

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, Tilly'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 Mobile 07720 810470 or email [stay@southcoombe.co.uk](mailto: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 underfloor 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**

- Shared access with Drakes cottage
- Concrete ramp to door, 1cm threshold
- Door hinged on right
- Flooring in the hallway non slip vinyl
- Door width 91cm wide, handle 92cm high
- Timed light switch on the left, height 85cm
- Corridor is 1.28 meters wide, 4 meters long, turns to the left and continues 3 meters to cottage door.
- Cottage door hinged on the left and has 1cm threshold (no step)
- Cottage door width 91cm wide with keyhole 94cm high, opening into open-plan living area.
- Door mat in front of the door
- Oak laminate flooring in living area, lounge and kitchen

### **Halls, Stairs, Landings, Passageways**

- Hand rails on both sides for the first 7 steps
- Hand rail on the left from the half landing
- Stairs - rise 18cm and tread 23cm
- 7 Steps to half landing 167 x 82cm
- 6 Steps to main landing 368 x 134 cm

### **Sitting Room/Lounge**

- Free space inside the door way 2.1 x 2.2 meters
- All furniture is moveable
- Three-seater and a two seater settee
- Height of the seat pads from the floor 45cm
- Two coffee tables
- Hearth rug
- Foot stool height 40cm by width 78cm
- Wood burning stove logs are supplied
- Available free space in living area 2.3 x 2.4 meters
- Remote control television and DVD player
- Patio door width 90cm exit onto flagged patio
- Patio door handle 102cms

### **Dining Room**

- At least 70cm free space between work top and dining furniture

- Extending table 173 x 90 cm, leg at each corner
- Lowest point under table 66cm
- Six dining chairs, seat height 44cm, no arms

### **Kitchen**

- Laminate oak flooring in the kitchen area
- Kitchen worktop height 91cm
- Inset electric ceramic hob
- Under worktop appliances - dishwasher and electric oven (pull down doors), fridge with ice box
- Microwave, kettle and coffee filter machine on the workshop
- Wall cupboards highest shelf 176cm lowest 135cm
- Fridge/freezer 135cm tall, two-shelf freezer, top shelf 115cm. fridge below. (Situated under the stairs)

### **Bedrooms and Sleeping Areas**

**There is 1 bedroom with zip link beds on the ground floor, with level access from the front door and hallway. On the first floor there is 1 room with a double bed and 1 room with twin beds, which are reached by stairs only. Short pile carpet in all bedrooms and stairs and landing**

#### **Downstairs bedroom,**

- Twin room or Super King bed (with en-suite)
- 1.15m from entrance door
- Door 91cm wide, hinged on left, handle 90cm high
- Light switch to the right of the door, 87cm high
- Height to top of mattress 55cm
- Height of bed can be raised with prior notice
- 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 2.2m x 1.8m
- Door into en-suite shower room.

#### **Bedroom 2; (double)**

- Door 76cm wide, hinged on right, handle 92cm high
- Light switch to the left of the door, 135cm high
- Double bed 5ft, bed height floor to top of mattress 55cm

- Duvets and pillows provided
- Sheets, duvet covers and pillowcases are cotton/polycotton
- Largest transfer space available on each side of the bed 1.2 meters
- The bed is moveable to one side if more space is required
- Two seater cane settee, height of seat pad 40 cm from the floor

### **Bedroom 3**

- Door hinged on left, opens out onto landing
- Door 76cm wide, handle 90cm high
- Light switch to the right of the door, 134cm high
- Twin beds, bed heights to top of mattress 56cm
- Beds are moveable should more space be required to one side
- Space between beds 100cm
- Non feather duvets and pillows provided
- Sheets, duvet covers and pillow cases are cotton/polycotton
- Largest free space clear of doors and furniture is 3 x 1.7 m

### **Bathrooms, Shower-rooms and Toilets**

#### **Downstairs En suite**

- Flooring Laminate
- Door width 91cm, hinged on the right.
- Light switch 162cm and shower cord 160cm on the left
- Cubicle shower to left 90 x 120 cm
- Sliding door to shower, opening 45cm, threshold into shower 24cm
- Pedestal wash basin 80cm high
- Available space to left of wash basin 90cm and right 80cm
- Toilet seat height 41cm
- Grab rail to left of the toilet and available space 23cm
- Free space to the right of the toilet 75cm
- Plastic chair with arms next to shower

#### **House bathroom**

- Door 76cm wide, handle 92cm hinged on left, opens into bathroom
- Flooring laminate, free space with door closed 170 x 90cm
- Toilet seat height 42cm space to right 55cm, to the left 38cm
- Pedestal wash basin 80cm high
- Free space to left of basin 65cm and to the right 115cm
- Light switch and shower cord to the right of the door, 170cm high

- Bath height 55cm, integral grab rails left and right centre
- Shower over the bath with pivot screen
- Wooden chair inside the door to the right

### **Laundry/Utility Room**

- Washing machine, tumble dryer and 3 drawer freezer and EMERGENCY PAY PHONE.
- Access via the patio, 3 steps, 20cm height x 27cm tread
- Door width 108cm, handle at 110cm, opens outwards
- Work top height 99cm
- Available space 84cm between wall and machines
- Oak laminate wood flooring
- Well lit room with strip lighting and outside light
- Largest space 190 x 125cm in side the door

### **Garden**

- Patio area leading out from the dining kitchen
- Decorative 60cm loose stone border at the edge of the patio
- Pine table and fixed bench 170 X 77cm, seat bench height 50cm
- Patio area approximately 5 square meters paved with light coloured flags
- Path from patio door to 2 steps, height 17cm, Aluminum Ramp Available

### **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)
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### **Contact Information**

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

Telephone: 01884 860302 Mobile 07720 810470

Email: [stay@southcoombe.co.uk](mailto:stay@southcoombe.co.uk)

Website: [www.southcoombe.co.uk](http://www.southcoombe.co.uk)  
Grid Reference: SS 81698 14501  
Hours Of Operation: Owners on site, no set hours  
Local Equipment Hire: Easylife Independent Living Aids  
11 West Exe South  
Tiverton  
Local Accessible Taxi: Parkway Taxis 01884 38899  
A2B taxis 01884251252  
Local Public Transport: Tiverton Bus Station  
Stagecoach Devon, Tiverton 01392 427711

Shopmobilty Tiverton Multi storey car park  
Phoenix Lane EX16 6NB  
Tel. 01884 242099

Shopmobilty Exeter  
Tel: 01392 494001  
Or email us at [info@exetercta.co.uk](mailto:info@exetercta.co.uk)