

Access Statement For Coach House Cottage

Introduction

Our five self catering cottages form part of a listed historic Regency House built in 1802, which means that the structure of the building does present some physical barriers to accessibility. We understand that every customer has different needs and we aim to make our facilities available and accessible equally within the confines of our building. In instances where this is not possible, we will endeavour to suggest a suitable alternative.

- The cottages have been tastefully refurbished to reflect the period of the building and are set within meticulously maintained tranquil gardens which have won numerous awards and have also appeared on BBC television.
- The owners live on site and are usually available to assist guests when necessary.
- All mobile phone networks provide service in the area.
- Broadband WiFi internet access is available for guests.
- The cottages are all gas centrally heated with large hot water tanks. Guests are unable to control the timing of these.
- Non-feather pillows and duvets with poly cotton covers and sheets are used.
- All beds have mattress covers and pillow protectors.
- Toilets are located in the bath or shower rooms. No showers are wheelchair accessible.
- There are mains smoke detectors, fire extinguishers and a fire procedure in place.
- We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- Please be advised that arrival time is 2.30pm.
- We have a basic website www.littlecourtcottages.com with additional photographs and information.
- Bookings / enquiries can be made via email or phone
- The nearest bus stop in the town is 150 metres from the entrance.
- The nearest train station (Honiton) is 10miles away; there are accessible taxis at the station and in Sidmouth. We can provide you with their telephone numbers.
- The nearest supermarket is Tesco which is located about 500m away.
- As well as Tesco, we have a Somerfield and a Waitrose supermarket, as well as numerous local food shops all within walking distance.
- Should you require a Tesco or Sainsbury food delivery or for a satellite navigation system, the postcode is EX10 8HF
- The nearest RADAR toilet is in the Triangle approx. 250 metres from the complex.

Arrival & Car Parking Facilities

- Keys are available from the owners who live on site. Reception is via conservatory.
- There is a car park in the complex with an allocated space for each cottage (Each space is clearly marked for the individual cottages)
- Car park is levelled tarmac and flat and even
- There is street parking, with no restrictions.
- On arrival there will be a welcome basket in your cottage which includes, tea bags, milk, bread and fresh flowers.
- We have comprehensive information folders in each cottage and plenty of leaflets on local attractions.

Coach House Cottage

Converted from the original Coach House, this delightful cottage sleeps up to 4 people. The designated parking space is 38 metres away from the front door. From the car park there are 2 sets of steps which are 10cm high with a handrails and a level paving slab path leading to the front door.

The half glazed front door is 81cm wide and the keyhole is 93cm high.

There is a raised threshold of 5cm high by 4.5cm deep. The door is hinged on the right and opens inwards.

There is automatic outside lighting.

General

Throughout the cottage the walls are painted Natural Wicker with white woodwork (doors, frames and skirting).

There is laminate flooring in the shower room/kitchen area, with short pile carpet in the living room dining area and bedroom.

Cotton hand towels and bath sheets, bathroom mats, kitchen linen and cleaning materials are all supplied. Beds are made up ready for your arrival.

Living Room

The living room has a large window with views onto your private deck, with an attractive rug covering some of the carpeted floor space, beamed ceiling and an open plan staircase to the first floor.

A very attractive inglenook fireplace (not usable) is the focal point in the living room.

There is a table lamp and a standard lamp, as well as wall and ceiling lights.

There is a sofa (with arms) that seats 2 people and 2 armchairs.

There are curtains and privacy blinds to the window and a curtain to the front door.

A free view Television, Video and DVD player are available for your use, all with remote controls.

There is an occasional table and a nest of tables..

Furniture is movable and is all non-features. There is WI-FI internet access. There is also a large selection of leaflets for tourist attractions and a small library of Video Tapes, DVD's and board games.

There is a cupboard under the stairs with a personal security safe.

There are 2 carpeted steps up to the kitchen and dining area.

Kitchen/Diner

The kitchen leads of off the living room.

The worktop height is 90cm. There are cupboards underneath and above the worktop space.

There is a fitted electric oven. The oven doors drop down, the lowest shelf is 40cm above the floor.

The sink is 90cm high.

The hob height is 90 cm high.

The fridge is free standing with an integral freezer box. The lowest shelf of the fridge is 20cm above the floor and the highest is 55cm.

There is at least 90cm of free space between the wall and the kitchen units.

There is a microwave, kettle, toaster and cafetiere and enough crockery, cutlery and glasses for 4 guests. Tea towels, oven glove, and cleaning products are provided. A torch, fire extinguisher and fire blanket is fitted in the kitchen.

The dining area is to the left as you enter the kitchen.

The pine dining table is movable (side to side) and can be extended to increase the size. The legs are inset on each corner. The pine table is 80cm long, 80 cm wide and 74cm high.

There are 4 pine dining chairs (movable). They do not have arms.

There is a double glazed window and a half glazed rear door which opens outwards into a corridor which leads to an outside area. Both door and window have privacy blinds.

There are 12 carpeted stairs with handrail up to the first floor landing. The main bedroom is to the right, the second bedroom to the left with shared shower room to the left of the second bedroom.

Main Bedroom

The fully carpeted bedroom leads off the landing.

There are two sash windows with privacy blinds and fully lined light blackout curtains.

The twin bedroom has two single zip and link (3') beds, which can be linked to form a 6ft double, two bedside tables, two bedside lamps, chest of drawers, wardrobe, radio/alarm clock. There are also two bedroom chairs and a dressing table with seat.

Second Bedroom

The fully carpeted bedroom has a 4ft double bed, a bedside table with lamp and built in wardrobe.

Shower Room

The shower room has a WC, heated towel rail, hand basin with mirror and light with shaver socket over, and a seat in the enclosed shower.

Laundry

There is a separate laundry with a large size washing machine and industrial gas dryer, both are front loading. There is no charge for using the laundry equipment. There is also an iron and ironing board.

Grounds and Gardens

There are tables and chairs with umbrellas on a private decking just outside the cottage.

Departure

Check-out is strictly by 9.30am.

Keys are to be returned to the owners on departure.

You are asked to leave the cottage clean and tidy, and you will be charged for any breakages.

Additional Information

- Information folder is produced in size 12 font and is situated in each cottage.
- Good mobile phone reception
- Free WiFi internet access.
- Evacuation of cottages is lead by the owner, please inform on arrival of individual requirements in case of evacuation. Please let us know if you are unlikely to hear the fire alarm.
- We operate a no smoking policy in all the cottages.
- Service dogs are welcome – please inform us on booking

Contact Information

- Selwyn Kussman and Geoffrey Ward
- Littlecourt Cottages, Seafield Road, SIDMOUTH, Devon EX108HF
- Telephone: 01395515279
- Email: admin@littlecourtcottages.com
- Website: www.littlecourtcottages.com
- Hours of operation: Phones – 8.00-10.30pm all week

- Useful contact details
Sidmouth Mobility Group:
75 High Street, Sidmouth, EX10 8LD
01395 519850
Email: sidmouth@sidmouthmobility.co.uk
- Stagecoach (bus operator):
Tel: 0871 200 22 33 (public transport information line)
www.stagecoachbus.com
- Shopmobility:
Tel: 01392 494001
Email: exetercta@aol.com
www.exetercta.co.uk

We welcome your feedback to help us continuously improve. If you have any comments please phone 01395 515279 or email admin@littlecourtcottages.com