



This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Orchard Barn – Woodhayes**



## **Introduction**

Orchard Barn is located 1 mile from Honiton, just off the Honiton to Dunkeswell road in the countryside. The barn conversion is spacious and bright and was completed in February 2011. Arranged over 3 floors, the house has been designed to make the most of the available space with a large sitting room on the top floor, 3 bedrooms and 2 bathrooms on the first floor and an open plan kitchen dining room and sitting room on the ground floor. The barn is part of a grade 2 listed farm with a cobble stoned yard and a concrete path giving you an even access to the entrance. The farm itself is 150 acres which includes 16 acres of ancient woodland and parkland as well as access to a half mile of river.

We look forward to welcoming you on your arrival. if you have any queries or require any assistance please phone us on the following :

Fiona 01404 515 003, 07720880101

[fionaharrietwallace@hotmail.com](mailto:fionaharrietwallace@hotmail.com)

Greg on 01404 515 003 or 07958 699 645

[greg@woodhayes.co.uk](mailto:greg@woodhayes.co.uk)

### **Pre-Arrival**

- The nearest station is Honiton which is approximately 1 mile from Orchard Barn. There will be a list of taxi firms at the station.
- 01404 41622 (Alpha Cars)
- 01404 549892 (Aries Cars)
- 01404 850800 (Horse Shoe)
- In certain circumstances we will be able to collect you from the station.
- There is a local tesco store in Honiton that operates a tesco direct delivery service log on to <http://direct.tesco.com>
- Orchard Barn adjoins a cobbled farm yard which is on a slight gradient; we have flat concrete paths for those who are unable to walk on the cobbles.

### **Key Collection, Welcome and Car Parking**



### **Car Parking Space**

- a key code will be made available to new visitors to give you access to the Orchard Barn
- In most instances there will be someone here to greet you, please give us 1-2 days notice of your arrival time
- Parking is available close to the Orchard Barn for one car (additional cars will need to park in the overflow car park)
- Unloading and loading of your car outside the Orchard Barn on arrival and departure is permitted.
- The farm yard consists of cobbles that runs at a slight gradient, there is a flat concrete path leading to the entrance for those who cannot use the cobbled yard.
- There are night lights that come on at night and are activated by movement sensors

### **Entrance to Property**



### **Entrance with 2 steps down**

- There are 2 steps down from the yard to the entrance door; each step is 5 inches in height.
- The entrance door has a 5 inch threshold
- width of the door is 34 inches or 864 mm
- we are happy to help those who require help to carry luggage from your car to Orchard Barn
- There are no handrails at the entrance threshold
- A ramp is available on request
- There is an outside light at the door entrance and good lighting in the hallway
- The entrance hall consists of non slip tiles of a light beige colour

### **Halls, Stairs, Landings, Passageways**

- The halls and passageways are lit with pendant lights and spotlights

- The passageways vary in width there is one small passageway archway leading to the master bedroom measuring 28 inches 710 mm in width, the rest are wider and range from 32-40 inches 810 - 1020 mm
- The floor surfaces are engineered oak flooring
- There are two sets of stairs, ground floor to first floor 10 steps with a handrail, and first floor to second floor 12 steps with one turn and hand rails

### **Sitting Room/Lounge**

- The Sitting room is located on the 2nd floor via two flights of stairs and a landing
- the door access opening is 28 inches wide 710 mm
- The sitting room consists of 2 X 2 seater sofas 2 button arm chairs a giant bean bag and two small single bean bags
- there is a small writing computer desk, leg room height 28 inches or 710 mm with a chair 18 1/2 inches 470 mm high
- 2 reading tables with lights
- a wall mounted flat screen TV, modern 2011 Tele text, subtitles free view
- ceiling mounted spot lights
- there is plenty of free flowing space between the furniture
- the floor is carpeted with short pile carpet
- furniture can be easily moved

### **Dining Room**

- The dining room is situated in the open plan kitchen/diner and sitting room on the ground floor
- dining room table has a leg room of 24 inches
- access is from the hallway via two steps going down into the room
- the door opening is 29 inches wide

- there is plenty of space between the furniture in this spacious room
- high table with 8 chairs with no arms
- the lighting consist of spot lights around the kitchen area and pendant lights around the dinning and sitting room areas
- the furniture can be moved
- the TV is a 2011 flat screen model offering free view subtitles text etc DVD
- the floor surface is engineered oak flooring

### **Kitchen**

- the Kitchen is located on the ground floor , it is accessed from the hallway via 2 steps going down into the Kitchen
- the door opening width is 28.1/2 inches 720mm
- the oven is situated under the work top counter, the hob is 37 inches 940 mm high from the floor
- the microwave rests on top of the work top 37 inches 940 mm high from the floor
- work surface is 37 inches from the floor 940 mm
- The highest wall cupboard is 55 - 81 inches from the floor 1400 - 2060 mm
- The highest shelf of the fridge freezer is 65 inches 1650 mm from the floor
- The lowest drawer of the fridge is 45 inches 1140 mm
- There is a dining room table with eight armless chairs, leg room under the table is 24 inches 610 mm
- The sink taps are mixer taps
- There is a cordless kettle which can rotate 360 degrees
- Lighting is ceiling mounted spot lights
- The floor is engineered oak flooring

### **Bedrooms and Sleeping Areas**



**Twin Zip Fit beds**

**King Size Sleigh Bed**

**Twin beds**

- There are no ground floor bedrooms
- Each door opening is 28 inches 710 mm width
- furniture can be moved in each of the 3 bedrooms
- Master bedroom is a king size sleigh bed 17.1/2 inches high 6 1/2 inches under the bed there is 34 inches (865mm) of space around the bed
- Twin bedroom 17 1/2 inches high, 10 inches under the bed, beds can be moved to create more space
- Twin bedroom with zip fit double bed 26 inches high divan beds, beds can be moved
- each bedroom is lit with pendant lights and bed side lamps
- the carpets are light brown short pile

### **Bathrooms, Shower-rooms and Toilets**



- Bathrooms all have level access from the bedrooms and passageways
- door opening width is 28 inches 710 mm
- The showers are all separate the main bathroom shower basin is 6. 1/2 inches ( 165 mm ) from the floor the small bathroom shower is 2 inches ( 50 mm ) from the floor
- each Toilet seat (lid opened ) is 17 . 1/2 inches (445 mm ) from the floor
- each pedestal wash basin is 31 inches high (790 mm ) from the floor
- each bathroom is very well lit using ceiling mounted spot lights
- the floors of the bathrooms are light beige non slip tiles and the walls are painted white
- Downstairs toilet access from ground floor hallway

### **Garden**

- The garden is aprox 50 meters from Orchard Barn

- access is from the farm yard via a farm gate
- There is a grassy slope up into the orchard which is slightly undulating
- There is a picnic area under a 400 year old oak tree with garden furniture and a BBQ
- The table and chairs will take 6 - 8 people

### **Additional Information**

- We welcome assistance dogs a run area can be provided however dogs need to be on a lead as there will be farm livestock near by
- The Hallway, toilet and bathrooms uses light beige non slip tiles. The kitchen /diner uses light engineered oak flooring , the bedrooms and sitting room uses a light brown short pile carpet, all walls are a satin white
- Internet access is via WIFI
- Honiton surgery 01404 548544 (Normal hrs) MARLPITS LANE, HONITON, EX14 2NY 0845 6710 270 (Evenings and Weekends
- Royal Devon & Exeter Hospital 01392 411611 (casualty) (26 mins by car) Barrack Road, Exeter, EX2 5DW
- Out of Hours medical line 0845 6710 270
- Honiton Hospital 01404 540540 minor injuries unit (4 mins by car)
- Dentist 01404 44800 Brookvale House, King St, Honiton, Devon, EX14 1AF 01404 812721 Surgery Yonder Cl, Ottery St Mary, Devon, EX11 1HE
- Pharmacy Text 64746 for the nearest open pharmacy
- Vets 01404 42750 62 New St, Honiton - EX14 1BZ
- 01404 42062 ? 14 Ottery Moor Lane, HONITON, Devon EX14 1AR

### **Future Plans**

- There are plans for an art gallery and sculpture trail our web site will be updated each year to improve our accessibility

### **Contact Information**

**Address (Inc  
postcode):**

Orchard Barn Woodhayes Honiton Devon EX14 4TP

**Telephone:**

Fiona 01404 46714 or 07720880101 Greg 01404 515 003 or 07958 699 645

**Email:**

greg@woodhayes.co.uk

**Website:**

www.woodhayes.co.uk

**Grid  
Reference:**

lat 50.818934 long -3.1753975 ST 1729702813

**Local Carers:**

Newholme House, Northcote Lane, HONITON, EX14 1NH Tel: 01404 44411

**Local  
Equipment  
Hire:**

The Red Cross - Hire daily/weekly. Tel: 0845 3313331 Courtesy Care, Axminster - Hire daily/weekly. Tel: 01297 35985 Needy Care, Seaton - Hire daily/weekly. Tel: 01297 23021 Colmer Care, Bridport - Hire daily/weekly. Tel: 01308 459000 Shop Mobility Parking Available in Exeter, further information on 01392 494001 Honiton. Tel: 01404 46529. On stop shop for community transport available for Seaton area. Disabled Parking, please note all disabled drivers must pay for parking in EDDC Car Parks (including Orange Badge holders).

Honiton TIC, Lace Walk Car Park, Honiton, Devon  
Tel: 01404 43716

**Local  
Accessible**

**Taxi:**

Sparkys Honiton 01404 47670 (min bus for wheel chair)

Horse shoe taxis 01404 850 800 (room for fold up wheel chair)

Honiton TIC, Lace Walk Car Park, Honiton, Devon  
Tel: 01404 43716

**Local Public Transport:**

[www.nationalrail.co.uk](http://www.nationalrail.co.uk) - Church Hill, Honiton, EX14 8DA - 0845 600 0650

[www.carlberry.co.uk/rfnlist.asp?L1=HON001&op=D](http://www.carlberry.co.uk/rfnlist.asp?L1=HON001&op=D)

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