

## ACCESS GUIDE FOR THE HAYBARTON

Contact for accessibility enquiries: Caroline Thomas  
[caroline@bidwellfarm.co.uk](mailto:caroline@bidwellfarm.co.uk) Tel: 07786 936162 or 01823 259138

## 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 HAYBARTON



### **Arrival and Car-parking facilities:**

The Haybarton has a dedicated car-parking space. It is essentially a level surface with a shallow covering of gravel chippings. Cars may park within a few feet of the cottage. There is a 32 amp electric charging point available for electric cars adjacent to this car park.

The parking area offers a choice of three points of entry to the Haybarton: one with steps and two without.

### **Main Entrance:**

- The porch-covered front door is the most frequently used entry point.
- It has four steps, each 170 cm wide with, from bottom to top, heights of 22 cm/15cm/15cm and 17cm and treads of 31cm/31cm/90cm/ and 31 cm.
- The front door is 83cm wide and there is a threshold of 18cm to negotiate. It gives access to a tiled hall area with a non-slip sunken coconut mat.
- Internally, the keyhole is 100 cm from floor level and externally 115cm height from the entry steps.

### Entry via the rear kitchen door:

- There are two other routes by which to gain entry to the cottage, each without steps.
- The first is via mown lawn to the kitchen door. Although there is a slope in the lawn close to the cottage, a couple of yards detour will find more level ground.
- The door is a French window, without steps, opening outward singly to 70cm and fully to 140cm. The keyhole is 103cm from floor level. The doors are capable of being secured open with hook and eye at ankle height.
- There is a threshold of 6cm to negotiate. The doors give access from the rear lawn area, via a 120cm wide path into the floor-tiled kitchen.



### Entry via the rear twin bedroom door

- From the car park, there are, for fully mobile guests, two paved steps up to a gently graded paved path (1:40). However, use of the steps to the path may easily be by-passed by less mobile visitors by travelling four or five feet over mown grass.
- The French window entrance opens outward singly to 75cm and fully to 150cm.
- The doors are capable of being secured open with hook and eye at ankle height.
- The keyhole is 102 cm from floor level. It has a 6cm threshold but no steps.
- It gives access to the floor-tiled bedroom.
- The path has a lightly textured surface but may still be slippery after rain.



For clarity on the layout of the cottage; please reference the floor plan for the Haybarton either on our website or at the end of this guide.

### **From the Front Door into the Hall:**

The hall gives one-level access to the large sitting room through a 80cm door, hung right and opening inward, with a contrasting colour change of surface from tiles to through-carpeting (short pile) in light brown.

The sitting room has a large, flat-screen television, operated by remote control and with a wide range of Sky programmes on multiple channels. Large print instructions are kept in the sitting room for operating the television.

There is a log burner but also two radiators to heat the room.

There is a 2 seater and a 3 seater sofa, both with arms.





### **Access from the hall into the ground floor utility room:**

Close to the sitting room is a small, separate room which houses the washing machine and drier and the central heating controls.

Its door is 78cm wide and opens inward.

There is no change of surface between the tiled hall and the tiled utility room.

The washing-machine and drier are operated from a height of 78cm and the central heating controls are slightly less accessible, in a cupboard at 110cm.

### **The Kitchen:**

There is a large farm-house kitchen with an electric range oven, microwave, dish-washer and fridge-freezer.

The working surface is at 90cm from floor level.

The internal kitchen door is 78cm wide with no steps. It is hung left and swings back into the kitchen area. The latch is at a height of 132cm

The electric hob is at a height of 90cm with controls at 85cm

The fridge height is at 78cm (with the freezer underneath)

The sink height is at cm with lever taps fitted. There is no space underneath the sink.





#### **Access from the hall into the ground floor bedroom:**

- The twin bedroom is accessed internally from the hall via two steps.
- They are laid in the same tiles as the hall and each is 18cm high. There is a short hand-rail on the right for descent at a height of 87cm from the descending steps.
- The steps give access to the door to the bedroom, which is angled, hinged right and opening inwards at a width of 79m.
- The twin beds made-up height is 57cm and the floor is tiled throughout.
- There is a large rug in the centre of the room

#### **From the Ground Floor twin to the en-suite:**

- The bedroom has its en suite shower room which is accessed by a single door (opens to 76cm), set at an angle and hinged right, opening into the shower room.
- There is a change of floor-tile colour from terracotta in the bedroom to cream ceramic in the shower room.
- In the shower room, the wash-basin is set at 81cm height. The lavatory is at 44cm, with the flush at 70cm and the loo roll at 64cm.
- The shower cubicle door is 54cm wide with a 16 cm threshold. The lowest shower height is at 110cm from the cubicle floor and the controls are at 112cm. There are at present no internal support facilities in the shower cubicle.





### The entry hall to upstairs bedroom No.1:

- There is a flight of ten stairs leading to the upstairs bedrooms. The stairs are in natural wood and are each 20cm high and 84cm wide.
- The treads are 24cm deep. There is a right hand banister rail, also in natural wood, to aid ascent. The rail is at 97cm height from the stair treads.
- The stairs give access at the top to a carpeted landing. There is no pronounced colour change between the oak stairs and the light brown carpet. At the landing a left-turn leads to the first of the two upstairs bedrooms.



### Bedroom 1:

- The bedroom door has a width of 74cm, hinged left and opening inward.
- The bedroom is carpeted throughout with the same carpet as the landing.
- The king-size double bed has a made-up height of 66cm.



### **The first bedroom to its en suite shower room:**

There is one-level access from the carpeted bedroom into the tiled en suite shower-room. There is only a contrasting colour change between the light brown carpet and the dark grey bathroom floor tiles.

The door width is 62cm, hung left and opening back out into the bedroom.  
In the shower room, the wash-basin is set at 80cm height. The lavatory is at 44cm, with the flush at 70cm and the loo roll at 39cm.

The shower cubicle has a threshold of 20cm and dimensions of 70cmx75cm  
width of shower cubicle entry is 60cm.

The shower controls are at a height of 115cm



### **The upper landing to upstairs Bedroom 2:**

- There are two further natural wood stairs to negotiate to the second upstairs bedroom.
- They are 86cm wide, 20cm high with treads of 25cm.
- There is a change of surface from the wooden stairs to the next level of carpeted landing and bedroom.
- There is very little contrast of colour to mark the change of surface but a bright brass strip marks the transition.
- After negotiating the two stairs, there is level entry into the bedroom.
- The bedroom door width is 73cm, hinged right and opening inward.
- The bedroom offers a king-size double bed with a made-up height of 60cm.

### **The second bedroom to its en suite bathroom:**

- There is level entry from the carpeted bedroom into the tiled bathroom.
- There is a contrasting colour change in the surface from light brown carpet to dark brown tiles.
- The bathroom door is 72cm wide, hung left and opening outward back into the bedroom.



- The wash-basin is set at 84cm height. The lavatory is at 44cm, with the flush at 72cm and the loo roll dispenser at 65cm.
- The bath has a sitting width of 59cm, is 150cm long and 38cm deep. It has a shower fitted at the tap end which has a lowest position of 142cm from floor level. The shower is operated within the bath and a glass shower screen.
- A non-slip mat is provided for the bath surface.
- The bath has two centrally placed handles on each side to aid sitting and standing but there are at present no internal support facilities for use of the shower.



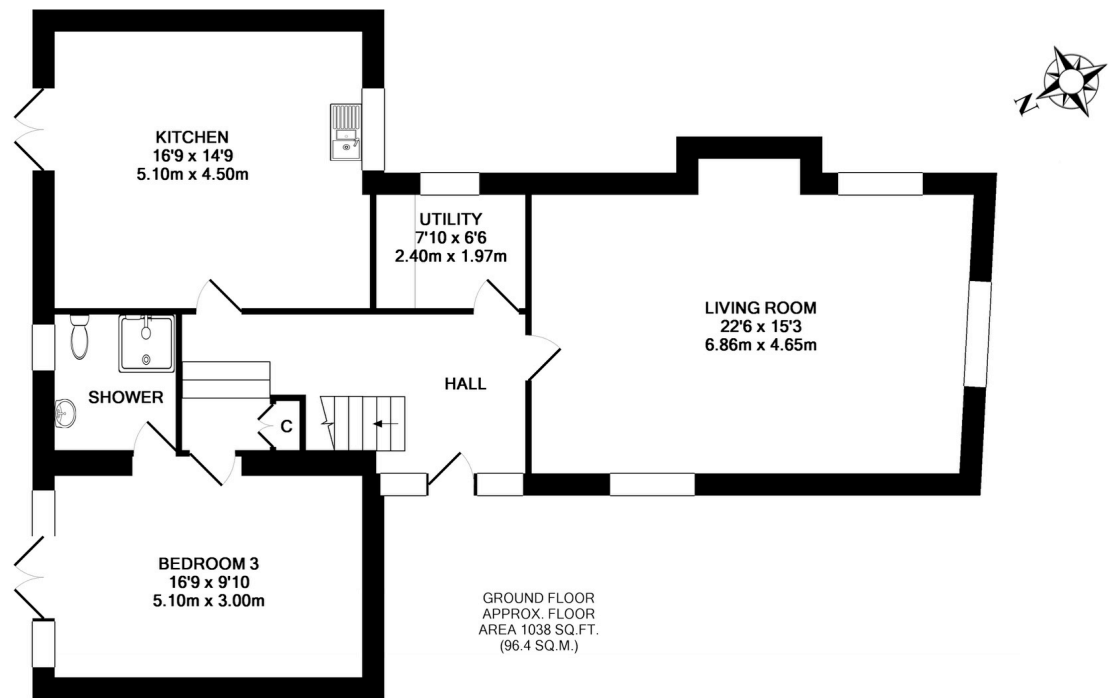


Throughout the Haybarton, the light switches are at 130-140cm and the cord pulls at 155cm.

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

Haybarton Floor Plan:



TOTAL APPROX. FLOOR AREA 1721 SQ.FT. (159.9 SQ.M.)

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

