



Access Statement for The Coach House Farm

Last updated: 01/03/21

Introduction

The Coach House Farm is single-storey self-catering accommodation in the converted stables of a Victorian former coach house.

Pre-Arrival

- Bookings/ enquiries can be made via email, telephone or via our website
- All guests are provided with driving directions to the property (upon booking)
- The Access Statement is available in the information file in the property
- Nearest bus stop: 1 mile
- Village / shop: 1 mile
- Nearest train station: 3 miles (Waterloo line), 7 miles (Paddington and the North)
- Airport: 5 miles

Arrival & Car Parking Facilities

- A large gravelled car parking area is available at the front of the property. This is accessed by a slope to the lower patio. There are 2 steps (6cm and 10cm high, 39cm deep, 149cm wide) to the upper patio, which is on the same level as the main entrance. Alternatively there is a 1:12 ramp
- Alternative parking is available on tarmac level with a back door, which provides level access to the property via a carpeted bedroom
- There is plenty of room to allow for rear access to a parked vehicle
- There is plenty of room to turn a vehicle
- All guests are welcomed in person
- The car park and access path is lit by a PIR light at night as is the alternative parking and entrance
- Dog bowls are provided when dog/s specified in booking

Main Entrance

- The front door is side-hung and is 80cm wide. It is level with the upper patio, but for a threshold of 8cm
- The entrance is lit by a PIR light
- The front door opens outwards from the kitchen. The lock is 123cm high and the handle is 127cm high. There is a light switch on the right hand side, it is 118cm high. There is a mat outside the door, 1.5cm deep and one inside, 2.5cm deep.

- The information pack is on the shelf next to the table
- The back door (alternative parking/entrance) entrance is level (1cm threshold). The door opens outwards and is 78cm wide. The lock is 98cm high and the handle is 103cm high.
- The entrance is lit by a PIR light
- The back door enters into the twin bedroom. The floor here is wooden.
- Guests are shown into the property on arrival and a familiarisation tour is therefore gladly provided upon request

Outdoor Facilities

- The front (kitchen) door and the patio (sitting room) doors lead to the upper patio. The patio doors are French doors, 53cm wide (1 door open), 108cm (both doors open). The threshold is 4cm.
- Both patios are on the level. Between the two there are two steps, 6cm and 10cm high, 39cm deep, 149cm wide (as before), and a 1:12 ramp
- Patio furniture and a BBQ are available (please tell us if you would like the BBQ carried in from its storage place near the parking area)

General Information

- All taps are lever taps
- All doors are side hung
- All floors are even and are wooden throughout

Self-Catering Kitchen

- The main entrance is into the kitchen. The front door opens outwards
- The room is evenly-lit and there is a good contrast between floor, cupboards and other surfaces
- The sink is 90cm high and 48cm deep. There are cupboards underneath.
- The taps are sideways lever taps
- Work surface and sink height: 90cm
- Fridge/freezer highest shelves: 60cm (fridge) 95cm (freezer)
- Electric Oven/hob: 90cm high, 58cm deep
- Microwave: 127cm high
- There is a table in the kitchen measuring 74cm high, 75cm wide and 120cm long, with four chairs provided
- Flooring is wooden with a runner in front of the sink and main work surface and a rectangular rug under the table
- A tie-back curtain divides the kitchen and sitting room

Laundry

- There is a front-loading washer/dryer machine available in the kitchen. The washing machine is 59cm wide and 87cm high
- A drying rack can be found in the alcove next to the machine
- A washing line is located in the (grassed) garden (level with the lower patio)
- Fresh linen and towels are provided and for lets of more than one week are changed each weekend, or as required.

Sitting Room

- Flooring is wooden. A large rug covers the sitting area

- There is a two person sofa with arms and two armchairs (one with electric recliner)
- TV with Teletext and remote control. Also provided are DVD player/ recorder
- There is an oval dining table with two drop leaves (maximum size 73cm high, 105cm wide, 151cm long). There are 4 dining chairs available in traditional style (no arms)

Bathroom

- Door width: 84cm
- Largest free space: 167cm by 92cm
- Support rails: There is a vertical rail to the right of the shower, a horizontal rail to the side of the bath and a horizontal rail between the toilet and bath. There is a vertical rail either side of the mirror above the basin
- An additional horizontal support rail can be placed in fitting to the right of the toilet if needed
- Bath height: 50cm
- There is a shower over the bath. The shower head height is adjustable
- Shower seat available on request
- Taps are lever taps
- Toilet seat height: 50cm
- Seat raiser for toilet available on request
- Wheelchair handling space between bath and toilet
- Basin: 34.5cm high, 34.5cm deep. Wheel-under space to the basin
- Flooring is wooden

Bedrooms

Bedroom 1: Double Bedroom

- Double bed (4ft6): 56cm high (to top of mattress)
- Non-feather duvets and pillows provided
- Sheets, duvet covers and pillow cases are cotton
- Individually operated (each side operated separately) electric blanket provided
- Largest space available to left or right of bed: 85cm
- Bed can be moved (on request) if more space is required to one side
- Largest free space clear of doors and furniture is 126cm by 255cm
- Flooring is wooden with bedside mats

Bedroom 2: Twin Bedroom

- 2 single beds (3ft): 61cm high (to top of mattress)
- Largest space to side of bed: 85cm
- Largest free space clear of doors and furniture is 126cm by 255cm
- Flooring is wooden with bedside mats
- Both bedroom doors open inwards and are 84cm wide. The bedrooms are accessed from the sitting room
- Both bedrooms have in-room basins: 84cm high, 36cm deep
- Non-feather duvets and pillows provided
- Sheets, duvet covers and pillow cases are cotton

Additional Information

- This is a non-smoking property

- Dogs are welcome by arrangement
- Good mobile phone reception
- Broadband internet connection available (Wifi)

Contact Information

- Address:
The Coach House, Moor Lane, Broadclyst, Exeter, Devon, EX5 3JH
- Grid reference SX983982
- Telephone: 01392 461254
- Fax: 01392 460931
- Email: info@thecoachhousefarm.co.uk
- Website: www.thecoachhousefarm.co.uk

Other Useful Contacts

- Shopmobility, Exeter (Exeter Community Transport Association) 01392 494001 www.exetercta.co.uk Please check website for current status during Covid-19 restrictions.
 - Local taxi firms with wheelchair accessible cars:
Apple Taxis 01392 666666 www.appletaxisexeter.co.uk (Smartphone app also available)
 - WAVE - Wheelchair Access Vehicles Exeter 01392 252525 www.waveexeter.co.uk
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