



ACCESS STATEMENT for Long Barn Cottage

Long Barn Cottage is a stone building converted about 10 years ago from original farm buildings with access through a private courtyard to the front door. A large private garden is located to the rear of the property. 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 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.
 - The entrance to the cottage is approached via 4 steps. The 1st step is 30cm high and 40cm deep. The other steps are 16cm deep and they are all 4 metres wide. Handrails are available to the left and right of the steps.
 - Parking is 40 metres away from the front entrance up a moderate incline on a gravel surface. There are also other steps on the way to the car park, although these can be avoided by taking a longer alternative route. The 5 steps are 1.2m wide, 20cm high and 22cm deep and handrails are available to the left and right.
- The front door is hinged on the right and is 94cm wide.

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 large hallway with double doors 1.15m wide leading into the kitchen to the right and into the lounge to the left. Stairs lead upwards in front. Free space in the hall measures 3.4m by 3.0m.
- Coat hooks are available at heights of 1.75m and 1m.
- There is a light switch on the wall on the left which switches on the internal light and a separate switch for the external light. There is a recessed doormat on the floor of contrasting colour and the floor is tiled.
- The stairs have 12 steps in an S-shape 90cm wide, 18cm high and 28cm deep. A handrail leads up initially on the right and then switches to the left 90cm high.
- The upstairs landing is 17m long x 1m widening to 2.5m. A fire extinguisher is located on the right at 130cm high.

Dining Room & Lounges

- The door from the hallway to the lounge/dining room is 115cm wide.
- The wooden floor is oak and has a rug in front of the logburner.
- There is a leather armchair together with two 3 seater sofas all of which are moveable. The logburner is located in the centre of the wall.

Other furniture includes a piano and stool, side table and reading lamps.



- The dining table is 2.5m by 90cm and has 10 wooden dining chairs

2nd Sitting Room

- The door width is 66cm.
- There is a step down into this room 15cm high.
- Furniture includes two 3 seater sofas, a 2 seater sofa, one armchair and a coffee table.
- A built in unit houses the television, freeview box and DVD player all of which have remote controls.
- Reading lamps are available and the logburner is located in the centre of the wall.

Playroom

- Door width is 74cm.
- The floor is made of oak and there is a rug in the centre of the room.
- Furniture consists of 2 desks to the right 120cm x 75cm and 106cm x 85cm with 2 desk chairs each. A television/video, radio/CD player and PlayStation are located on one desk and an air hockey table on the other.
- Shelves to the left contain an assortment of games, books and jigsaws.

Laundry

- There is no separate laundry but there is a standard size washer machine, which is front loading, provided in the utility room as well as a separate front loading tumble dryer.

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 several benches in the courtyard and a picnic table accessed up three steps 20cm high and 84cm wide. The private garden at the rear of the property has a moveable metal BBQ and wooden garden furniture. The garden is walled and fenced and has access via gates at either end.

Bedrooms

Room combinations: 1st floor – 2 double, 3 twin (one with additional bunk beds) and 1 single.

General:

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

Bedroom 1

- Starting at the bedroom at the far right, the door width is 74cm and is hinged on the right. A 3m corridor leads into the



bedroom with door off to the left to the ensuite bathroom.

- There is a 6' 6" antique double bed made from oak with mattress and cover.
- Bed height 53cm to top of mattress.
- The space to the left of the bed is 150cm.
- The space to the right of the bed is 100cm.
- There are reading lamps at each side of the bed.
- Largest free space clear of doors and furniture is 170cm x 140cm.

Bedroom 2

- Door width 75cm.
- Twin beds provided both 3'.
- Bed 1 is against the wall on the right and largest transfer space is 80cm to the left.
- Bed 2 has transfer space to the right of 80cm and 100cm to the left.
- Bed height 53cm 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 230cm x 120cm.

Bedroom 3

- Door width 75cm.
- Twin beds provided both 3' and bunk beds both 3'.
- Bed 1 has transfer space to the right of 70cm and largest transfer space is 100cm to the left.
- Bed 2 has transfer space to the right of 70cm and is against the wall to the left.
- Bed height 53cm to top of mattress except top bunk which is 130cm accessed by built in ladder.
- 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 130cm x 110cm.

Bedroom 4

- Door width 75cm.
- Single 3' bed provided.
- Bed 1 is against the wall on the right and largest transfer space is 135cm to the left.
- Bed height 53cm to top of mattress.
- Reading lamp is available by the side of the bed.
- Beds are moveable if more space is required.
- Largest free space clear of doors and furniture is 300cm x 130cm.

Bedroom 5

- Door width 75cm.
- Twin beds provided both 3'.
- Ensuite shower room.
- Bed 1 is against the wall on the right and largest transfer space is 40cm to the left.
- Bed 2 has transfer space to the right of 40cm and 150cm to the left.
- Bed height 48cm 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 260cm x 130cm.

Bedroom 6

- Door width 73cm.
- 5' double bed provided.



- Ensuite bath room.
- The bed is 2 steps down from the level of the ensuite. They measure 12cm high, 20 deep and 240cm wide.
- Bed has largest transfer space of 110cm on the right and largest transfer space of 220cm to the left.
- Bed height 53cm to top of mattress.
- Reading lamps are available by the side of each bed.
- Largest free space clear of doors and furniture is 240cm x 130cm.

Bathroom & WC [Ensuite or Shared]

Downstairs toilet

- Located off sitting/dining room into utility area with basin and through further door into toilet.
- Door width 66cm wide.
- Limited free space.
- Toilet seat height 43cm.
- Space to right of toilet is 30cm and to the left is 23cm.
- Support rail located to the right.
- Tiled floor.

Family Bathroom

- Door width 67cm wide.
- Free space is 230cm x 220cm.
- Toilet seat height 40cm.
- Space to right of toilet is 80cm and to the left is 110cm.
- Support rail located to the right of the bath.
- Tiled floor with good colour contrast between floor, walls and furniture.
- Bath height is 56cm with mixer taps and shower attachment.
- Shared with other rooms in cottage.

Family Shower Room

- Door width 66cm wide.
- Free space is 80cm x 80cm.
- Toilet seat height 44cm.
- Space to right of toilet is 20cm and to the left is 17cm.
- Support rail located to the right of the toilet
- Tiled floor.
- Corner shower cubicle with rim height (step over) of 12cm.
- Shared with other rooms in cottage.

Ensuite 1 (bedroom 1)

- Door width 66cm wide.
- Free space is 130cm x 110cm.
- Toilet seat height 45cm.
- Space to right of toilet is 42cm and minimal space to the left.
- Support rail located to the right.
- Corner shower cubicle with rim height (step over) of 15cm.
- Tiled floor.

Ensuite 2 (bedroom 5)

- Door width 74cm wide.
- Free space is 210cm x 90cm.
- Toilet seat height 40cm.



- Space to right of toilet is 18cm and to the left is 18cm.
- Support rail located to the right of the toilet.
- Tiled terracotta floor with good colour contrast between floor, walls and furniture.
- Large corner shower cubicle 120cm x 70cm with rim height (step over) of 37cm.

Ensuite 3 (bedroom 6)

- Door width 67cm wide.
- Free space is 200cm x 160cm.
- Bath height is 56cm with mixer taps and shower attachment.
- Toilet seat height 43cm.
- Space to right of toilet is 20cm and to the left is 43cm.
- Support rail located to the left of the toilet and to the left and behind the bath.
- Tiled floor with good colour contrast between floor, walls and furniture.

Self-Catering Kitchen

- 2 separate areas of units in 'L' shapes. The longest of which is over 4 metres. More units above containing crockery and extractor hood.
- Kitchen entrance 115cm from hallway.
- Marble worktop height 93cm.
- Oven door is drop down, height of lowest shelf 90cm, separate grill with drop down door height 148cm, can be accessed from the side.
- Sink is 93cm high with a mixer tap and draining board.
- Hob is 93cm high.
- Flooring is tiled with travertine.
- Lighting is provided by spotlights.
- The free space is 210cm x 200cm.
- There is an under the counter fridge and separate freezer. A washing machine and tumble dryer and another fridge are located in the utility area. Dishwasher and microwave are also available.
- Fire blanket and extinguisher are both 150cm high.
- Kitchen table measuring 180cm x 90cm with 8 dining chairs.
- Separate pantry with door width 67cm and lowest shelf height 37cm.
- Separate utility area with door width 66cm and fridge 137cm high, lowest shelf 42cm. Worktops 90cm high with units above and below. Floor mounted central heating boiler with wall mounted controls at a height of 140cm. Electrical circuit breakers at height of 220cm.

Additional Information

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

Contact Information

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