

Old Granary

Access Statement

Reviewed January 2017

Access Statement for the Old Granary

Introduction

We aim to cater for the needs of all visitors in our self catering cottages. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help.

Pre-Arrival

- The nearest bus stop is one mile away in Georgeham or on the A361 at the crossroad for North Buckland.
- The main train station is 25 minutes away by car in Barnstaple.
- There is a local taxi service that has accessible taxis, if required we can make a booking for you.
- Our own brochures and handbooks can be provided in large print by prior arrangement.
- We have a comprehensive website:
www.denhamhouseholidaycottages.co.uk
- We can be contacted by phone or email (details at the end of this access statement)

Arrival & Car Parking Facilities

- On arrival to the front of Old Granary there are two open fronted garages to the right of the cottage. The garage farthest from the Barley Cottage is for the sole use of the Old Granary Cottage guests.
- We can assist guests with luggage.
- The nearest village is a mile away from the Guest House.

Entrance to the cottage

- To the right of the garages, there is a concrete ramp up to the side gate which leads into the rear terrace and thus to the entrance of the cottage. There is a gap of 33ins (85cms) to gain entrance through this gateway. Once on the terrace there is a 9 inch step down from the rear terrace to the entrance door of the cottage. A ramp is available to access this entrance.

- The entrance door is half glazed and is 32ins (81cms) wide by 77ins (196cms) high.
- The door leads into a hallway 34.75ins (88cms) wide by 8ft 5ins (2.56m) long.
- There is a light switch 4ft 5ins (135cms) high for the hallway and an outside light by the front door on the right.
- There are two doors from this hallway. One leads to the ground floor bathroom and the second leads to the open plan lounge/ dining room/ kitchen. They both measure 78ins (198cms) high. The bathroom door is 24ins (61cms) wide and the lounge door is 30ins (76cms) wide.

The Lounge area

- The lounge is 15ft 2ins (4.62m) by 9ft 11ins (3.02m).
- The floor is covered with a fitted carpet of short pile.
- There is a two seater settee and 2 armchairs, all approx 17ins (43cms) seating height, edging the room with the television on a corner wall unit 4ft 11ins (150cms) high at the foot of the stairs.
- There is an electric fire with surround on one wall 4ft 8ins (142cms) long, 15ins (38cms) deep and 3ft 2ins (97cms) high.
- A coffee table 35.5ins (90cms) long by 19ins (48cms) wide by 19ins (48cms) high is under the stairs.
- The furniture is easily moveable.
- Good colour contrast of floors, walls, fittings and fixtures.

The Kitchen and Dining Area

- The kitchen and dining area is approximately 6ft 2ins (1.88m) by 8ft10ins (2.69m).
- The floor is covered with lino.
- There is a wooden dining table 4ft 6ins (137cms) by 2ft 5ins (74cms) and 2ft 5ins (74cms) high with 4 wooden dining chairs, each of 18.5ins (47cms) seating height.
- The table and chairs are moveable.
- Good colour contrast of floors, walls, fittings and fixtures.

- The work surfaces are on 2 sides and of height 3ft (92cms).
- There is a fridge which fits under the work surface.
- The cooker is on the left and is at a height level with the work surface.
- The sink is directly opposite the dining area, beneath a window, and is at the same height as the work surfaces.
- The first floor is reached by a flight of wooden stairs covered with a short pile carpet. There are 13 steps each 32ins (81cms) wide by 9.5ins (24cms) deep and at intervals of 8ins (20cms) height

First Floor Bedroom

- At the top of the stairs there is a small landing 3ft 1ins (94cms) by approx. 4ft 7ins (140cms).
- The bedroom door is on the right and is 78ins (198cms) high by 30ins (76cms) wide.
- The floor space measures 13ft 7ins (4.14m) by 12ft 1ins (3.68m) and is covered by a short pile fitted carpet.
- A single bed is 18ins (46cm) from the right side of the door position on the same wall as the door and measures 5ft 5ins (164cms) high by 3ft 4ins (102cms) wide. The mattress is at a height of 19ins (48cms).
- The 2nd single bed is perpendicular to this bed with a gap of 2ft (61cms) between the end of this bed and the side of the first single. It lies along the wall adjacent to the wall in which the door is found.
- A built-in, walk-in wardrobe is opposite the door at a distance of 12ft (3.65m) from the door, measuring 5ft 11ins (180cms) high by 2ft (61cms) wide.
- Between the door and the wardrobe is a double bed, 4ft 6ins (137cms) from the door. It measures 6ft 4ins (193cms) high and 4ft 8ins (142cms) wide.
- The bedside cabinets are at the head and either side of the bed and is 26ins (66cms) high by 17.75ins (44cms) wide by 15.75ins (38cms) deep.
- A distance of 3ft (92cms) is between the foot of the double bed and the 2nd single bed.
- The furniture cannot be easily moved.
- Good colour contrast of floors, walls, fittings and

fixtures.

Outdoor Facilities

- There is a split level concrete terrace from the entrance door. The step up to the second tier is 9ins (23cms) high. To the left of the terrace there is a wooden gate 7ft 3ins (221cms) wide by 33ins (84cms) high which leads to a set of stone steps up to the garden.

Ground and Gardens

- The garden is reached by a flight of 12 stone steps, the first being 2.5ins high (6.25cms) high by 12ins (30cms) deep and 33ins (83cms) wide. The rest are 6ins (15cms) high.
- The garden is not level and rises steeply in parts to the top sun terrace where there are picnic benches for guests to sit.
- In the garden there is a play area for children and it has swings, see saw and a trampoline.
- We have a large barn which has been converted into a games room. It is reached via the flight of stone steps, along a stone slab pathway which is on an incline. There is one step into the games room which is 4.5ins (11.5cms) high. The doorway is 44.75ins (112cms) wide.

Additional Information

- Only registered Guide/Hearing dogs are permitted in the cottage.
- Mobile phone reception and WiFi is generally fair depending on the network provider etc. We cannot guarantee these are accessible at all times nor in all areas of the property.
- We are able to use the front and rear doors in the need of evacuation, the fire bell sounds continuously if evacuation is needed. The Fire Assembly Point is in the car park of the main house. If you require more assistance for evacuating please notify us on arrival and we will ensure you are evacuated safely e.g. hearing, sight, or mobility impairment.

- Smoking is permitted with care (smoking is allowed in the grounds).
- Medication can be stored in the fridge in the kitchen.

Contact Information

Address:

Denham House, North Buckland, North Devon, EX33 1HY

Telephone: 01271 890297

Email: info@denhamhouseholidaycottages.co.uk

Website: www.denhamhouseholidaycottages.co.uk

Hours of operation:

Hours flexible to business, the Guest House is our home and is therefore is occupied for 24 hours.

Telephone answered 8am - 10pm.

We welcome your feedback to help us continuously improve. If you have any comments please telephone or email.