



ACCESS STATEMENT

Hameldown Cottage is a stone building converted about 10 years ago from original farm buildings with access through a private garden 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 general information and photos of the main rooms.
- We also have listings with several agency websites such as groupaccommodation.com, iknow-devon.com, bigholidayhouse.com, 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 in the main car park.
- Allocated parking for the cottage is in the main car park following the signs to the rear of the cottages, parking for 10 cars.
- The entrance to the cottage is directly from the car park up 1 step onto a patio area and around the building to the front door. The step is 20cm high and 100cm wide.
- Parking is immediately next to the garden entrance over a level gravel surface.
- The front door is hinged on the left and is 80cm wide.

Main Entrance & Reception

- The main entrance is the front door accessed from the patio area and around the building.
- The door will be left unlocked and we will endeavour to meet you on arrival or shortly afterwards.
- The front door opens into an L shaped hallway with doors leading into the kitchen to the left and into the lounge straight ahead. The dining room is through a door to the right and the downstairs toilet is also through a door on the right. Stairs lead upwards immediately on the right. Free space in the hall measures 430cm by 120cm.
- 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 original flagstones.
- The stairs have 12 steps in an L-shape 78cm wide, 20cm high and 24cm deep. A handrail leads up on the left.
- The upstairs landing has limited free space.
- The under stairs cupboard off the hallway contains an additional tumble dryer, ironing board, drying rack, vacuum cleaner, high chair, stair gate and seat cushions.

Dining Room & Lounge

Lounge

- The door from the hallway to the lounge is 74cm wide.
- The wooden floor is original stripped floorboards and has 2 rugs in the room.
- There are 2 leather armchairs together with a two 3 seater sofas and a footstool all of which are moveable. The log burner is located in the centre of one wall.



- Other furniture includes 3 side tables and reading lamps.
- In the corner is the television, freeview box and DVD player all of which have remote controls. A radio/CD player is also available.
- Largest free space measures 390cm x 240cm.

Dining room

- Door width 73cm.
- Table 210cm x 80cm with 8 wooden dining chairs.
- Free space measures 270cm x 130cm.
- The flooring is original flagstones.

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 bench and a picnic table on the patio. A brick built BBQ area is also available.
- The private garden to the side of the property measures 14m x 7m and is walled and fenced.

Bedrooms

Room combinations: 1st floor – 2 double and 2 twin.

General:

- All bedding is white Egyptian cotton with non feather pillows and quilt.
- The carpet is beige and short pile.

Bedroom 1

- The door width is 65cm and is hinged on the right.
- Antique pine 5' double bed with mattress and cover.
- Bed height 53cm to top of mattress.
- The space to the left of the bed is 75cm.
- The space to the right of the bed is 80cm.
- There are reading lamps at each side of the bed.
- En-suite bathroom.



Bedroom 2

- Door width 74cm.
- Antique pine 5' double bed with mattress and cover.
- The space to the left of the bed is 70cm.
- The space to the right of the bed is 100cm.
- There are reading lamps at each side of the bed.
- En suite bathroom.
- Largest free space clear of doors and furniture is 240cm x 150cm.

Bedroom 3

- Door width 66cm.
- Twin beds provided both 3'.
- Bed 1 is against the wall on the right and largest transfer space is 50cm to the left.
- Bed 2 has transfer space to the right of 50cm and 120cm to the left.
- Bed height 50cm to top of mattress.
- Reading lamps are available by the side of each bed.
- Beds are moveable if more space is required.
- Largest free space clear of doors and furniture is 200cm x 130cm.

Bedroom 4

- Door width 66cm.
- Twin beds provided both 3'.
- Bed 1 is against the wall on the right and largest transfer space is 50cm to the left.
- Bed 2 has transfer space to the right of 50cm and 160cm to the left.
- Bed height 50cm to top of mattress.
- Reading lamps are available by the side of each bed.
- Beds are moveable if more space is required.
- Largest free space clear of doors and furniture is 200cm x 130cm.

Bathroom & WC [En-suite or Shared]

Downstairs toilet

- Located off hallway with basin and grab rail. Toilet seat height 40cm with 22cm space either side. Door width 73cm wide and total free space 140cm x 50cm.

Family Bathroom

- Door width 66cm wide.
- Free space is 220cm x 80cm.
- Toilet seat height 40cm.
- Space to right of toilet is 40cm and to the left is 35cm.
- Support rail located to the left of the toilet and to the left of the bath.
- Beige tiled floor with good colour contrast between floor, walls and furniture.
- Bath height is 54cm with mixer taps and shower attachment.
- Shared with other rooms in cottage.

En-suite 1 (bedroom 1)

- Door width 66cm wide.
- Free space is 120cm x 80cm.
- Toilet seat height 40cm.
- Space to right of toilet is 50cm and 80cm space to the left.



- Support rail located to the left of the toilet and to the left of the bath.
- Beige tiled floor with good colour contrast between floor, walls and furniture.
- Bath height is 54cm with mixer taps and shower attachment.

En-suite 2 (bedroom 2)

- Door width 72cm wide.
- Free space is 130cm x 30cm.
- Toilet seat height 40cm.
- Space to right of toilet is 17cm and 27cm space to the left.
- Support rail located to the left of the toilet.
- Beige carpet floor with good colour contrast between floor, walls and furniture.
- Corner shower cubicle 75cm x 75cm with rim (step over) of 25cm.

Self-Catering Kitchen

- 'L' shaped run of units of total length 5.5 metres. More units above containing crockery and extractor hood.
- Kitchen entrance 73cm from hallway.
- Worktop height 93cm and depth 60cm.
- Oven door is drop down, height of lowest shelf 43cm and height of grill is 70cm, 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 spotlights.
- The free space is 280cm x 160cm.
- There is a free standing fridge/freezer 150cm high with 2 drawer freezer at the bottom and height of lowest shelf in the fridge is 80cm. A washer/dryer, dishwasher and microwave are also available.
- Fire blanket and extinguisher are both 110cm high.
- Kitchen table measuring 64cm x 64cm with 2 dining chairs.

Additional Information_

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

Contact Information

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We welcome your feedback to help us continuously improve if you have any comments please phone 07946 378137 or email stay@longbarncottages.co.uk



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