



## ACCESS STATEMENT

Honeybag Cottage is a stone building converted about 10 years ago from original farm buildings with access through a private courtyard to the front door. We have tried to provide as much information as possible in this statement, if you have any queries please call. We look forward to welcoming you.

### Pre-Arrival

- We have a comprehensive website including lots of information and photos of the main rooms.
- We also have listings with several agency websites such as [groupaccommodation.com](http://groupaccommodation.com), [iknow-devon.com](http://iknow-devon.com), [bigholidayhouse.com](http://bigholidayhouse.com), [countrycottagesonline.co.uk](http://countrycottagesonline.co.uk) and others.
- Bookings/enquiries can be made via email, telephone or letter.
- All guests are provided with written directions to the cottage.
- The nearest bus stop is in Yon Street, Kingskerswell 0.5 miles away.
- The nearest train station is Newton Abbot 2.5 miles away. Taxis are available at the station.
- Tesco, Asda, Sainsbury's and Waitrose offer a delivery service via their websites
- This access statement is available in the information file in the cottage.

### Arrival & Car Parking Facilities

- Luggage can be unloaded by the entrance to the courtyard.
- Allocated parking for the cottage is in the main car park following the signs to the rear of the cottages or in front of the barn containing the swimming pool. Parking for 10 –12 vehicles.
- The entrance to the private courtyard has level entry from the unloading point which is on a slight incline and has an uneven surface (cobble). The door is hinged on the right and is 80cm wide.
- The entrance to the cottage is approached over 4m of gravelled surface and has 2 steps - 1st step 13cm high, 40cm deep, 74cm wide - 2nd step 22cm high, 35cm deep and 84cm wide. The door is hinged on the left and is 74cm wide.
- Parking is 60m away from the front entrance up an incline on a tarmac surface. The last 5 metres of the lane is a rough surface over small stones.

### Main Entrance & Reception

- The main entrance is the front door accessed from the private courtyard.
- The door will be left unlocked and we will endeavour to meet you on arrival or shortly afterwards.
- The front door opens into a small lobby with the door to the downstairs toilet on the right.
- There is a light switch on the wall on the right which switches on the internal light and a separate switch for the external light. There is a doormat on the floor of contrasting colour and the floor is slightly uneven (stone flagstones).
- There is a door straight ahead leading into the kitchen 66cm wide.

### Dining Room & Lounge

- The door from the kitchen to the lounge/dining room is 66cm wide.
- The floor is of stripped oak floorboards and has a beige rug in front of the log burner.
- The stairs lead up from this room on the left and in front is a step down of 15cm.
- Also on the left is a round table 90cm wide with 2 wooden dining chairs with wicker bases.
- There is a leather 2 seater sofa and fabric armchair together with an antique pine nest of tables with lamp, all of which are moveable. In one corner is the television, digital 'freeview' box and DVD player all with remote controls. A radio/CD player is located on the window sill along with the information pack and leaflets of local attractions. The log burner and fire guard are located in the centre of the wall opposite.



- In the space under the stairs is a cupboard containing the ironing board, drying rack, high chair, stair gate, vacuum cleaner, mop and bucket and pegs.
- The stairs leading up are 80cm wide, 24cm deep and 20cm high. The 1st 8 steps have a hand rail 90cm high on the right hand side and then the last 3 steps turn 90 degrees to the right and the hand rail is located on the left for these steps.

#### **Laundry**

- There is no separate laundry but there is a standard size washer dryer, which is front loading, provided in the kitchen.

#### **Leisure Facilities**

- There is a separate agricultural building adjacent to the lane accessed via padlocked door (code and pool key kept on hook in kitchen) which has table tennis, pool and table football tables. There is also indoor play equipment consisting of a 2 storey play house with slide, Little Tikes adventure equipment and play villa. There are a number of sit on trikes and cars as well as games, train set and general toys aimed at the under 5s. The indoor pool is accessed through the locked door with safety rules prominently displayed and available in the information pack to read. Male and female changing rooms are available each with its own shower and toilets.

#### **Outdoor Facilities**

- Access to children's play area in the field adjacent to the main car park on level lawned area with swings, climbing frame and slide, trampoline, football goal, badminton net, various ride on toys and play boats and jetty. Several outdoor picnic tables are located in the area.
- The cottage has a small metal table and 2 chairs in the courtyard and a brick built BBQ. The courtyard is gravelled and is uneven.

#### **Bedroom**

- At the top of the stairs is the open plan bedroom. There is a light switch on the wall to the right and above is a smoke detector.
- The carpet is beige and short pile.
- There is a 5' double bed made from antique pine with mattress and cover.
- All bedding is white Egyptian cotton with non feather pillows and quilt.
- The space to the left of the bed is 65cm.
- The space to the right of the bed is 60cm.
- There are reading lamps at each side of the bed.

#### **Bathroom & WC [En-suite or Shared]**

##### **Downstairs toilet**

- Located by lobby with basin and grab rail but there is limited space inside. Door width 66cm wide.

##### **Upstairs en-suite**

- Door width 66cm.
- Bath with shower attachment and folding screen, basin.
- Toilet seat height 43cm.
- Support rails to the left of toilet and right of bath.
- Free space is minimal.



### **Self-Catering Kitchen**

- Kitchen entrance 66cm from lobby and 66cm from Lounge/Diner.
- Worktop height 93cm.
- Oven door is drop down, height of lowest shelf 43cm, grill height 66cm, can be accessed from the side.
- Sink is 93cm high with a mixer tap and draining board.
- Hob is 93cm high.
- Flooring is original flagstones.
- Lighting is provided by central spotlights.
- The free space between the work tops is 95cm.
- There is an under the counter fridge and separate freezer. A washer/dryer, dishwasher and microwave are also available.
- Fire blanket and extinguisher are both 120cm high.

### **Additional Information**

- Sorry - no pets.
- The premises are non smoking.
- Open all year

### **Contact Information**

- Address: Long Barn Luxury Holiday Cottages, North Whilborough, Newton Abbot, Devon, TQ12 5LP
- Telephone: 01803 875044
- Email: [stay@longbarncottages.co.uk](mailto:stay@longbarncottages.co.uk)
- Website: [www.longbarncottages.co.uk](http://www.longbarncottages.co.uk)
- Emergency number: 07946 378137

**We welcome your feedback to help us continuously improve if you have any comments please phone 07946 378137 or email [stay@longbarncottages.co.uk](mailto:stay@longbarncottages.co.uk)**



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