

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for South Coombe Country Cottages, Saffi's Cottage

Introduction

South Coombe Country Cottages are located just outside the village of Witheridge, in between Exmoor and Dartmoor. We have 5 cottages:

Jonquil Cottage (sleeps 3) with two bedrooms upstairs, house bathroom and open plan living downstairs.

Drakes Cottage (sleeps 4) has a double room and a room with full size bunk beds, house bathroom and open plan living down stairs.

Saffi's Cottage (sleeps 5 people) and has 3 bedrooms, one being on the ground floor with an en-suite, (cubicle shower and toilet). Open plan living downstairs and private garden with lovely countryside views.

Tilly's cottage (sleeps 6) has a ground floor bedroom with en-suite facilities. There are a further 2 bedrooms upstairs and a house bathroom with shower over the bath. Open plan living downstairs and access from the lounge to the patio.

Orchard Cottage (sleeps 6) is a stand-alone barn conversion with a private garden. This is our unusual upside down house with 3 bedrooms and 2 bathrooms downstairs and living area and kitchen upstairs.

We have a heated indoor swimming pool, 10 x 5 meters and constant depth of 1.2 meters. There are wide steps into the pool with a handrail to the right hand side.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01884 860302 or email stay@southcoombe.co.uk.

Pre-Arrival

- For full details and maps of how to reach us please see the directions section of our website.
- Using satellite navigation or journey planning use our post code EX16 8QL

- The nearest railway station is Tiverton Parkway, which is 17 miles away. Taxis are available at the station. If you require an accessible taxi this can be booked in advance, contact Parkway Taxis 01884 38899
- The nearest Bus Station is Tiverton which is 10 miles away
- Bus number 155 Exeter - Tiverton - South Molton - Barnstaple
- The nearest bus stop is in the village of Witheridge near The Mitre pub, 1 mile away
- The nearest shop-mobility is located in Tiverton, 1st floor of multi storey car park, Phoenix Lane (free parking when using shop-mobility)
- Booking a Scooter or Wheelchair from Mid Devon Shop-mobility is 01884 242099
- On line shopping available from Tesco, Sainsbury, Waitrose and Asda
- Guests contacted 2 - 3 days before arrival to check last minute details and special requests
- All cottages are strictly non smoking
- Tilly's, Drakes and Saffi's cottages - ambient heating by night storage heaters and log burning fires
- Jonquil cottage has electric central heating, Orchard cottage has under floor heating

Key Collection, Welcome and Car Parking

- There is a car park a short distance from the cottages but cars can be parked outside the cottages for loading and unloading
- There is a flat concreted area outside Tilly's and Drakes cottage which can be used for loading and unloading
- The car park is at the top of a slight incline and has a flat graveled surface
- The car parking area is lit at night
- All guests are personally greeted by the owners on arrival or other arrangements can be made if arriving very late
- All guests are given a guided tour of the cottage and amenities
- The cottages will be well lit and heated if guests arrive in the evening

Entrance to Property

- Approach along an even path to the main door
- Outside light next to front door (dawn to dusk)

- Door hinged on the left and has low threshold (no step)
- Door width 83cm and opening into open living area
- Light switch on the right 100cm high
- Door mat in the entrance on wood effect laminate flooring

Halls, Stairs, Landings, Passageways

- Landing lights and wall lights provide good illumination
- Carpeted stairs immediately in front of the entrance door way
- 6 stairs to half landing and 6 stairs to the landing
- Hand rail and bannister on the left
- Downstairs - open plan living area to the left and en-suite bedroom to the right

Sitting Room/Lounge

- Lounge located on the ground floor with level entry from the main doorway
- All furniture is moveable, 3 seat sofa, 2 seat sofa and a corner coffee table
- Height to top of seat cushions 48cm
- Night storage heater at the side of the stairs
- There is a widescreen digital television with remote control, subtitles, and a DVD player.
- Lighting is natural daylight and by night levels are controlled by wall lights and floor lamp
- Flooring is wood laminate
- Large rug in front of the settees
- Wood burning stove and log basket

Dining Room

- Dining kitchen with patio doors to the garden patio - door width 98cm
- Threshold into garden 3cm high
- Dining table 90cm x 150cm, legs on each corner
- Height under the table is 65cm
- There is free space around the table.
- 5 Dining chairs, seat height 46cm, no arms
- Lighting is natural daylight and wall lights and kitchen spot lights
- Wooden laminate flooring

Kitchen

- Dining kitchen as above
- Kitchen worktop height 90cms above the floor

- Inset electric ceramic hob
- Dishwasher and oven have pull down doors
- Fridge freezer - 3 draw freezer below and fridge above. Highest shelf 165cm
- Microwave above the worktop at 155cms high
- Wall cupboards to the left of kitchen window 130cm high
- At least 70cm free space between work top and dining furniture

Bedrooms and Sleeping Areas

Bedroom 1 Ground Floor with En-suite

- Free level access from the front door and hallway.
- Zip link super king bed, or twin beds
- The door to the ground floor bedroom is 90cm wide
- Light switch to left of door 96cm high
- Furniture can be easily removed or rearranged in the ground floor room.
- A folding bed for use by a personal assistant/carer or friend/family member is available on request
- Height to top of mattress 60cm, height of bed can be raised with prior notice
- Bedside lamps and wall lights provide good illumination
- All bedrooms have short pile carpet
- Sufficient space at the side of the super king bed for wheelchair transfer
- Downstairs storage space - Chest of drawers, 2 bedside cabinets, wardrobe
- Non feather duvets and pillows provided
- Sheets, duvet covers and pillowcases are cotton/polycotton
- Largest space available to left or right of the bed is 1.7m
- Bed is movable should more space be required to one side
- Largest free space clear of doors and furniture is approximately 4m x 2m
- 90cm door into en-suite shower room.

Bedrooms 2 and 3, double and twin reached by stairs only

Bedroom 2

- Turn left at top of the landing 3.4 m to room
- Double bed, height of mattress from the floor 50cm
- Available space to left of the bed 1.5m, to the right 1.2m
- Door width 77cm, hinged on the left
- Two wall lights above the bed with pull cords

- Central hanging room light
- Bedroom furniture: - two bedside cabinets, chest of drawers and wardrobe
- Non feather duvets and pillows provided
- Sheets, duvet covers and pillow cases are cotton/polycotton
- Heating by electric night storage heater

Bedroom 3

- Turn right at the top of the stairs
- Door width 76cm hinged on the left and opens inwards
- Height of light switch on the right 130cm
- Single bed against the wall, height to top of mattress 50cm
- Bedside table and lamp
- Mirrored wardrobe with internal draws and hanging space
- Heating by electric night storage heater
- Largest free space clear of doors and furniture approximately 3m x 2m

Bathrooms, Shower-rooms and Toilets

Ground floor en-suite shower and toilet

- Step free, level access.
- Door opening 90cm wide, hinged to the right opening into the bedroom.
- Cubicle shower, 95 x 77cm, pivot door to shower
- Threshold into shower 23cm and opening 50cms.
- Grab rails, horizontal and vertical, around the shower.
- Toilet seat height 43cm, grab rail to right of toilet at 93cm
- Washbasin 80cm high.
- Lever taps on the washbasin
- Space to the right of the toilet 24cm and to the left 130cm

First floor house bathroom

- Turn right at the top of the stairs
- Door width 76cm and opens inwards
- Electric shower over bath, shower screen
- Pedestal wash basin and toilet
- Toilet seat height 43cm, space to left 10cm and 13cm to the right
- Isolation switch for the shower on landing 180cm
- Shaver socket 1.75m

Laundry/Utility Room

- **N.B. The laundry room is not next to the cottage**
- Laundry room available for guests with washing machine, tumble dryer and 3 drawer freezer and EMERGENCY PAY PHONE.
- Access via footpaths and lawn area
- Door width 108cm, handle at 110cm, opens outwards
- Work top height 99cm
- Available space 84cm between wall and machines
- Laminate wood flooring
- Well lit room with strip lighting and outside light
- Largest space 190 x 125cm in side the door

Garden

- Enclosed garden with fencing and gates
- Patio area leading out from the dining kitchen
- Pine table and fixed bench 170 X 77cm, seat bench height 50cm
- The garden is grassed and flat.

Additional Information

- We welcome assistance dogs into this cottage
- Field area designated for exercising the dog
- Free Internet access available in all cottages
- Mobile phone signal variable depending on provider, pay phone available in the laundry room
- Local Doctors in the village of Witheridge 1 mile away
- General hospital in Tiverton 12 miles away (all details in the information folders)

Contact Information

Address (Inc postcode): South Coombe Country Cottages Witheridge
Tiverton DEVON EX16 8QL

Telephone: 01884 860302

Email: stay@southcoombe.co.uk

Website: www.southcoombe.co.uk

Hours Of Operation: Owners on site, no set hours

Local Equipment Hire: Easylife Independent living aids 17 West Exe
South Tiverton

Local Accessible Taxi: Parkway Taxis 01884 38899 A2B taxis
01884251252

Local Public Transport: Stagecoach Devon, Tiverton 01392 427711
Shopmobilty Tiverton Multi storey car park
Phoenix Lane EX16 6NB tel. 01884 242099
Shopmobilty Exeter 01392 494001 Or email
us at info@exetercta.co.uk