

Access Statement for The Barn And Pinn Cottage.

The Barn and Pinn Cottage is 500 years old. We have refurbished it with loving care and consideration for both our guests and the property. Everything has been done in keeping with the character of the cottage. We can cater for many different people but by the nature of the building most of the bedrooms are not large and it is not suitable for severely disabled guests. Our most accessible room is Room 6.

We are located a 5 minute drive away from the seafront of Sidmouth and are situated in the countryside with beautiful walks directly from our doorstep. There is a pavement from our property round to the bus stop at the top of our garden.

The Barn and Pinn Cottage is situated in the middle of its 2 acre gardens so it is set well back from the main road. The beautiful gardens at the front gently slope up to the road with flat paths around the cottage. The paths are of block paving and flagstones. This is a mainly flat site with only a small slope to the private car park at the back which has 10 numbered bays. Each room has an allocated space.

The driveway and car park is tarmac. Guests can be dropped off by the front door if they wish. The entrance is level, the doorway width is 810mm (32") There are gardens surrounding the property and seating areas both in the front garden and also at the back. There is a smaller garden which has a gently sloping gravel pathway just by the pond, leading to a really peaceful sunny area for our guests.

Next to this garden, to one side of the property there is a private garden (separated into 2) for the sole use of our guests staying in our Luxury rooms which are 9 & 10.

Our driveway entrance is directly opposite the entrance to the Bowd Inn Pub car park. Follow our private driveway past 2 small cottages to Pinn Cottage and the driveway goes round to the right which takes you to our private car park at the back of the property.

Guests park in the space numbered the same as their room and come to the front door marked Accommodation. The buzzer (doorbell) rings both in the kitchen of The Barn and Pinn Cottage and also in our bungalow at the top of the car park. We come to meet you and welcome you in. No need to carry your luggage down we will help you with this when we show you your room.

All hallways and the landing have automatic sensor lighting on both the wall and ceiling lights so there is no need to look for light switches and the fire alarm system has emergency lights which lead you to the exits.

The entrance hallway to the oldest part of the property which is Pinn Cottage has a tiled floor, this flooring continues into a toilet to the left as you enter, with one step up to it (200mm high) If guests are unable to use this toilet due to the height of the step then they would use the toilet in their room.

The tiled flooring also continues through into the breakfast room. (Apart from Rooms 7 & 8 everywhere else is carpeted.) Opposite the toilet is a private doorway. This also has a buzzer for if you need us at any time.

The guest lounge is the second door on the left which is a large room with a wood burning stove, 42" Television with DVD player and a very comfortable settee and armchairs for our guests to relax in. There is also a cupboard under the window that has a chess set on, full of games and books for our guests to use. Outside the guest lounge in

the hallway is a small table which has our visitors book on.

All of our bedrooms are clearly numbered with raised brass numbers. They all have en-suite shower rooms with natural travertine flooring, co-ordinating porcelain wall tiles, white bathroom furniture, under floor heating and heated towel rails. All our Televisions have Freeview and the facility for subtitles should this be required. There is a Hairdryer and Clock in each room. Tea and Coffee making facilities are also in each room. Ironing is not permitted in the rooms but we can supply an ironing board and iron should you need one to be used in a safe area.

All our bedding and towels are 100% Egyptian Cotton.

Bedrooms 1,2,3 and 5 in Pinn Cottage overlook the front garden. Room 4 overlooks the side gardens and entrance driveway.

We have 6 downstairs rooms one of these (Room 5) is in the oldest part which is Pinn Cottage. The cottage has 4 rooms upstairs. The stairs are spiral but have good handrails.

Room 5 (in Pinn Cottage) is next to the lounge and has a very small step into it (70mm) this room has a subtle green carpet and is painted in a soft heather with mahogany furniture, wardrobe, chest of drawers and 2 bedside cabinets and a four poster (no canopy) bed with a sprung base memory foam mattress. It has a window seat and a wicker chair. The television has a built in DVD player. The small shower room has a shower (the opening is 550mm with a 120mm step into it), sink and toilet.

At the top of the stairs to the right is Room 1.

Room 1 has a very small step up to it (140mm) and is the largest of these rooms, it has a lovely high ceiling, beige carpet and is painted a subtle pale cream, it has pine furniture, a chest of drawers 2 bedside cabinets and a chunky king size bed with a memory foam mattress. It also has a built in wardrobe, a window seat and bedroom chair. The television has a built in DVD player. This room also has a good size shower room. (The shower opening is 580mm with a 135mm step into it).

Room 2 is at the top of the stairs in front of you.

Room 2 also has a very small step (140mm) This room again has a lovely high ceiling it has a subtle green carpet is painted a soft pale pink and has white iron bed frames with brass knobs (handmade in Cornwall) with sprung base and memory foam mattresses and rustic pine furniture, wardrobe, chest of drawers and bedside cabinet. This room has a window seat and bedroom chair. The small shower room has a shower (the opening is 530mm with a 120mm step into it), sink and toilet. The television has a built in DVD player.

Room 3 is up the stairs to the left.

Room 3 This is a cosy double room with a lower ceiling, it has a light brown carpet and is painted a subtle pale green with a black iron bed frame with brass knobs (handmade in Cornwall) with sprung base and memory foam mattress and a fitted oak wardrobe with both hanging space and shelves. A bedroom chair and television with built in DVD player. This room has a good size shower room (The shower opening is 380mm with a 120mm step into it)

Room 4 is up the stairs to the left at the end

Room 4 - This is our only single room, it has a 4ft bed (which is 500mm high) with double bedding, pine furniture, single wardrobe, chest of drawers and bedside cabinet, a bedroom chair and television with built in DVD player. This room has a beige carpet and is painted a subtle pale blue. It has a sloping ceiling to one side (over one half of the

bed and the chest of drawers) So there is no need to duck at all. This room also has a good size shower room. (The shower opening is 390mm with a 120mm step into it)

Downstairs again and the Breakfast room is opposite the guest lounge.

As we have a licenced bar this door by law has to be locked. Only being opened at breakfast and dinner time, or if our guests have requested a drink and we are there to serve them.

The Breakfast room is a cosy room and is set out in various ways depending on the number of guests staying. We also have a dining room next to this room which we use if we are busy, have a few guests all staying together so that we can set a large table and they all sit together, or if extra room is required for guests with wheelchairs or just needing extra space.

We have 5 other bedrooms - all downstairs.

Room 6 is a twin room. This is our most accessible room for ease of our less mobile guests. It has a light brown short pile carpet and is painted a subtle pale green. This room has both inside and outside access The outside door being a stable door. It has double aspect windows, one to the guest garden and one to the entrance. This room has wider doorways (820mm 32") It also has a walk- in wet room. The sink is a pedestal one with Bristol not lever taps (in keeping with the property) We have a seat for the shower and a frame for the toilet, if required. These are not permanent fixtures and there are not any grab rails. Furniture is set out for the room and it is not necessary for it to be moved around or removed. The bathroom has pale coloured naturally non-slip travertine tiles with co-ordinating porcelain wall tiles. The bathroom also has under floor heating and a heated towel rail. There are ceiling spot lights in both the room and bathroom with a fluorescent shaving light over the bathroom mirror and a bedside light in the room. A night light is available on request. The beds are 22" 560mm to the top of the mattress. This bedroom has solid Mango furniture, wardrobe, chest of drawers and bedside cabinet, a wicker bedroom chair and television with built in DVD player. (The wardrobe does not have adjustable rails) From this room for breakfast and dinner there is access through the hallway which has a slight slope at one end, into the dining room and breakfast room. At other times if we are not in that part of the building the door to the dining room (and bar) will be locked. Access to the lounge will then be through the main entrance door.

Rooms 9 & 10 are our Luxury rooms and are to the rear of 6 and accessed by a private stable door to the right of the main entrance. Booking in through main entrance. As with Room 6 for breakfast and dinner there is access through the hallway which has a slight slope at one end, into the dining room and breakfast room. At other times if we are not in that part of the building the door to the dining room (and bar) will be locked. Access to the lounge will then be through the main entrance door.

There are 3 steps up to the 2 rooms(approx 130mm each) and then room 9 is on your left and 10 on your right, which has another 2 steps up to it (approx 190mm).

Room 9 This room has pale cream walls and a rich dark pink carpet a King size four poster bed with deep memory foam mattress, solid oak furniture and a wicker bedroom chair. It has a very good size shower room with an electric velux window. (The shower opening is 470mm with a 140mm step into it.) There are French doors on a small step (80mm) opening onto a private patio and garden. There are 3 steps up into the garden off the patio (170mm). This room has a 26" Television.

Room 10 This room has subtle pink walls with rich light coffee carpet a King size four poster bed, with deep memory foam mattress, solid oak furniture and 2 wicker bedroom

chairs. It has a good size shower room. (The shower opening is 420mm with a 140mm step into it) There are French doors opening onto a private patio and garden with a very small 100mm step onto a flat patio. This room has a 26" Television.

Rooms 7 and 8 were outside buildings converted in 2010 into ground floor accommodation. These rooms are not attached to the main building but are only 8-10ft from the front door. Room 7 window faces the entrance Room 8 faces towards the guest garden and Room 6.

Room 7 has a stable door. There is a small step (130mm) into the room. The floor is tiled with under floor heating. There is a Double bedroom painted in a rich cream with a black iron bed with brass knobs with a full memory foam mattress. It has 2 wardrobes with hanging space and shelving behind the door, Lounge/Dining area, painted in a soft terracotta, with a double sofa bed, Table and 4 chairs, fully equipped Kitchenette and Shower room. (The shower opening is 470mm with a 140mm step into it) This room also has 2 electric velux windows, one in the kitchen area and one in the bathroom. The bedroom has a slightly sloping ceiling - not low and the lounge has a high vaulted ceiling. This room has a 26" Television.

Room 8 - This room also has a stable door and a small step into the room (100mm) The room is a light cream with a high ceiling a black iron bed with brass knobs and a full memory foam mattress. The furniture is solid Mango, a wardrobe, chest of drawers and bedside tables. The television has a built in DVD player. The bedroom and bathroom are tiled with under floor heating. It has a good size shower room (The shower opening is 470mm with a 140mm step into it).

Information: Public Transport.

The nearest Railway station is Honiton which is 10 miles away then Exeter which is 14. Taxis are available at the stations and also in Sidmouth town centre. There is a bus stop at the top of our garden with a regular bus service to Exeter, Sidmouth, Lyme Regis etc we have bus timetables in the guest room folders for their use.

There is a local shop which hires buggies and wheelchairs should our guests need them. Leaflet available on request.

All information, signing in forms, menus etc are in large clear print.

We have a light alarm clock available on request. (It lights up to wake you instead of the noise).

Telephones are not provided in the rooms.