

Access Statement For Magnolia 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 Co-Op and a Waitrose supermarket, as well as numerous local food shops all within walking distance.
- Should you require a Tesco, Waitrose, Asda 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.

Magnolia Cottage

This immaculate well-appointed cottage is suitable for up to 6 people and was built originally as a Victorian addition to Littlecourt The designated parking space is 50 metres away from the front door. From the car park there is a level path via the front garden leading to the front door. There is a raised threshold of 1.5cm high by 4.5cm deep. The half glazed 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 bedrooms. 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 are doors into the living room, one bedroom, open plan kitchen and dining room in a lantern conservatory and carpeted stairs to the first floor. There is a ground floor cloakroom off the hallway.

Living Room

The living room is entered via a glazed door. There is a large window with views into the garden, with a very large rug covering most of the carpeted floor space. A very attractive fireplace (not usable) is the focal point in the living room. There is a table lamp and two standard lamps, as well as wall and ceiling lights. There are two sofas (with arms), one seats 3 people the other 2 people and 1 armchair with floor length curtains and horizontal blinds to the window. 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 the sofas. 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.

Kitchen

The Kitchen is to the left of the entrance hall and is entered via 2 carpeted steps with hand rail. The worktop height is 90cm. There are cupboards underneath and above the worktop space. There is an eye level electric oven. The oven doors drop down, the lowest shelf is 90cm above the floor. The sink is 90cm high. The hob height is 90 cm high. The fridge/ freezer is fitted. The lowest shelf of the freezer is 40cm above the floor and the highest shelf in the fridge is 200cm. There is a dishwasher, microwave, kettle, toaster and cafetiere and enough crockery, cutlery and glasses for 6 guests. Tea towels, oven glove, and cleaning products are provided. A torch, fire extinguisher and fire blanket are fitted in the kitchen. There is a safe in the larder cupboard

Dining Room

The Dining Room is in a beautiful lantern conservatory. There is an extendable wooden dining table with 6 dining chairs. There are French doors to the outside.

Ground Floor Bedroom

The fully carpeted bedroom leads off the hallway. There are privacy blinds and fully lined light blackout curtains. The twin bedroom has two single (3') beds, one bedside tables, one bedside lamp, chest of drawers, wardrobe, radio/alarm clock. There are also two pine bedroom chairs with arms. The en-suite 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.

There are 10 carpeted steps with hand rail to a landing then a right angled turn with another 5 carpeted steps to the first floor landing.

First floor

From the hallway there are doors into two bedrooms which overlook the front garden. Both bedrooms have privacy blinds and fully lined curtains, en-suite shower rooms with enclosed showers, one with step up into shower, WC, towel rail, hand basin with mirror and light with shaver

socket over. Bedrooms have 4.5ft double beds, two bedside tables, two bedside lamps, wardrobe, chair, and a radio alarm clock.

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

Shared 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 and non vaping policy in all the cottages.
- Service dogs are welcome – please inform us on booking

Contact Information

- Selwyn Kussman and Geoffrey Ward
- Littlecourt Cottages, Seafeld 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 Coastline Mobility: 75 High Street, Sidmouth, EX10 8LD, 01395 487260, 07985 203454
Email: info@coastlinemobility.com
- 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