strictly non-smoking property**. You can smoke out on the patio, but we would appreciate it if you could be mindful not to allow smoke to drift into the Cottage.

Check-in Procedures

Coast Cottage 22 Riverside Shaldon Devon TQ14 0DJ

THANK YOU FOR BOOKING A STAY AT OUR PROPERTY

CHECK IN TIME IS FROM 3PM. Please contact Jane if you wish to have early access. We will always do our best to allow access as early as possible but on days where we have a 'same day' changeover this may be difficult so please do bear with us.

We operate self check-in where we have a 'MasterLock' KeySafe lock box to the right-hand side of the front door.

The property will have been fully cleaned by my housekeeping team and all the required beds made up with fresh linen.

Towels are also provided and will be left on the beds for you. The second bedroom is always made up as one single bed. However, it can be made up as 2 twin singles or one zip and link double, please advise if this is required a few days ahead of your arrival.

We want you to have a fabulous stay at Coast Cottage. If you encounter any issues whatsoever, whether cleaning related or an item of crockery is missing, please do call Jane straight away so we can do our utmost to rectify the situation.

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Check-out Procedures

Coast Cottage 22 Riverside Shaldon Devon TQ14 0DJ

THANK YOU FOR BOOKING A STAY AT COAST COTTAGE

CHECK-OUT TIME 10:30 AM

- Please leave the property in a tidy condition. We kindly ask you to leave all used and wet towels, etc on the shower cubicle base.
- Please ensure the lounge, kitchen and bedroom windows are locked shut.
- When you leave, please ensure the front door is locked shut and the key placed into the Lock-box OR post it through the letter box.
- If you are leaving earlier, please do let Jane know as our housekeeping team like to get in as early as possible.
- Please do advise us of any breakages or issues if you haven't already.
- Please do comment in the Guest Book. It is always great to read about local recommendations or great experiences
- I appreciate all feedback and welcome reviews when you get the opportunity.

If you require any general information or travel advice, please do not hesitate to contact Jane.

Many thanks for choosing to stay at Coast Cottage. On behalf of my team and myself we wish you safe onward travels.

Nick Samuel

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Getting Here

Travel Information

By Car

The M5 Motorway connects down to Exeter then a further 14 miles (approx. 20 minutes) on the A380 and turn off onto the B3192 to take you down into Teignmouth and then over to Shaldon.

Railway [First Great Western]

Shaldon is across the bridge from its larger brother, Teignmouth. Shaldon can be reached by car or bus on main roads from either Torquay or Teignmouth. The bus services are regular and run by the Stagecoach bus service (No 11) which runs once an hour. From Torquay the drive is approximately 15-20 minutes. From Teignmouth a few minutes only.

Visitors often reach Shaldon by taking a train to Teignmouth. Teignmouth railway station is on the Exeter to Plymouth line, which is operated by First Great Western. The train continues onto Newton Abbot and crosses the Teign much further up the estuary. The train line splits here and continues as far as Penzance on one route and to Paignton on the other. Here a steam train can be taken to Kingswear. When taking a train to Teignmouth, ensure the train actually stops as some of the express trains only stop at Newton Abbot. You may need to change at Exeter and take a slower train for the last few stops of the journey. It is however very scenic!

Arriving at Teignmouth Railway station, a taxi can be taken from outside the station and the journey is only a few minutes across the bridge. Alternatively the more hardy can walk the distance or visit the Teignmouth to Shaldon ferry, a small service that has run for hundreds of years.

You can also take the South Western Railway Service from London Waterloo down to Exeter and connect to the local train service to Teignmouth.

By Plane

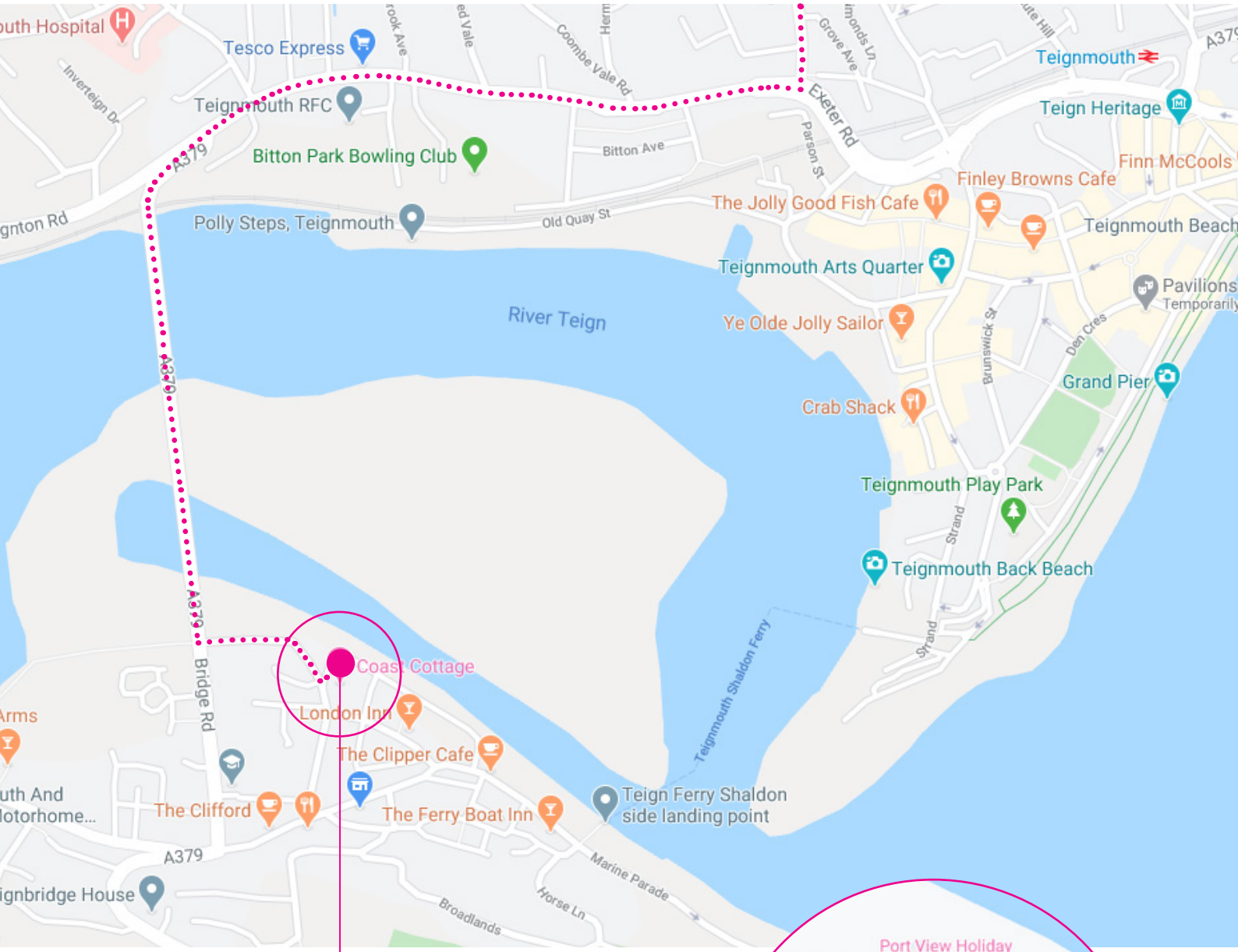
For those travelling greater distances Exeter airport is about 14 miles away. National flights from London City, Manchester and many more cities as well as European Cities.
https://www.flybe.com/
https://www.exeter-airport.co.uk/

By Coach

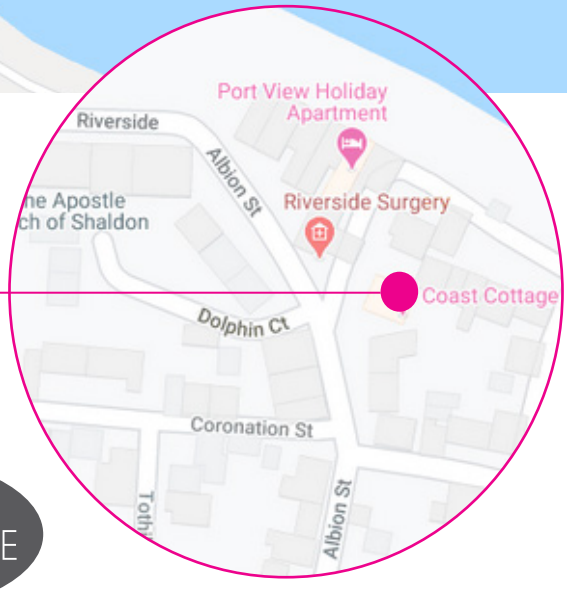
National Express also serves Newton Abbot from around the Country.

Directions to Coast Cottage

From A380



Coast Cottage
22 Riverside
Shaldon
Devon TQ14 0DJ



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Eating & Drinking in Shaldon

Shaldon, Devon is a hidden Gem. The village is just 30 minutes from Exeter (there is an excellent 'park and ride' system in Matford, Marsh Barton which is on the Shaldon side of the city) and 15 minutes from the mainline railway station at Newton Abbot, yet you feel like you are in a little bubble of seaside perfection – real unspoilt Devon with a thriving community.

Shaldon isn't as commercial as some of the larger and more well known South Devon towns and villages. For all things water sports you have the estuary and the open sea. Shaldon's beach is gently shelving with a view of Teignmouth, the Ness Cliff & Dartmoor National Park.

Shaldon is a traditional fishing village with the sea and the estuary being central to everyday life. Shaldon is great for eating and drinking so no need to take the car and travel elsewhere.

This part of Devon is well known for an excellent selection of eateries with a wide range of restaurants in both Shaldon and Teignmouth to chose from.

The Ness House Hotel

Ness Drive Shaldon Teignmouth TQ14 OHP Tel 01626 873480

The Ness House Hotel is a Georgian property, built in 1810, on the outskirts of Shaldon village overlooking the Teign Estuary and only a stone's throw from the beach.

The Ness House offers award winning Badger cask ales, lagers from around the world and a menu full of fresh, seasonal dishes cooked by our team of talented chefs, using quality ingredients from our regional food partners.

The Clipper Café

26 Strand Shaldon Teignmouth TQ14 ODL Tel 01626 873747

The Clipper Café, ideally situated in the heart of Shaldon right on the waterfront. The Clipper Cafe offers a traditional daytime menu and also a frequently changing evening menu.

The Ferry Boat Inn

4 The Strand Shaldon Teignmouth TQ14 0DL Tel 01626 872340

The Ferry Boat Inn (known as the FBI to the locals) is a dog friendly historic pub next to the beach.

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The London Inn

The Green Shaldon Teignmouth TQ14 0DN Tel 01626 872453

The London Inn - in the capable hands of Tim Palmer is open all day, 7 days a week, and serving a good simple menu both at lunchtime and at dinner.

Advisable to book ahead here for dinner. A great place for a sun downer with the late afternoon sun drenching the London's patio terrace directly opposite the Bowling Green.

Lollie Bean Coffee Shop

49 Fore St Shaldon Teignmouth TQ14 0EA Tel 01626 438422

Fabulous espresso coffees (I know I have tried their coffee!), freshly made crab sandwiches and of course the most delicious locally produced ice cream. You can also pick up some local fudge to enjoy on your way home.

The Strand Café

1 The Strand Shaldon Teignmouth TQ14 0DL Tel 01626 872624

A boutique beachside café with a low walled garden you are just a few feet from the beach where little rowing boats aplenty are lined up ready for use. Magnificent views of the estuary and out to sea.

General Information

Situated on the South Devon coast across the Teign estuary and opposite the town of Teignmouth, Shaldon is an unspoilt village with a thriving community. Many families in the village are still linked to the fishing industry and with a great range of local shops and attractions; it's an ideal place for a relaxing holiday. Shaldon isn't as commercial as many of the South Devon towns, but is perfect if you want to experience the real authentic Devon life.

Things to do in Shaldon

Explore Shaldon Beach, ideal for swimming, sailing, rowing, paddling and rock pool exploring, or Ness Cove beach, accessed via an original Smugglers tunnel at the top of the Village.

Shaldon Wildlife Trust

Golden lion tamarins, fat-tailed dwarf lemurs, Madagascan giant jumping rats: just some of the species you will find at Shaldon Wildlife Trust. The small zoo, set in a secluded acre of woodland on the hillside above Shaldon, looks after and preserves some of the rarest and most endangered animals known to man. For only £37.50, a family can immerse themselves into the lush semi-tropical planting and learn about anything from yellow-breasted capuchins to Azara's agoutis. As a small zoo, Shaldon Wildlife Trust does focus on smaller animals, if anything, this has enhanced their reputation among the wildlife elites. Shaldon is now considered one of the best zoos in the UK for the conservation of critically endangered primates. The reserve is also the smallest member of the British Association of Zoos and Aquaria (BIAZA and EAZA). With only 3 paid staff, and an almost total dependence on their 40+ volunteers and students, this is no mean feat for the Wildlife Trust.

Shaldon Golf

Good news, golfers! Shaldon Pitch and Putt is a lovely golf course that provides an excellent excuse to sneak the clubs into the car boot with you. The course has 18 holes, giving you the choice between a leisurely half-round and making a full day of sporty exertion. At the 70 par course most holes are par 3, ranging from 70 to 130 or so yards. Golfers can practice a multiplicity of short game skills at Pitch and Putt; as well as downhill tee-offs. Obviously, this does render the course a little hilly, so it is a good way to burn off afternoon tea. In recent years, work has been undertaken to improve the greens and lengthen some of the holes. At a rough estimate, the course takes 2 hours to complete.

Teignmouth and Shaldon Boat Trips

Much of Devon's charm lies in its spectacular coastlines. The arresting scenery is, almost certainly, best admired from the ocean. A boat cruise is therefore a vital excursion on your trip to Shaldon or Teignmouth. For those who wish to commute between the two towns, there is a very practical way of doing this by boat, enabling you to absorb the beauty of the Jurassic Coast. The historic Teignmouth to Shaldon Ferry is arguably England's oldest passenger ferry and makes daily crossings between the town and the village.

Homeyard's Botanical Gardens

The sweeping slopes of **Homeyard's Botanical Gardens** give bewitching views of the world below. From the top of Mrs. Homeyard's gardens you can admire the Teign Estuary, or peer over the river to Teignmouth town, as well as appreciating the beautifully rugged Jurassic coast.

The gardens themselves are steeped in personal history, as the gardens were a project taken up by Maria 'Laetitia' Kempe Homeyard shortly after her husband's death in the late 1920s. Mrs Homeyard desired a 'pleasure ground', and commissioned Thomas Rider of Southwark for its construction.

The gardens can be reached by walking up to the top of Horse Lane or up and around on the Torquay Road leading out of the Village.
https://www.shaldon-devon.co.uk/Shaldon-Botanical-Gardens

The Smugglers Tunnel & Ness Beach

One of Shaldon's most unique attractions is the historic **Smugglers Tunnel**, a fascinating passageway carved through the red sandstone cliffs. Originally used by local smugglers and fishermen, the tunnel leads to the beautiful and secluded Ness Beach. Sheltered by dramatic cliffs and overlooking the mouth of the River Teign, Ness Beach is a wonderful spot for relaxing, exploring rock pools, paddling, or simply taking in the stunning coastal scenery.
The Ness Beach is dog friendly all year around.

Shaldon Back Beach

Located on the estuary side of the village and just a few steps from Coast Cottage, **Shaldon Back Beach** is a peaceful sandy beach with calm waters and wonderful views across to Teignmouth. Popular with families, paddleboarders and kayakers, it is the perfect place to enjoy a leisurely afternoon by the water. The beach is particularly attractive at low tide when a wide stretch of sand is revealed, making it an ideal spot for children to play and explore.
The Back Beach is dog friendly all year around.

Shaldon Main Beach

Shaldon Main Beach is the village's principal beach and a favourite with visitors throughout the year. With its golden sand, gentle slopes and excellent facilities nearby, it is ideal for families, sunbathers and swimmers alike. During the summer months, the beach comes alive with visitors enjoying the water, building sandcastles, and taking in the stunning views across Lyme Bay. Its proximity to the village centre means cafés, pubs, shops and ice cream parlours are all just a short stroll away.

The Ness Cove Experience

A visit to Shaldon would not be complete without exploring **Ness Cove** and the Smugglers Tunnel. Frequently described as one of Devon's hidden gems, the cove offers a unique combination of history, natural beauty and tranquillity. Whether you're discovering the tunnel for the first time, watching boats sail past the headland, or enjoying a picnic on the beach, Ness Cove provides a memorable experience for visitors of all ages.

South West Coast Path

One of Shaldon's greatest attractions is its direct access to the renowned **South West Coast Path**, which passes through the village and offers some of the most spectacular coastal walks in the country. From Shaldon, walkers can enjoy stunning routes that wind along the dramatic cliffs towards Torquay, taking in breathtaking panoramic views across Lyme Bay, rugged coastline, secluded coves, and the surrounding countryside. Whether you're looking for a leisurely stroll or a more challenging hike, the South West Coast Path provides an unforgettable way to experience the natural beauty of the South Devon coast.

Events in Shaldon

Shaldon Music Festival founded in 1990 and usually held in June each year.
www.shaldonfestival.co.uk

For a great party, **Shaldon Water Carnival.** It's a festival of watery fun and ideal for families – held on the first Saturday in August. A fun day starting with the official opening at 10am by our Royal Party. The parade of decorated boats assemble at 4pm on the main Beach.

Live entertainment on The Green from 6pm until late – with Children's Disco, followed by live music from a local band.

Decorated boat parade, beach stalls and games, fancy dress parade, live music, raffle, evening entertainment and bbq, food and drink, magic show, childrens disco.
www.shaldonwatercarnival.co.uk

Shaldon Regatta features what could be the oldest running regatta in the world. It is held every August usually over 10 days ending on August Bank Holiday Monday with over 100 events for all the family – get involved in the water activities or just watch from the beach – either way you will love the festival atmosphere.

Shaldon grand bonfire and fireworks. The bonfire on Shaldon beach is usually lit at 6.30pm and the firework display from The Point in Teignmouth begins around 7.15pm. The event usually is held on the nearest Saturday to 5th November (tides permitting).

Boxing Day. The annual **Shaldon Boxing Day Three Legged Fancy Dress Race** takes place on the 26th December each year around the village visiting all of the drinking establishments in the village.
www.shaldonwatercarnival.co.uk/3-legged-race

New Years Eve – Where would you see Elvis, Frankenstein, Pirates all at the same time? Why, in Shaldon of course on New Year's Eve. Join the festive mood and dress up as you wander around the village, no prizes just lots of fun and laughs!

Shaldon Walks

The Templar Way. One of the lengthiest Shaldon walks runs from Shaldon to Haytor on Dartmoor. The Templar Way connects the waterside village, to Dartmoor's Haytor. Approximately an eighteen mile walk, this is probably one to tackle in sections or over several journeys, as it is not for the faint hearted or inexperienced walker.

The walk follows the former export route on which granite from Dartmoor was transported. Parts of the original tramway are still visible when exploring around the Tor itself. Granite was taken over the moor to Teignmouth and Shaldon from where it was exported. Haytor is an impressive granite tor and a vantage point for spectacular views across the moor and Teign Estuary, and the glimmer of water that is seen from the Tor is the Teign and Shaldon itself. http://www.devon.gov.uk/templer-way-guide.pdf

South West Coast Path. Stretching for approximately 630 miles , the South West Coast Path has just been voted the best National Trail in Britain. It follows the South West peninsula coastline from Minehead on the edge of the Exmoor National Park Somerset, around Cornwall and Devon, finishing in Dorset at Poole Harbour. Many walkers complete the trail in either direction and usually take short trips at a time.

Shaldon is a popular stopping point for an overnight stay –and if not, a fantastic 'watering hole'! The trail is easily accessed from Shaldon for those staying in the village on holiday or just for a couple of nights.

Walking westbound - the section from Shaldon to Torquay is just under seven miles. It is graded as strenuous-with serious hill climbs in places, whereas the walk from Shaldon to Exmouth, is classified as easy and if tides permit, there is a wonderful walk along the coastline above the beaches of Teignmouth, Dawlish and Dawlish Warren before catching the ferry (April to October) to cross the River Exe at Starcross over to Exmouth.

The SW Coast path is well signposted. Just follow the acorn symbol (indicating a National Trail) on the signs. For more information visit www.swcp.org.uk. Other gentle and local walks are also well signposted.

Beyond Shaldon

Teignmouth

For guests looking to explore beyond Shaldon, the neighbouring seaside town of **Teignmouth** is just a short walk across the estuary bridge or a pleasant passenger ferry ride away. This traditional Devon coastal town offers a fantastic selection of pubs, restaurants, cafés and entertainment venues to suit every taste. Enjoy freshly caught seafood, waterfront dining, cosy traditional pubs, family-friendly eateries and stylish wine bars, many with beautiful views across the sea and estuary.

One of our own favourite ways to spend an evening is to wander across to **Teignmouth Back Beach** and enjoy a sundowner at **The Ship Inn**. With its waterside setting and views across the estuary towards Shaldon, it's the perfect spot to relax with a drink and watch the boats go by as the sun begins to set.

Teignmouth also boasts a vibrant social scene, with regular live music, theatre productions at **The Pavilions**, seasonal festivals, cinema screenings and various community events throughout the year. Whether you're looking for a relaxed meal by the water, a lively evening with friends or family entertainment, Teignmouth provides plenty of options for visitors of all ages to enjoy during their stay.

Dartmoor National Park & Haytor

For those looking to venture beyond the coast, the stunning landscapes of **Dartmoor National Park** are just over 30 minutes drive from Coast Cottage. Covering almost 370 square miles of breathtaking moorland, Dartmoor offers dramatic scenery, ancient woodlands, picturesque villages and endless opportunities for walking, cycling and wildlife spotting.

One of the area's most famous landmarks is **Haytor Rocks**, an iconic granite tor with spectacular panoramic views across Devon. Whether you're enjoying a gentle stroll, a family picnic, or a more adventurous hike, Haytor provides one of the best introductions to the beauty and grandeur of Dartmoor. A day spent exploring the moor offers a wonderful contrast to the coast and is highly recommended during your stay.

The English Riviera

Just a short drive from Coast Cottage, you'll find the beautiful **English Riviera**, South Devon's stunning stretch of coastline encompassing the seaside towns of **Torquay, Paignton** and **Brixham**. Famous for its mild climate, palm-lined promenades and sparkling beaches, the English Riviera offers something for everyone.

Enjoy a leisurely stroll around **Torquay Marina**, visit the charming fishing harbour at Brixham, relax on one of the area's many award-winning beaches, or explore a variety of attractions including **Kents Cavern, Paignton Zoo** and the **Dartmouth Steam Railway**. Whether you're seeking family fun, coastal walks, watersports, shopping or excellent restaurants, the English Riviera makes for a fantastic day out and is easily accessible from Coast Cottage.