



ACCESS STATEMENT

Huccaby Cottage is a stone and render 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, Sainsbury's, Asda 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 approached via a path through the garden and down 4 steps to the patio area. The steps are 14cm high, 30cm deep and 115cm wide. Handrails are available to the left and right of the steps.
- Parking is 10 metres away from the garden entrance over a level gravel surface.
- The front door is hinged on the left and is 72cm wide.

Main Entrance & Reception

- The main entrance is the front door accessed from the patio area.
- The door will be left unlocked and we will endeavour to meet you on arrival or shortly afterwards.
- The front door opens into a lobby with doors leading into the kitchen to the right and into the lounge to the left. Stairs lead upwards in front. Free space in the hall is minimal.
- 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 a T-shape 80cm wide, 20cm high and 25cm deep. A handrail leads up initially on the left for 9 steps and then switches to the left or right depending on direction for the last 3 steps.
- The half landing is 85cm x 80cm.

Lounge

- The door from the hallway to the lounge is 73cm wide.
- The wooden floor is original stripped floorboards and has a rug in the centre of the room.
- There is an armchair together with a 3 seater sofa and 2 seater leather sofa all of which are moveable. The log burner is located in the centre of the stone feature wall.
- Other furniture includes a coffee table, side table and reading lamps.
- In the corner is the television, freeview box and DVD player all of which have remote controls.



Laundry

- There is no separate laundry but there is a standard size washing machine, which is front loading, provided in the kitchen as well as a separate front loading tumble dryer in the under stairs cupboard.

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 Tike's 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 lawn 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 and another bench under the attractive pergola. A brick built BBQ area is also available.
- The private garden at the front of the property measures 17m x 16m and is walled.

Bedrooms

Room combinations: 1st floor – 1 double, 1 twin and 1 bunk beds.

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 66cm and is hinged on the right.
- Antique pine 5' double bed with mattress and cover.
- Bed height 52cm to top of mattress.
- The space to the left of the bed is 70cm.
- The space to the right of the bed is 70cm.
- There are reading lamps at each side of the bed.
- En-suite bathroom.
- The bedroom has high ceilings with original beams.

Bedroom 2

- Door width 66cm.
- Twin bunk beds provided both 3'.
- Bed 1 is against the wall on the left and largest transfer space is 60cm to the right.
- Bed height 52cm to top of mattress and top bunk is 130cm accessed via built in ladder.
- Reading lamps are available by the side of each bed.
- Largest free space clear of doors and furniture is 180cm x 60cm.



Bedroom 3

- Door width 75cm.
- Twin beds provided both 3'.
- Bed 1 has transfer space to the right of 40cm and largest transfer space is 60cm to the left.
- Bed 2 has transfer space to the right of 90cm and 40cm to the left.
- Bed height 52cm 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 120cm x 120cm.

Bathroom & WC [En-suite or Shared]

Family Bathroom

- Door width 59cm wide.
- Free space is 170cm x 100cm.
- Toilet seat height 40cm.
- Space to right of toilet is 34cm and to the left is 100cm.
- Support rail located to the left of the toilet and to the left of the bath.
- Beige carpet floor with good colour contrast between floor, walls and furniture.
- Bath height is 54cm with mixer taps and shower attachment. Head height is limited to 170cm due to sloping ceiling.
- Shared with other rooms in cottage.

En-suite 1 (bedroom 1)

- Door width 59cm wide.
- Free space is 170cm x 100cm.
- Toilet seat height 40cm.
- Space to right of toilet is 120cm and 20cm space to the left.
- Support rail located in front of the toilet and by the bath.
- Beige carpet floor with good colour contrast between floor, walls and furniture.
- Bath height is 54cm with mixer taps and shower attachment. Head height is limited to 170cm due to sloping ceiling.

Self-Catering Kitchen

- 'L' shaped run of units of total length 5.7 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 central spotlights.
- The free space is 330cm x 90cm.
- 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 100cm high.
- Kitchen table measuring 180cm x 90cm with 6 dining chairs.
- The under stairs cupboard contains an additional tumble dryer, ironing board, drying rack, vacuum cleaner, high chair, stair gate, seat cushions and circuit breakers.



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Additional Information

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

Contact Information

- Address: Mike and Sandra Lane, Long Barn Luxury Holiday Cottages, North Whilborough, Newton Abbot, Devon, TQ12 5LP
- Telephone: 01803 875044
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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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