



DIRECTIONS to Nut Tree Farm

Please note that the Postcode for the cottages EX7 0QD is not property specific so a **sat-nav using this will only take you to the general area. We recommend that you use these directions for the final part of your journey.**

What3words is best of all for location: <https://w3w.co/glimmers.triathlon.breath>

M5 west past Exeter, stay on road as it becomes the **A38**

The dual carriageway comes to a very steep hill (Telegraph hill) and splits.

Take the left fork road (**A380 to Torquay**).

At the top of the hill follow the road for approximately 3 miles.

At the end of a long avenue of beech trees take the left exit signed **Teignmouth (B3192)**

At the round-a-bout go straight over (towards Teignmouth B3192)

DO NOT TURN LEFT TO THE VILLAGE OF ASHCOMBE

Follow the road for approx. 2 miles. Turn left at the sign to Ashcombe Shooting Ground/Ashcombe Cottages.

Down the zig-zag hill and follow the road along the valley for under a mile after passing the entrance to the Adventure Centre.

After half a mile, Nut Tree Farm is the first property on the left-hand side after the Ashcombe Shooting Ground.

Parking for Nut Tree Farm is across the lane from the property, the car park is signed Nut Tree car park. Please do not leave vehicles in the layby at the side of the lane, or in the yard outside the Thatched Office as the gate to this area will be locked at night.

The **key safe is located** to the right of the glass doors to the dining room

Inside the key safe will be one front door key, please can you replace it after entry