

ACCESS GUIDE FOR THE COWBYRE

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WELCOME

At Bidwell Farm Cottages we want to make everyone's stay as enjoyable as possible, and are committed to providing suitable access for all our guests, whatever their individual needs. We aim to accurately describe our facilities and services to give you the confidence to book the right cottage for your specific requirements. Both of our cottages are rated 5*Gold by Visit England. Assistance dogs are warmly welcomed at Bidwell Farm in the Cowbyre Cottage. Unfortunately we have no hearing loop fitted in either cottage.

Bidwell Farm is a non working farm that is situated outside the small village of Upottery. It is in a rural, semi isolated location most suitable for access by car. There is a very limited public transport service to the village by bus from Honiton or Taunton twice a week. The local village of Upottery has a pub which serves food and a church. The nearest shops are in Honiton which is approximately 5 miles away.

Bidwell Farm is approached via a green lane. There is a separate gravel car park for each cottage.



THE COWBYRE

The Cowbyre is approached by a gravel driveway on a relatively steep incline which levels out into a spacious car park which can accommodate at least 3 cars and is wide enough for turning. The car park is within 15m of the front door. There is a paved pathway which is wide enough (152cm) and on a suitable gradient for wheelchair access. With prior warning we can be on hand to help with carrying luggage.



The access to the Cowbyre from the car park is a paved pathway which crosses a small brick and gravel circle all on one level. The Cowbyre has French doors that can be opened into a large double doorway width of 1.15m. There is a 5cm threshold to negotiate.

Entry is in to an open plan living area with kitchen and dining area with a tiled floor throughout. There is a small rug that sits under the coffee table in front of the sofa. It is level access through the open plan living area.





- We have an open plan kitchen.
- From the main entrance to the kitchen, there is level access.
- The route is 82cm wide, or more.
- The work surface is at a height of 90cm. There is no available space underneath
- The hob is available at a height of 90cm.
- The sink, dishwasher, washing machine and tumble drier are at a height of 87cm
- The oven is available at a height at 75cm.
- The table and plates have a colour contrast
- The crockery is kept in eye level kitchen units but can be moved to base units on request



There is a wall mounted flat screen television operated by remote control and offering a wide range of SKY programmes. The on/off button the television set is at 180cm height from the floor.

Accessible Cowbyre Twin Bedroom:

The twin bedroom is on level access from the main entrance. There is a change of surface from tiled living area to carpeted bedroom though the change of colour is not pronounced. The doorways are well contrasted with a wooden door frame against a cream coloured wall. The entrance to the door is 84cm wide with a traditional thumb latch door handle at a height of 108cm. The access round and in between the beds is 84cm or wider.



Twin bedroom access to en-suite shower room:

- There is level access from the carpeted twin bedroom into the en-suite shower room which has a tiled floor.
- The door entry width is 87cm and hinged left.
- There is a slight contrast colour change between the carpet and the tiled floor.
- The height of the wash basin is 72cm. There is clear space underneath the basin. The basin has a lever tap (not shown in photo)
- The toilet seat is 40cm, the flush mechanism is at 80cm and the toilet roll dispenser at 50cm
- The shower enclosure has a threshold of 5cm and an entrance width of 55cm.
- There is a single grab handle inside the shower enclosure. The controls are at a height of 152cm. A shower stool can be provided if needed and some additional suction rails for use alongside the toilet sink and shower. Please advise us before booking that you will need these.



Access to the two other bedrooms:

- From the ground floor kitchen/living area to the well of the stairs there is a child security gate. It has an open and lift action and is 56cm wide.
- Beyond the stair gate is a flat area in natural wood which forms the base of the stairs up and down.

Access to the Lower Ground Floor Bedroom:

- There is a left turn to the stairs down, which are in a pattern of three + one with the final stair 15mm high being a right turn towards the bedroom.
- The stairs are 75cm wide and each of the first three are 18cm high. The final stair is 15cm high. The treads are each 25cm.
- There is a natural wood banister rail on the right hand side to aid descent.
- Between the third and the final step there is a turning platform measuring 75 by 93cm. The stairs are of natural wood and are not carpeted.
- The door to the downstairs double bedroom is 72cm wide and there are no further steps. It is hinged on the right and opening into the bedroom.
- There is a change of surface from the natural wood of the stairs to carpeting in the lower stair well. There is little contrast of colour to mark the change of surface.

The Super king-size bed can be made up as two singles if required. The bed has a made-up height of 60cm.



The downstairs bedroom to the en suite bathroom:

- There is level access into the bathroom.
- The door width is 74cm.
- The door is hung left and opening inward into the bathroom.
- The floor surface changes from the light brown carpeted bedroom to the darker brown tiles of the bathroom.
- A bright brass strip also marks the transition.
- The wash-basin is at a height of 80cm, the lavatory at 40cm, its flushing mechanism at 75cm and the loo-roll dispenser at 45cm.
- The bath has a sitting width of 55cm, length 145cm and height of 54cm. The bath has a shower fitting with the lowest operating point at 152cm. There are no integral support facilities within the bath/shower area.

Kitchen/ living area access to upstairs double bedroom:

- Across the entry point from the kitchen/living area to the well of the cottage stairs, there is a child security gate. It has an open and lift action and is 57cm wide.
- From the ground-floor living area, the third bedroom is reached via similar hardwood, uncarpeted stairs in a pattern of 3 + 5.
- The turn platform at the foot of the stairs is 81 by 97cm.
- The first three stairs are 97cm wide, 20cm high and have treads of 25cm.
- After the first three stairs, there is a left turn to the remaining five upward stairs, each of which is 20cm high and 75cm wide, with treads of 25cm.
- They are in natural wood, uncarpeted and there is a left-hand natural wood banister to aid ascent.

Stairs to upstairs double bedroom:

- At the top of the stairs, the natural wood of the stairs changes to a narrow 77cm carpeted landing with a right turn to Bedroom 3.
- The bedroom door is 70cm wide, hinged on the right and opening into the bedroom. There are no further steps. The colour and texture of the landing carpet to the bedroom do not change.
- The King-size bed has a made-up height of 60cm.



Upstairs double bedroom to its en suite shower room:

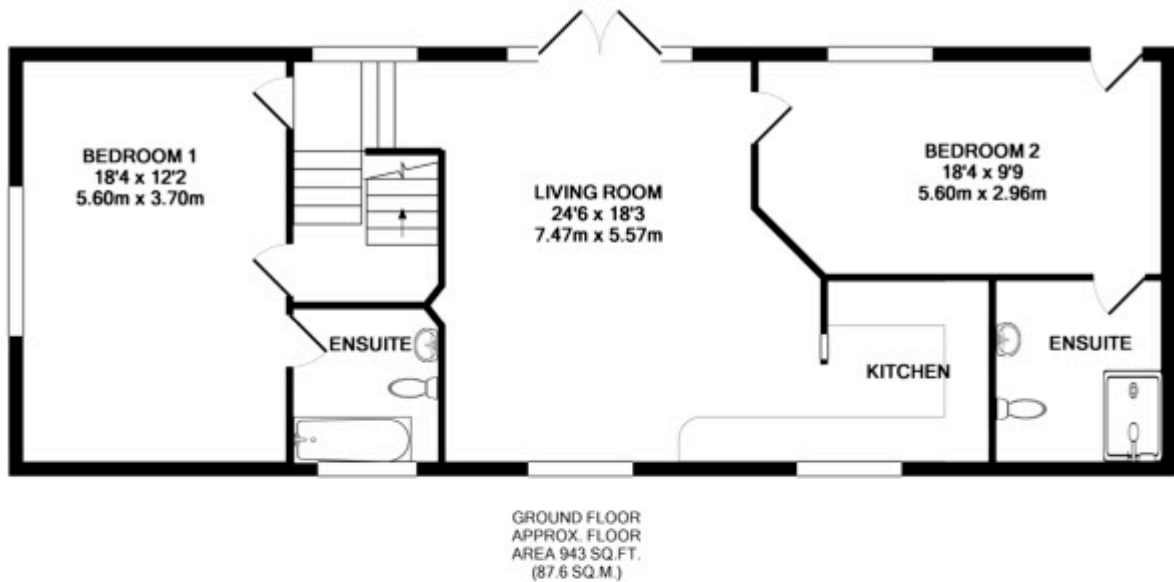
- There are no steps into the shower room. The door width is 72cm, which is hung left and opening into the shower room.
- The floor surface changes from the light brown carpet of the bedroom to the lighter brown tiles of the shower room. There is also a bright brass strip to mark the transition.
- In the shower room, the washbasin stands at a height of 80cm, the lavatory at 40cm, its flushing mechanism at 80cm and the loo-roll dispenser at 50cm.
- The door to the shower cubicle is 53 cm wide and there is a threshold (the lip of the shower tray) of 12 cm. The shower tray itself measures 70 x 75 cm.
- The controls are at a height of 155cm.

Light switches throughout the Cow Byre are at 115 cm.

In both cottages:

- All bedrooms have windows.
- Bedrooms have ceiling lights, bedside lamps and natural daylight.
- TVs have subtitles.
- All bedrooms are non-smoking.
- We have non-allergic bedding.
- We can move the bedroom furniture, to improve accessibility.
- Guest information files in cottages give details of emergency local services.
- Mobile phone reception is variable depending on your network.
- Both cottages have free Wifi
- All information provided in the cottages can be made available in large font on request

Cowbyre Floor Plan:



TOTAL APPROX. FLOOR AREA 1291 SQ. FT. (119.9 SQ. M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix 6/2017