

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests.

Access Statement for Primrose Farm

Introduction:

Primrose Farm is located just outside Upton, East Devon, approximately 6 miles from the historic market town of Honiton. Valley View is a two bedroom cottage. Accommodation is all on one floor which includes hallway, kitchen, twin bedroom, double bedroom, wet room (shower, wash hand basin and toilet) and living/dining room with patio doors leading to enclosed decking area and steps down to the garden all over looking magnificent views over the Otter Valley. Please note the garden area has wheelchair access via a ramp at the side of the properties.

We look forward to welcoming you. If you have any queries or require any assistance please call 01404 861117 or email jessica@southdownduvets.com

Pre-Arrival:

- You can find our location on the website: www.primrosecottages.co.uk
- Prior to your visit we will send you a welcome pack which gives detailed directions to Primrose Farm
- Bookings / enquiries can be made via email jessica@scotlandfarm.com or by telephone 01404 861117
- The nearest train station is Honiton, approximately 6 miles away

Welcome

- Guests are asked to telephone 07768 330031 prior to arrival in case the owners are out and about on the farm
- Cottages are available from 3pm on the day of arrival. Please let us know if you are going to arrive after 6pm.

VALLEY VIEW

Car Parking and Cottage Entrance

- A gently sloping concrete parking area is allocated to visitors. This is within 10 metres of the entrance to the cottage
- Keys are provided by the owner in person on arrival
- There is an 85cm ramp with side vertical grab rail at the front door
- The width of the door is 88cm
- The keyhole is 101cm high
- There is a lever door handle 109cm high
- The light switch for the hallway is situated to the right of the door and is 101 cms high
- We will be pleased to help you with your luggage
- The hallway opens into the bedrooms, lounge, kitchen and wetroom
- The hallway is 118cm wide at the narrowest point

Sitting Room / Lounge

- The door into the lounge is 79cms wide
- Flooring is fully carpeted
- Dining table 74cm high with moveable chairs
- One 3 seater leather sofa and 1 armchair
- TV with remote control

Kitchen

- The door to the kitchen is 80cm wide
- The worktop height is 90cms
- Floor standing electric oven with hinged door and hob above
- Sink at worktop height with cupboards underneath
- Floor standing dishwasher and front loading washing machine
- Lighting is spotlight bulbs on ceiling
- 115cms free between kitchen units and wall
- Flooring is tiled
- Floor standing fridge with freezer compartment, top 90cms
- Wall mounted microwave 145cms high, above units
- Smoke alarm fitted

Bedrooms

Master Bedroom

- The door to the bedroom is 80cm wide
- King size bed (5ft)
- Bed height 58cm from the floor to the top of the mattress
- Luxury, wool Southdown Duvets and Pillows with 100% Egyptian cotton bedding (see Southdownduvets.com)
- Clearance at end of bed to wall 100cm, to one side of bed 110cm
- Bedside drawers are 62cm tall

Twin Bedroom

- The door to the bedroom is 80cm wide
- Two single beds
- Bed height 55cm from the floor to the top of the mattress
- Luxury, wool Southdown Duvets and Pillows with 100% Egyptian cotton bedding (see Southdownduvets.com)
- Clearance at end of bed to wall 100cm
- Bedside drawers are 62cm tall
- Low level wardrobe 98cm tall

Wet Room

- The door to the wet room is 80cm wide
- Toilet seat height 40cm
- Grab rail to left of toilet only, space to right of toilet
- Flooring is vinyl
- Basin is 81cm high with lever taps
- Shower chair provided
- Shower head is 144cm – 200cm high adjustable
- Corner shower with wall mounted grab rails left and right

Garden

- The enclosed exterior decking can be accessed via the lounge on a 79cm ramp
- Moveable patio table, sun umbrella and chairs provided. Table is 72cm high.
- Grassed area to rear of property

Additional Information

- There are no stairs in the cottage
- Underfloor heating is provided throughout
- Phone reception is generally good for all service providers
- The property is no smoking throughout
- Up to 2 well behaved dogs are allowed. Please see our separate dog policy
- Primrose Farm is a working farm with sheep, so dogs must be kept on lead throughout the property

Contact Information

Address: Primrose Farm, New Road, Upottery, Devon EX14 9QE

Phone: 01404 861117

Mobile: 07768 330031

Email: jessica@scotlandfarm.com

Website: www.primrosecottages.co.uk

Local Accessible Taxi: Call Kevin Crudge on 01404 841657

GABLES

Car Parking and Cottage Entrance

- A gently sloping concrete parking area is allocated to visitors. This is within 10 metres of the entrance to the cottage
- Keys are provided by the owner in person on arrival
- There is flat paved access to the front door via a double wooden gate with lift up lever 105cm high. Paving is 92cm wide at narrowest point
- The width of the door is 77cm
- The keyhole is 95cm high
- There is a lever door handle 100cm high
- The light switch for the hallway is situated to the left of the door and is 119 cms high
- We will be pleased to help you with your luggage
- The hallway opens into the bedrooms, open plan lounge/diner/kitchen and wetroom
- The hallway is 123cm wide at the narrowest point

Open Plan Lounge / Diner / Kitchen

- The door is 80cms wide
- Flooring is fully tiled
- Dining table 74cm high with moveable chairs
- One 4 seater corner sofa and 1 armchair
- TV with remote control
- Corner wood burner

Kitchen Area

- The worktop height is 90cms
- Floor standing electric oven with hinged door and hob above
- Sink at worktop height with cupboards underneath
- Floor standing dishwasher
- Lighting is spotlight bulbs on ceiling
- Flooring is tiled
- Floor standing fridge with freezer compartment, top 90cms
- Microwave oven on worktop
- Smoke alarm fitted

Bedrooms

Master Bedroom

- The door to the bedroom is 78cm wide
- King size bed (5ft)
- Bed height 64cm from the floor to the top of the mattress
- Luxury, wool Southdown Duvets and Pillows with 100% Egyptian cotton bedding (see Southdownduvets.com)
- Clearance at end of bed to wall 67cm, to one side of bed 165cm
- Bedside drawers are 67cm tall

Ensuite Shower Room

- The door to the ensuite is 76cm wide
- Latched door handle 122cm high
- Toilet seat height 40cm
- Basin is 84 cm high with lever tap
- Step into shower cubicle
- There are no grab rails in the Ensuite

Twin Bedroom 1

- The door to the bedroom is 77cm wide
- There is 50cm between 2 single beds
- Bed height 50cm from the floor to the top of the mattress
- Luxury, wool Southdown Duvets and Pillows with 100% Egyptian cotton bedding (see Southdownduvets.com)
- Clearance at end of bed to wall 84cm
- Bedside drawers are 67cm tall
- Narrow access to wardrobe
- Carpeted flooring

Twin Bedroom 2

- The door to the bedroom is 80cm wide
- There is 90cm between 2 single beds
- Bed height 58cm from the floor to the top of the mattress
- Luxury, wool Southdown Duvets and Pillows with 100% Egyptian cotton bedding (see Southdownduvets.com)
- Bedside drawers are 60cm tall
- Carpeted flooring

Wet Room

- The door to the wet room is 81cm wide
- Toilet seat height 41cm
- Grab rail to left of toilet only, space to right of toilet
- Flooring is tiled
- Basin is 80cm high with lever tap
- Shower chair provided
- Shower head is 150cm – 180cm high adjustable hose
- Corner shower with wall mounted grab rails left

Garden

- The enclosed exterior patio can be accessed via the lounge via 138cm wide double doors
- Moveable patio table, sun umbrella and chairs provided. Table is 70cm high.
- Enclosed grassed, gently sloping garden is accessed via a small gate 103cm wide with single shallow step

External Private Laundry Room

- Accessed via paved path
- Door 72cm wide with small step, latched entry 86cm high
- Concrete floor
- 75cm between units and wall
- Double sink and units under 95cm high
- Floor standing front loading freezer
- Floor standing front loading washing machine
- Floor standing front loading tumble dryer
- Iron and ironing board
- Logs / kindling paper for wood burner

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