

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 Peach Hayne Cottage**

### **Introduction**

Peach Hayne Cottage is a rural self-catering holiday cottage located on a working family farm down a quiet country lane in the heart of the Devon countryside. The cottage is 1.5 miles from the village of Cheriton Fitzpaine, which boasts a village shop/post office and a pub. The cottage is within easy access of the local market towns of Tiverton (9 miles) and Crediton (6.5 miles) as well as the beautiful city of Exeter 11 miles).

The cottage sleeps up to 10 people. It has three bedrooms, two being on the ground floor (one twin and one triple sleeper bunk bedded room). There is also a level entry shower on the ground floor. The cottage is very old and was the original farmhouse many years ago. It has recently been fully renovated but the ground floor remains on several levels with two 15 cm steps between the lounge/dining room and kitchen, and between the kitchen and hall/bedrooms.



We look forward to welcoming you. If you have any queries or require any assistance please phone 01363 866366 or email [info@peachhaynecottage.co.uk](mailto:info@peachhaynecottage.co.uk).

### **Pre-Arrival:**

- For full details and maps of how to reach us please see our website.
- The farm is quite isolated so if you want to get out and about a car is essential.
- The nearest railway station is at Sampford Peverell (Tiverton Parkway) or Exeter. Taxis are available at Exeter St Davids station or can be booked.
- There is a very limited bus service to the village of Cheriton Fitzpaine (bus No. 347 see [www.devon.gov](http://www.devon.gov) website)
- The farm lane is uneven in places as is the lane into the village.
- Shopmobility is available in Tiverton and Exeter.
- We are happy to arrange shopping to be delivered ready for your arrival, please contact us to let us know your requirements. We provide a complimentary welcome pack with basics like coffee, tea, milk, biscuits, bread and margarine so you don't have to rush out shopping as soon as you arrive.

### **Key Collection, Welcome and Car Parking:**

- The owner lives in the farmhouse opposite the cottage and will ensure someone is on site to welcome you.
- There is ample parking beside the cottage.
- The parking area is graveled with paved/concrete sloping access to the front and back doors.
- The parking area is well lit by PIR lights.

### **Entrance to Property:**

- The front door is 950mm wide, with a large 50mm step and 50mm high threshold.
- The back door is 800mm wide with 100mm step and 30mm threshold reached by a sloping path 900mm wide.
- Both doors open directly into the kitchen.
- The floor covering inside both doors is terracotta tiles.
- Both the back and front of the cottage have lighting, which we will switch on prior to your arrival if dark.



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

- The cottage is open plan through the lounge, kitchen and large hall area.
- There are two 150mm steps between the lounge/dining area and kitchen through a 900mm opening.
- There are two 150mm steps from the kitchen to the hall through a short 950mm wide passage with no handrail.
- The hall and stairs are well lit using a combination of ceiling and wall lights.
- The floor covering in the hall is terracotta tiles with a rug.
- The staircase to the main bedroom is from the kitchen up to a small balcony/landing area. There are 10 stairs, 200mm deep and 780mm wide with a handrail on one side.
- From the hall to the loft mezzanine there is a spiral staircase with 11 steps, 220mm deep and 600mm wide.
- Stair gates can be provided on request.

## **Sitting Room/Lounge**

- The lounge/dining room is a large spacious area accessed from the kitchen via two steps.
- The room has two movable three seater sofas and two armchairs with non-feather cushions and two small side tables.
- There is a large television with free-sat box and DVD player all have remote controls.
- The flooring is oak floorboards with a large rug.
- There is a large wood-burning stove with a 30mm hearth (550mm reach from edge of hearth to doors). A fire surround can be fixed prior to arrival on request.
- There is plenty of natural light with a combination of ceiling spots and wall lights for nighttime.
- French doors (1160mm wide) lead out to the garden via a 100mm high step.

## **Dining Room**

- The dining area is in the lounge with wooden flooring as detailed above.
- The dining table is movable and has 740mm from floor to lowest point (underspace) and is 790mm high. It has refractory type legs (central bar with supports at either end).
- There are two benches either side of the dining table and dining chairs (no arms) for the end. The benches could be moved to allow dining chairs along one side.

## **Kitchen**

- The kitchen is large with units along two sides.
- There is a small breakfast bar (940mm high) with two high stools (620mm)
- There is a range style cooker with one large oven door that drops down. The hob is 900mm above the floor.
- There is a large fridge above a freezer. The lowest shelf in the fridge is 940mm above the floor.
- There is a small sink set into the worktop, which is 900mm from the floor. It has a single swivel tap operated by a small lever.
- The microwave is sited on the counter-top.
- The wall units are 1420mm from the floor above the counter-tops. Crockery could be moved to an under counter-top cupboard, please request when booking.
- The kitchen is floored with terracotta tiles and is slightly uneven. There is a central rug, which can be removed on request.
- The kitchen is two stories high with a central pendant light. There is also under cupboard and in cupboard lighting, and one wall light.
- Stairs to the main bedroom come directly from the kitchen.

## **Bedrooms and Sleeping Areas**

- On the ground floor there are two bedrooms, one twin and one triple sleeper bunk bedded room. Both rooms are accessed from the spacious hall via two 150mm steps from the kitchen/entrance doors.
- The main bedroom with king size bed and en-suite bathroom are on the first floor reach by stairs only.
- The doors to the ground floor bedrooms are 780mm wide.

- The twin beds can be moved to improve access; the bed height is 530mm to the top of the mattress with 240mm under bed space. The twin bedded room has three central overhead spotlights and two bedside lamps.
- The triple sleeper has a double bed on the bottom. The bed height is 610mm to the top of the mattress with 360mm under bed space; there is 550mm between the bottom mattress and lower side of the top bunk. Lighting in this room is primarily from ceiling spots.

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

Downstairs is a large shower room accessed off the hall, which has the following:

- Large level step free access shower 1000mm wide with shower curtain and light in ceiling.
- WC push handle flush (floor to seat 420mm)
- Pedestal sink (780mm under space)
- Door opening 760mm
- Non-slip black tiled floor with under floor heating contrasting with cream walls.
- Ceiling spotlights, with wall lights either side of the mirror above the sink.

The en-suite bathroom off the main bedroom on the first floor has the following features:

- Large doored shower 900mm wide
- Slipper bath (650mm minimum height from floor)
- Pedestal sink (840mm clear under space)
- WC button flush (430mm from floor)
- Mixture of spotlights and wall lights with a spotlight in the ceiling of the shower cubicle
- Black non-slip floor tiles and cream walls



## **Laundry / Utility Room**

- The laundry room is located behind the pool room in a separate building adjoining the cottage and accessed via a slight slope.
- There is a 100mm step into the pool room with flat access from there to the laundry room through a 750mm wide sliding door.
- There is a standard size tumble dryer and washing machine, both front-loading.
- The tumble dryer is sited on top of the washing machine (door 1200mm from floor)
- The room is lit from a single central light and has a painted concrete floor.

## **Garden**

We have a paved patio area adjacent to a lawned garden with a wooden garden table and chairs with a large parasol.

Access to the garden is via the back door (threshold plus 100mm step) or front door (threshold plus 50mm step and sloping path 900mm wide around the side and back of the cottage).

There is a second sun patio above the main garden accessed via a ramp.

The garden is fenced on all sides (approx 100mm high) with views across the valley to the wildlife pond and copse.

## **Additional Information**

Mobile phone signal is poor on the farm but there is access to the landline in the main farmhouse on request.

The nearest A&E Department is in Exeter (11 miles). There is a minor injuries unit in Tiverton (9 miles) and NHS GP surgery in the village (1.5 miles). Further information can be found in the welcome folder.

The cottage is situated on a working farm with organic beef cattle and free-range chickens. We also have working dogs and a cat.

## **Contact Information**

Address: Peach Hayne Farm, Cheriton Fitzpaine, Crediton, Devon EX17 4HQ

Telephone: 01363 866366

Email: [info@peachhaynecottage.co.uk](mailto:info@peachhaynecottage.co.uk)

Website: [www.peachhaynecottage.co.uk](http://www.peachhaynecottage.co.uk)

Grid Reference: SS 885 007

Local Carers:

- Homelife Carers, Tiverton (01884 233700)
- Horizon Care Agency Ltd, Crediton (01392 426340 / 01363 82713)