

## **Access Statement for Fern cottage**

### **Introduction**

Fern cottage is an upside down cottage, bedroom & bathroom downstairs, open plan kitchen/lounge upstairs to make the most of the views. We aim to provide as much information as possible to ensure our guests have the perfect holiday. If you would like to talk to us please do call, we look forward to meeting you.

### **Pre-Arrival**

- You can contact us by telephone or email
- We are situated 1mile down a 2mile no through road
- The nearest train station is 15 miles away at Barnstaple, a branch line from Exeter, Tiverton Parkway is the nearest mainline station, 40mins drive from Wintershead
- The nearest coach stop is at South Molton approx 11miles

### **Arrival & Car Parking**

- Some one will be here to greet you upon arrival
- You can unload by the frontdoor
- Car parking is 10 metres away

Lighting is above the door and around the yard

### **Main Entrance**

- There is one step 21cm high 91cm wide 36cm deep
- The door threshold is 4cm high with the front door being 83cm wide and hinged on the left
- The hall is tiled and 183cm x 234cm with 12 stairs going up each 80cm wide x 24cm deep x 19cm high and carpeted with the hand rail on the right 84cm high

## **Bedroom**

- Door is hinged on the left and 75cm wide
- Carpeted with a double pine bed 4'6" 52cm high, 25cm under bed, single pine bed 3" 52cm high, 25cm under bed
- 2 bedside chests, with lamps, built in wardrobes with hanging rails, shelves and storage above
- Space either side of double bed 68cm left side 78cm right between the two beds

## **Bathroom**

- Door width 75cm wide hinged on the left, tiled floor
- Bath 50cm high with shower overhead
- Toilet 43cm high, pedestal basin 80cm high

## **Public Areas**

- Approached via stairs, fully carpeted, with galleried hand rail 90cm high
- Kitchen worktops are 90cm high
- Oven and sink 90cm high
- Fridge/freezer, microwave
- Table and 2 chairs
- Lounge area with sofa and armchair, TV with sky freeview, DVD player, Video player, CD player
- Coffee table, corner display unit

## **Grounds**

- There is a large garden for guests us
- There are stone stables for guests horses (DIY livery)
- There is a room for guests cycles and car racks
- Laundry room with a washing machine, coin operated tumble dryer 20p for 5mins, iron & ironing board,

payphone (mobile phones don't work here) tourist  
information literature

- Games room with pool table coin operated 20p x 2, table tennis table

### **Future Plans**

- We are always looking to make improvements, our aim is to offer top quality accommodation at affordable prices
- This year Well cottage has had a new kitchen as has Spring cottage
- Last year Beech cottage had a new kitchen
- Washing machines are now in Spring & Beech cottages

### **Contact Information**

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