

Access Statement for – “The Leat House” – Self Catering Holiday Cottage

Site Address - Farwood Barton Holiday Cottages, Colyton, Devon, EX24 6DZ

Proprietors – Julian & Judith Hurford

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Introduction – Our self catering cottages are part of a quadrangle of barns that were built in the mid 1800's and used for Agricultural Purposes until 2008 when they were converted into holiday accommodation. We have tried to supply as much information in this access statement as possible, however if there are any other details/information you require then please contact us via telephone or E mail. We look forward to welcoming you to Farwood Barton and will endeavour to make your stay a holiday to remember.

Pre Arrival –

- **Arriving by Car or other Motor Vehicle** – from the High Street in Honiton, proceed onto New Street (signposted for train station), drive past the train station and proceed to the top of the hill, on reaching the mini roundabout turn left. Continue for 30 metres and turn right (signposted Seaton). Continue on that lane for almost 4 miles, you will pass several turn offs but just continue on that road. Farwood Barton Holiday Cottages are on the left hand side of the road and are 200 metres after three cottages on the right hand side of the road.
- **Arriving by train** – nearest station Honiton (4.3 miles away). Honiton is on the main train line from Exeter to London Waterloo. Onward travel to Farwood Barton can be made via a local taxi from Honiton.
- **Arriving by Bus** – nearest bus stop Honiton High Street (4.4 miles away) via local buses from Exeter or Taunton. Both Exeter and Taunton are served by National Express Coach Services. Onward travel to Farwood Barton can be made via a local taxi from Honiton.
- **Arriving by Air** – Exeter Airport is 14 miles and Bristol 70 miles. There are car hire facilities and links to public transport at both but check availability of these.
- **Local Taxis Include** – Alpha Cars (01404 41622) & Millstream Taxis (01404 45825) & To an Fro (01404 44900)

- **Local Tourist Information Office** – Honiton Tourist Information Centre, Lace Walk Car Park, Honiton – 01404 43716 can provide other travel information.

Arrival & Parking Facilities -

On leaving the minor road you follow the new driveway to the holiday cottage car park (gravel surface), approximately 100m off the minor road. The car parking area can accommodate up to 3 cars per cottage. On arrival you may proceed beyond the parking area to drop off baggage directly outside the holiday cottages. To do this, drive on towards the large archway that leads into the main quadrangle. You may then park directly outside your holiday cottage to unload. After unloading guests are then requested to park cars in the parking area for the remainder of their stay until the day of departure. If guests have special access requirements then access for motor vehicles may be made throughout the holiday by special arrangement. The quadrangle area has a gradient of up to 1 in 10 at its steepest but immediately outside the cottage is a level walkway (block pavers) that is 2000mm wide running the whole length of the holiday cottage.

The main parking area is approximately 75m from the front door of the cottage.

On arrival at Farwood Barton please go to the main farmhouse that can be accessed via a steel gate off the parking area, please go to the door which has a large red post box outside. Cottages may be occupied from 1500 onwards on the day of arrival. If guests plan to arrive after 1800 they are requested to call 01404 871341 or 07506 066451 and give an indication of arrival time.

Main Entrance to Cottage

The cottage is accessed via a level threshold off the outside quadrangle via a doorway that opens to 800mm. The main doorway leads into the spinal corridor from which all of the rooms in the cottage can be accessed. The narrowest point in the corridor is 1020mm.

Main lights switches 1220mm above floor level.

A range of power sockets at 670mm above floor level.

General Comments & Facilities in Cottage

All doors are 1950mm high or greater.

The cottage is on a single storey and only has one change in level with three steps leading to the Kitchen/Dining/Lounge area.

The unit is heated throughout via under-floor heating (thus no wall mounted radiators) and has a continuous supply of hot water supplied from a ground source heat pump. The cottage is insulated to an extremely high standard and included a number of other environmentally cutting edge features.

The cottages are well lit and all rooms have natural daylight. The cottages have a mixture of lighting but the majority of light fittings are low energy lights. Light levels can be varied in main rooms to suit lighting needs.

The bedrooms all have non feather duvets and cotton sheets. There is a selection of both feather and non feather pillows available in each bedroom.

Mobile Telephone Reception – Virgin, T Mobile, O2 is satisfactory, Orange is poor and Vodafone is nil

Kitchen Area (Open Plan Dining & Lounge)

The kitchen area is accessed via a doorway of 750mm leading to three steps up to this area. The 3 steps are each 160mm high x 450mm deep x 1100mm wide. From the steps the kitchen dining & lounge are all accessible via a level tiled floor throughout.

Main lights switches by doorway at 1220mm above floor level.

Within the kitchen the floor standing units are arranged in a spacious “C” shape with the worktops set at 900mm high (including hob & sink) and 600mm deep. There are a range of wall cupboards ranging from 1400mm to 2100mm above floor height.

Numerous power points between worktop and wall cupboards.

The kitchen is equipped with the following white goods that are fitted into the floor standing units – a dishwasher, a side loading washing machine/drier and a fridge freezer.

There are no special utensils but these can be requested in advance of your stay.

Dining Area (Open Plan with kitchen & Lounge)

The dining area is alongside the kitchen area and contains a dining table with 6 dining chairs. The table is rectangular with 4 corner legs and is 1950mm long x 900mm wide and a top at 760mm high. There is ample space surrounding the table which can be moved around.

The leg room under the table is 620mm. The dining chairs have a seat height of 620mm.

From the dining area is an external door to an **outside patio area** which is accessed via a single step of 190mm high x 580mm deep x 1200mm wide. The patio is paved with stone flag stones on a single level that is 8500mm wide by 5000mm wide at its widest. The patio is set in a gently sloping lawned garden that is shared with the adjoining holiday cottage.

Lounge Area (Open Plan with dining & Kitchen)

Main lights switches 1220mm above floor level.

A range of power sockets at 670mm above floor level.

The lounge has a 3 seat sofa, a two seat sofa and an armchair. All have seat heights of 420mm and are on casters allowing easy movement affording up to 1400mm between these items of furniture.

The area has a digital television, DVD player and a radio/cd player. All have remote control.

There are moveable floor rugs. There is also a wood burning stove.

Master Bedroom (with En Suite Bathroom)

Enter via a doorway of 750mm wide.

Level tiled floor throughout.

Main lights switches by doorway at 1220mm above floor level.

A range of power sockets at 670mm above floor level.

The bedroom has a king sized bed of 1950mm long x 1500mm wide x 660mm high.

Narrowest point between bed and wall is 570mm.

Room is furnished with a large freestanding wardrobe, two bedside cabinets and a large chest of drawers (5 drawer).

Off the master bedroom is the En Suite Bathroom accessed via a doorway of 670mm.

The shower is approximately 850mm x 650mm with a step up into the shower of 240mm and the shower door opens to a maximum of 560mm.

The narrowest point in the en suite is 560mm.

The toilet is 440mm high and facing it there is between 100mm min up to 560mm maximum to the left and 110mm to the right.

Bedroom Two

Enter via a doorway of 750mm wide.

Level tiled floor throughout.

Main lights switches by doorway at 1220mm above floor level.

A range of power sockets at 670mm above floor level.

The bedroom has a double bed of 1875mm long x 1350mm wide x 580mm high.

Narrowest point between bed and wall is 300mm on one side and 600mm on other.

Room is furnished with a large built in wardrobe, two bedside cabinets.

Bedroom Three

Enter via a doorway of 750mm wide.

Level tiled floor throughout.

Main lights switches by doorway at 1220mm above floor level.

A small range of power sockets at 670mm above floor level.

The bedroom has bunk beds of 1875mm long x 900mm wide x 600+1370mm high.

Narrowest point between bed and wall 860mm.

Family Bathroom

Enter via a doorway of 750mm wide.

Level tiled floor throughout.

Main lights switches are on a pull cord.

The room has a standard toilet, a pedestal wash hand basin and a bath of 1450mm long and 560mm wide. The rim of the bath is 550mm above floor level.

The narrowest point between the bath and wall is 1000mm.

The toilet is 440mm high and facing it there is 190mm to the left and 150mm to the right.

Garden & Grounds

The holiday cottage is located on a working dairy farm but the holiday cottages are provided with privacy from the farm while affording good views of the fields and valley beyond.

To one side of the cottage is a large lawned area shared only with the adjoining holiday cottage, this area extends to over half an acre. Set to the side of the lawned area is a tennis court with an asphalt surface that can be accessed from a gate off the lawned area.

The other side of the cottage is the quadrangle that is approximately 80m x 25m which has a block pavers area of 2000mm around the margins and a concrete surface in the centre.

Beyond the immediate grounds is the Farwood Barton Farm. As this is a working farm it is recommended that guests are mindful of this and consult with Julian or Judith Hurford which areas are open to public access. A good deal of the farm may be accessed but in the interests of health and safety (especially for children) please consult.

Games Room

On the opposite side of the building quadrangle there is a large/spacious concrete floored games room that contains a full sized snooker table and table tennis table. The games room is accessed via a set of 4 wooden steps that are 200mm high x 800mm wide x 250mm deep leading to a door that is 800mm wide and 1900mm high. There is no WC in this area.

Shopping Facilities

There are a range of grocery and other shops typical of a medium sized village in Colyton which is 3 miles away and Honiton 4.5 miles away has a large range of shops, banks, supermarkets and a number of high street chains. Exeter 21 miles away is a regional shopping centre.

Other information

We have tried to provide key items of information within this access statement to assist your stay at Farwood Barton. If you require additional information about the holiday cottage not provided within the access statement we would be happy to provide this on request.