

## **Access Statement for Spring Cottage**

### **Introduction**

Spring cottage is a superb cottage with stunning views, there is a patio with table and chairs the perfect spot to watch the wildlife. We aim to provide as much information as possible to ensure our guests have the perfect holiday. If you have any questions please call us we will try to help. We look forward to meeting you.

### **Pre-Arrival**

- You can contact us by telephone or email
- We are located 1mile down a 2mile no through road
- The nearest railway station is in Barnstaple, a branch line from Exeter, Tiverton Parkway is the nearest main line station, 40mins drive from Wintershead.
- The nearest coach stop is at South Molton approx 11miles

### **Arrival & Car Parking**

- Some one will be here to greet you upon arrival
- You can park very near to the cottage to unload
- Car parking is in the car park in the middle of the yard approx 25metres
- Lighting is around the yard and above front doors
- There 13 steps 90cm wide x 16cm high x 32cm deep, the handrail is 81cm high, down to the front door, for the elderly or infirm there is a slope further along the building

## **Main Entrance**

- The threshold is 20cm high
- The door is hinged on the right and 84cm wide
- The hallway is tiled
- Stairs are carpeted and 79cm wide 25cm deep and 19cm high, there are 12. There is a small landing halfway 90cm x 87cm
- The hand rail is on the left 91.5cm high

## **Kitchen**

- Door hinged on the left and 76cm wide
- Floor is tiled
- Worktops are 92cm high along with cooker and sink
- Fridge/Freezer, microwave
- Under stairs cupboard

## **Utility Room**

- Door hinged on the right 75cm wide
- Sink unit with cupboard under
- Washing machine
- Floor is tiled

## **Lounge**

- Fully carpeted
- Table and six chairs
- 2 large sofas
- 2 easy chairs, coffee table
- TV with sky free view, DVD player, video player, CD player

- Door to patio hinged on the left and 71cm wide, inside threshold 5cm high

## **Upstairs**

- Landing 140cm x 87cm carpeted
- Bedroom 1 on the left 2 on the right

### **Bedroom 1**

- Door hinged on the right 76cm wide
- Fully carpeted
- King size pine bed 56cm high, 30cm under bed, space either side
- Bedside chests with lamps
- Wardrobe, chest of drawers
- **En-suite bathroom** door hinged on the left 75cm wide, toilet 40cm high, pedestal sink 80cm high shaver light, bath 55cm high with shower over

### **Bedroom 2**

- Door hinged on the left 76cm wide
- Fully carpeted, double bed 4'6" 58cm high, single bed 3' 58cm high
- Space between beds 71cm and either side 61cm
- 2 bedside chests with lamps
- Wardrobe & chest of drawers
- **En-suite bathroom** door hinged on the left 75cm wide, bath 53.5cm high with shower over, toilet 41cm high, pedestal sink 80cm high, shaver light

## **Grounds**

- There is a large garden for guests use, rotary washing line
- There are stables for guests horses DIY livery
- There is a room for guests cycles and car racks
- There is a laundry room with washing machine, tumble dryer coin operated 20p for 5mins, iron & ironing board, payphone (mobile phones don't work here) tourist information
- Games room with pool table coin operated 20p x 2, table tennis table

## **Future Plans**

- We are always looking to make improvements, our aim is to offer top quality accommodation at affordable prices
- This year 2008 Well cottage has had a new kitchen as has Spring cottage
- Last year Beech had a new kitchen
- Washing machines are now in Spring & Beech cottages

## **Contact Information**

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