

Access Statement For Hemphaye 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.

Hemphaye Cottage

This charming detached modernized 3 story well-appointed cottage is suitable for up to 6 people.

The designated parking space is 50 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.

There is a small conservatory with a half glazed door which is hinged on the right and opens outwards. There is a 10cm step down into the conservatory, and the front door of the cottage opens inwards into the inner hallway.

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 and kitchen areas, with short pile carpet in the living room dining room, bedrooms and bathroom..

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

From the hallway there is a door into the living room, carpeted stairs to the first floor, and carpeted stairs to the second floor.

Living Room

There is a large window with views into the front garden, with 2 rugs covering some of the carpeted floor space.

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

There are table lamps and two standard lamps, as well as wall and ceiling lights.

There is a sofa (with arms), seating 2 people and 4 armchairs.

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

There is a coffee table in front of 2 armchairs.

Furniture is movable and is all non-feathers. 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.

At the other end of the living room is a pair of glazed French doors leading into a lantern conservatory dining room.

Dining Room

The lantern conservatory is fully double glazed with French doors onto a private garden and patio. There are privacy blinds to the windows.

There is a large pine table with 6 pine dining chairs.

Kitchen

The Kitchen is to the left of the dining room and is entered via 2 glazed doors.

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

There is an electric oven fitted underneath the raised worktop. The oven doors drop down, the lowest shelf is 40cm above the floor. The sink is 90cm high. The ceramic hob height is 90 cm high.

The fridge/ freezer is free standing. The lowest shelf of the fridge is 40cm above the floor and the highest is 70cm. There is a microwave, kettle, toaster and cafetiere and enough crockery, cutlery and glasses for 6 guests. Tea towels, oven glove, and cleaning products are provided. There are privacy blinds to the windows.

A torch, fire extinguisher and fire blanket are fitted in the kitchen.

From the main hallway there are 9 carpeted steps with hand rail to a landing then a 180 degree angled turn with another 5 carpeted steps to the first floor landing.

First floor

From the hallway there are doors into a bedroom which overlook the front garden, and the bathroom

The bedroom has privacy blinds and fully lined curtains, and two 3ft single beds, two bedside tables, two bedside lamps, chest of drawers, built in wardrobes, dressing table and chair, and a radio alarm clock.

Bathroom

The large carpeted bathroom has a full sized bath, separate shower cubicle, WC, shaver point and hand basin.

From the hallway there are 6 carpeted steps with hand rail to a landing then a 180 degree angled turn with another 8 carpeted steps to the second floor landing.

Second Floor

From the hallway there are doors into two bedrooms.

First bedroom has a 4.5ft double bed, two pine bedside tables, two bedside lamps, pine chest of drawers, pine wardrobe, dressing table and stool, and a radio alarm clock.

The second bedroom has two 3ft single beds, pine bedside table, bedside lamp, pine chest of drawers, pine wardrobes, and a radio alarm clock. There is a hand basin with mirror and light with shaver socket over in the bedroom. There is also an en-suite shower room with enclosed electric showers, WC and towel rail.

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

Private garden. There are tables and chairs with umbrellas 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

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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