

Access Statement for The Barn @ Southcombe Farm

Introduction

The Barn @ Southcombe Farm is a detached stone and timber frame cottage situated in the farm yard of Southcombe Farm. The farm is approximately 1.5 miles from the centre of Holsworthy.

Pre-Arrival

- We have an extensive website with booking information, property description, photographs, maps and directions.
- Bookings can be made via the website using e-mail or via telephone or postal letter.
- The nearest bus stop is approximately 3/4 of a mile away.
- The nearest railway station is approximately 30 miles away in Barnstaple.
- The nearest RADAR toilet is in North Road, Holsworthy, approximately 1.5 miles away.
- The nearest taxi company (Holsworthy Taxis 01409 259420) is located in Pyworthy approximately 3 miles away.
- This access statement is available on our website and a copy is displayed in the Barns welcome folder.

Arrival & Car Parking Facilities

- The Barn is accessed via a stone track and free private parking is available just a few metres away from the front door.
- All guests are given a welcome briefing and the keys on arrival.

Main Entrance

- The front door is accessed via a flight of 11 brick steps each about 18cm high and 38cm wide.
- The front door is 84cm x 190cm with the hinge on the right. The key hole is 125cm high.
- The front door opens in to the kitchen area. To the left is the light switch to the kitchen and the outside light. On the floor there is a large black foot mat on wooden floorboards.
- The welcome folder detailing everything about the Barn can be found

on the kitchen table.

Hall, Stairs, Landing, Corridors etc

- The kitchen and lounge areas are open plan and occupy the whole of the first floor. Between the two areas are the stairs lead down to the lower floor.
- The stairs consist of 12 steps each 20cm high and 22cm wide. The hand rail is on the right as you descend and is 103cm high from each step.
- At the bottom of the stairs is the lobby measuring approximately 120cm by 350cm from which the two bedrooms, toilet / bathroom and back door are accessed. The floor is tiled.
- The back door measures 84cm x 182cm and opens inwards with the hinge on the left as you exit. The key hole is 94cm high. There is a large black foot mat just inside the door.
- Outside the back door there is one stone step down to ground level 20cm high and 45cm wide.

Sitting room, lounges, lobbies etc

- The lounge area is open plan off of the kitchen area on the first floor and measures approximately 528cm x 674cm.
- The floor is varnished wood floorboards with one large wool rug.
- In the middle of the room there is a round wooden coffee table (diameter 98cm).
- Placed around the coffee table are 2 three seater sofas.
- At different points around the edge of the room there is a log burner standing on a slate hearth, A TV and DVD player (with remote controls), a wooden bookcase, a wooden cupboard, a spare dining chair and a wooden games chest with stereo on top.
- Light switches to the lounge area and the stairs can be found at the top of the stairs between the lounge and kitchen.

Dining Room

- The dining table complete with 5 chairs is located in the kitchen area. A sixth chair is stored in the lounge area.

Laundry

- There is a front loading washing machine in the kitchen area. A washing line is provided in the garden and an indoor dryer in the cupboard in the lounge.

Leisure Facilities

- There is a farm trail. Details can be found in the welcome folder.

Outdoor Facilities

- There is an outdoor tap for washing boots and other outdoor equipment. This can be found outside of the stables adjacent to the back door.
- A washing line is located in the garden.
- There is a picnic table on the front lawn and a BBQ is available for use.

Bedrooms & Sleeping Areas

• **The East Bedroom (Sleeps only 2)**

- The door is 73cm x 194cm, hinged on the left. The floor covering is tiled with one large rug.
- There is one pine 4' 6" double bed and one pine 3' single bed.
- All bedding is Egyptian cotton or percale with non feather pillows and quilt.
- The space to the left of the double bed is 101cm. The distance between the two beds is 49cm and the distance to the right of the single bed is 61cm.
- The main room light has a switch to the right of the door and reading lamps are available by the side of each bed.

• **The West Bedroom (Sleeps only 2)**

- The door is 73cm x 194cm, hinged on the left. The floor covering is tiled with one large rug.
- There is one pine 4' 6" double bed and one pine 3' single bed.
- All bedding is Egyptian cotton or percale with non feather pillows and quilt.
- The space to the left of the double bed is 100cm. The distance between the two beds is 45cm and the distance to the right of the

single bed is 44cm.

- The main room light has a switch to the right of the door and reading lamps are available by the side of each bed.

Bathroom & WC

- The Bathroom (located downstairs on the lower floor)
- The door is 86cm x 193cm and is hinged on the left.
- The toilet seat height is 43cm.
- Distance to the left of the toilet is 68cm.
- Distance to the right of the toilet is 13cm.
- Sink height is 79cm.
- Bath height is 53cm, length 169cm and width 69cm.
- Free floor space 85cm x 310cm.
- Shower available over bath.
- Floor covering tiles (heated).
- The light switch is a pull cord on the right as you enter the bathroom.

Self-Catering Kitchen

- The kitchen has one door in, the front door described above.
- As you enter from the front door. To the left is the kitchen light switch, to the right is the fire extinguisher (162cm high) and fire blanket (131cm high).
- Further to the left is the dining area.
- Further to the right is the 'U' shaped kitchen. The work surface is 90cm high and 60cm deep. The sink and hob are also 90cm high. Above the hob is an air filter, light and cupboards.
- The microwave is also located on the work surface.
- The dishwasher, washing machine, fridge, freezer and oven are all located under the worktops.
- The floor is varnished floorboards with one large black foot mat in front of the sink.

Grounds and Gardens

- A lawn area in front of the Barn is available to use. A picnic bench and BBQ are available.
- There is also a Farm Trail for the use of our guests.

Additional Information

- A welcome folder is provided in the Barn. It has lots of information including manufacturers instructions for appliances and local places of interest.
- We do NOT take pets of any kind.
- The premises are strictly non smoking.
- Free WIFI is available.

Address: Mrs Eileen Clark
Southcombe Farm
Staddon Road
Holsworthy
Devon
EX22 6NH

Telephone: 01409 253761

Email: relax@southcombe.net

Website: www.southcombe.net

Grid reference: SS 353032

Hours of operation: Open All Year

Emergency number: 07595922248

Local public transport numbers: Traveline 0871 200 22 33 or see www.traveline.org.uk

Local accessible taxi numbers: Holsworthy Taxis 01409 259420

Future Plans

- None at present

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you

**have any comments please phone 01409253761 or email
relax@southcombe.net**

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