

## **Access Statement for Honeysuckle Cottage at Hele Payne Farm**

### **Introduction**

Honeysuckle cottage is a self-catering cottage sleeping up to six people. The cottage is located in a rural location at Hele Payne Farm, Hele, Exeter EX5 4PH. The cottage dates back to 1490 and so has an interesting layout which means it has a few steps throughout the property.

### **Pre-arrival**

- Guests can find out details of the cottage by phone/fax on 01392 881530 or can email on [info@helepayne.co.uk](mailto:info@helepayne.co.uk) The website is very comprehensive and has most of the details a guest would require. If guests would like any further details they are asked to telephone, fax, write or email and we will reply promptly.
- We are located about 300 metres from the Culm Valley Connect bus route.

### **Arrival and car parking facilities**

We have unlimited free parking. The main car park is about 50 metres from the house but there is a drop off and limited parking spot a few metres from the back door for one vehicle. Parking is on tarmac and concrete. Parking is unrestricted so there is good access to the whole vehicle once it is parked. The contact telephone numbers are not displayed externally but all guests will receive our contact details on booking. We are happy to help guests unload their luggage. There are three steps on the concrete path that leads from the tarmac parking area to the cottage back door. The first two steps are downwards of 20cms and the third one is upwards of 15cms. All parking and paths are well lit with sensor lights at night.

### **Main entrance and reception**

Guests are shown straight into the cottage on arrival. There is a downwards 18cms step as you enter into the cottage. The step and entrance hall are tiled. A loop system has not been installed in the cottage. All lighting is uniform and cannot be adjusted. Additional keys are available. There are two doors leading from the hallway one into the downstairs bathroom and another into the kitchen.

## **Public areas – general (internal)**

The cottage dates back to 1490 and so have some unique features. Once entering the property through the hallway there is a bathroom leading directing off of this room. The bathroom leads to a separate toilet. The bathroom and toilet are all level and have a tiled floor. There is also a doorway leading off of the hallway into the kitchen. There is a upwards 13cms step in this doorway, also this door height is only 73cms so watch your head! The kitchen also has a tiled floor. Leading off of the kitchen is the lounge diner which has a carpeted floor covering. There is a large step 19cms down from the kitchen to the lounge. There is an additional door leading from the lounge into the small front hallway which then leads into the tiled conservatory, this has a small 4cm upwards step. There is a staircase leading from the lounge to the upstairs hallway. At the top of the stairs there is a twin bedded room and then there is another doorway leading into the double bedroom. Leading off of the double room there is a shower room and another twin bedded room. The stairs and all the bedrooms are all carpeted. The stairs are quite steep with a couple of varying length thresholds. The stairs also curve at the top as they go around the corner onto the landing. The first stair starting at the bottom is 22cms high by 40 cms depth. Next there are 7 stairs which are 22cms high and 26cms deep. After this are two curved stairs at again the 20cms depth. When around the corner there are just two final stairs which are 22cms high and 26 deep until you reach the level landing. There is a banister rail that helps anyone who wishes to climb the stairs and an additional handle on the corner section. All lighting is uniform throughout the property although the bedside lamps and torches are also provided. Fire alarms are installed in the kitchen, lounge and landing and lights that flash when they are activated. All the doorways throughout the property are standard domestic door sizes except where noted. All external doors have a threshold of 7cms.

## **Laundry**

From the car park area there is a laundry room about 20 metres across a concrete and tarmac yard. This yard area has a slight gradient. There is one step up through the double doors leading into the laundry room where there are washing machines and a tumble drier. The flooring is tiled. If any guests find it difficult to access this room we will undertake any washing/drying for you. The washing machine and tumble drier are front loading.

## **Outdoor facilities**

Leading from the conservatory there is an uneven paved patio area step in the middle. There is access at the bottom of this yard into the large garden through a metal gate which also has a small step. There is a large level lawn area in the garden although other sections of it are undulating. There are a couple of pathways. There are a few benches in the garden and there is a picnic table in the patio area of the cottage. The paths are lit at night but the rest of the garden is not. Access to the swimming pool is across the flat lawned area. The gate into the pool area for safety reasons has a catch on the front and the rear so that young children cannot access the pool area unattended. The area around the pool is covered with paving slabs and there is a ladder that allows you access into the shallow area of the pool. If you would like more details of the pool please don't hesitate to contact us as we have an operating manual.

## **Bedrooms**

All the bedrooms are carpeted and are painted magnolia with white woodwork. The first bedroom at the top of the stairs is a twin room. The lighting is not adjustable but there is an additional bedside lamp and torch. The double bedroom also leads off of the landing area. This room has two bedside lamps in addition to the main light. There is a portable TV and DVD player. Leading off of the double room there is an additional twin bedded room. The lighting in this room is also fixed although there is an additional bedside lamp and torch. All the upstairs bedrooms are on one level although there is a barrier that has to be stepped over to access the twin room which leads off of the double room.

## **Bathroom, shower-room and WC (ensuite or shared)**

There is an ensuite shower-room which leads off of the double room. This area has pattern vinyl flooring and has a basic shower which one shower head and glass door, toilet and wash hand basin. There is a heated towel rail. This room does not have any special hoists, rails etc. The fittings are all white and the wall colouring is magnolia.

Leading off of the hallway near the kitchen is the downstairs bathroom. There is a wooden threshold to the bathroom door which is 2.5cms high and 9.5cms deep. The flooring in this area is tiled. This room is very spacious and has a

space save white bath with shower above. There is also a wash hand basing. This room leads into another small room which has a toilet in it. The bath is of a standard height and does not have any additional hoists etc.

### **Self-catering kitchen**

There is a large kitchen with tiled floor. There are numerous worktops and there is also a breakfast bar area. The sink has a mixer tap and the water is thermostatically controlled. There is an electric cooker and microwave. The lighting is with spot lights and there is an additional light above the cooker. There is a step from the hallway into the kitchen and from the kitchen into the lounge. There is a fridge/freezer in the kitchen. All units are of a standard height.

### **Ground and gardens**

Described above in outdoor facilities.

### **Additional information**

Honeysuckle cottage is actually semi-detached and the owner lives in the adjoining property. Therefore if any guests need any additional help with anything we can be easily contacted.

### **Contact information**

**Address** – Sally Maynard, Hele Payne Farm, Hele, Exeter, Devon. EX5 4PH.

**Telephone** – 01392 881530

**Fax** – 01392 881530

**Mobile** - 07884121360

**Email** – [info@helepayne.co.uk](mailto:info@helepayne.co.uk)

**Website** – [www.helepayne.co.uk](http://www.helepayne.co.uk)

**Grid reference:** SS991028

**Hours of operation:** we live here so any time!

**Local public transport numbers:** Travel line 0871 2002233 – bus.

We welcome your feedback to help us continuously improve if you have any comments please phone 01392 881530 or email [info@helepayne.co.uk](mailto:info@helepayne.co.uk)