

Accessibility Statement for Dittiscombe Holiday Cottages, ETC 4 Stars

Location

Dittiscombe Holiday Cottages is set at the end of its own private lane in a 20-acre valley approximately 2 miles north of Slapton village, South Devon. The Cottages nestle around the Farmhouse and each has its own garden with views of the surrounding countryside. The Cottage complex has been run by Jon and Ruth Saunders, who live on-site, since 1998.

Pre-Arrival

There is a comprehensive website www.dittiscombe.co.uk which includes a daily updated availability page with prices and special offers, full details of the cottages and of the area. Visitors are encouraged to enquire via e-mail, and if there are any special requests the owners are more than happy to discuss this on the phone. Payment can be made by cheque, and by direct bank transfer on request. Once the booking is confirmed a letter with booking details, further information about the cottages and the area is sent and this will include a map and detailed directions to Dittiscombe.

Arrival

The approach is by a single-track metalled lane approximately ¼ mile from the road and guests can park in the communal car park which is laid with gravel. On arrival guests are requested to call at the Farmhouse (through a gateway with level access) to be welcomed by the owners and their two friendly dogs. Guests may park

their car directly outside the cottage to unload, and after this cars are parked in the car park. The car park has space for approximately 12 cars, and there is room for the occasional van, trailer, boat, bicycles and other equipment, although it cannot be guaranteed that items of value can be left either under cover or in a secure environment. The car park, farmhouse and each cottage all have outside lighting.

Facilities

The communal **laundry room** is at the rear of the farmhouse with level access and has a coin-operated commercial washing machine and tumble drier. Laundry baskets are provided here, and irons, ironing boards and clothes-airers are provided in each cottage. There is also a large outdoor washing line, and a whirligig for guests' use.

A complementary **basket of logs**, kindling, firelighters and matches are provided in each cottage with a woodburner, and further supplies of logs and kindling can be obtained from an open-sided barn, and paid for at the end of the guests' stay. This area is also where the recycling containers and waste bins are kept and although there is level access it is not lit at night.

There is a **children's play area** with swings, slide, small climbing frame, sand pit, living-willow wigwam and in the summer a trampoline for the under 5's. There is also a flat area for ball games. Nature packs are provided in each cottage, and children are encouraged to walk round the nature trail and record their findings. Cots, highchairs and waterproof mattress protectors are available free of charge, but guests are asked to bring

their own cot bedding, stairgates, harnesses or other safety equipment.

Dogs are permitted in Honeysuckle, Willows, Rafters, Buddleia and Dovecote (The Owlery is a totally pet-free cottage). Up to 2 dogs are allowed in Willows, the largest cottage, and requests for more than 1 dog are considered on a booking by booking basis for the other cottages. Dogs may not be left unattended in the cottages at any time and guests are asked to clear up immediately after their dog and not to allow their pets on furniture or in the bedrooms.

Each cottage has **Wifi** access, books, magazines, games, DVDs, and a comprehensive information file as standard. **Further information** on 'what's on', local information, wildlife, eating out, maps and guides can be found in the communal laundry room. Generally there is no mobile phone signal inside the cottages however guests are welcome to use the Farmhouse phone in an emergency and to leave our landline number with family and friends so that they can be contacted.

Bedding is non-feather duvets and pillows (2 per person) with polycotton protectors, bedlinen is polycotton mix. Towels, where supplied in The Owlery and Honeysuckle (and to overseas visitors), is 100% cotton. Beds are made up for guests' arrival.

All **kitchens** have electric cookers, cordless kettles, microwaves and toasters, fridges with freezer compartments, and all equipment and inventories required for an **ETC 4 Star rating**.

All cottages are fully '**no smoking**' and have smoke detectors, torches, **fire** extinguishers, fire blankets and a

fire alarm procedure. A fire risk assessment is kept up to date by the owners.

The Grounds

The valley was previously farmed but is now managed for wildlife and nature conservation. There is a total of 20 acres of open space for guests to use. At least 12 acres is accessible by a cut grass path which wanders through the woodland and around two large ponds. There are some steep inclines but some of the lower paths can be connected so that guests do not have to walk up steep hills. There are benches and chairs around the trail and many valley views along the way. A further 8 acres is rough grassland and orchard, and during the summer these areas are more difficult to negotiate. There is no livestock in the valley and although there are horses and sheep in adjoining fields, these are all well fenced.

The Cottages

The Owlery, sleeps 2, cot, pet free

The Owlery has its own parking space with gravel surface. It is approached by 6 stone steps up to a mostly level garden with a mixture of paving, gravel and lawn. There is a fully paved area with wooden chairs and low coffee table overlooking the pond and rockery. This cottage is not recommended for mobile babies.

Two stone steps lead to the front wooden door with clear glass panels , 92cm wide.

The GROUND FLOOR consists of an open plan arrangement with wooden flooring throughout, halogen spotlights, table lamps and under cupboard strip lighting, oil-fired central heating and hot water with easy-to-use

control panel.

The SITTING ROOM has an upholstered 2-seater sofa with cushions, seat height 40cm. Wooden flooring throughout with large rug. Woodburner on slate hearth. TV, DVD, Radio all with remote controls, and Wifi. Nest of coffee tables. The KITCHEN area is L-shaped with cupboards under and wall units. The sink is 80cm high with standard mixer tap. Fridge with 2-star freezer compartment, electric hob with separate oven with pull down door (lowest shelf is 40cm high). Cordless kettle, toaster, microwave. The DINING AREA has a round table 1m wide and two chairs with pads, table lamp.

Five wooden steps to galleried BEDROOM with handrail, kingsize divan with drawers under 68cm high to top of mattress, rugs either side, bedside tables with 3 drawers, access 50cm. Wall lighting, wardrobe with shelf and rail, dressing table with 4 drawers, chair with pad, wall lighting with switches next to bed.

Five wooden steps to ceramic flooring on lower floor to BATHROOM, door width 66cm. Large 2-person air bath with controls on edge of bath, standard taps, wood and tile surround, bath access 80cm. Shower cubicle with door opening outward, 56cm width, mixer shower controls, plinth height 15cm. Toilet 46cm high, basin 80cm high with mirror, light with shaver point, glass helving etc. Walk in understairs cupboard with Hoover, mop, storage etc. Overhead halogen lighting and extractor fan.

Dovecote, sleeps 4, cot, dogs allowed

Dovecote is a two-storey cottage attached to Buddleia approached from the car park by 4 stone steps to the

front wooden front door with frosted glass panels, 80 cm wide. Inside the door well with mat rises by one step to the GROUND FLOOR with black slate flooring into the open plan KITCHEN area with ceiling spot lighting and a straight worktop with cupboards under plus a wall mounted cabinet. There is an electric hob with over under with drop down door, lowest shelf height is 40cm. The sink and hob height is 90cm. The fridge has a 3 star freezer compartment. There is a window opposite the sink. In the DINING AREA there is extendable wooden dining table, four chairs with pads, table lighting, radio and wall mounted shelving. A lobby leads to the BATHROOM, door width 67cm, laid with Altro non-slip flooring. The bath with handles, standard taps and shower mixer and glass shower screen which opens outwards allowing 1m20cm access to the bath. The basin is 80cm high with standard taps and mirror and shaver point and light above. Toilet is 44cm high under a sloping roof with 1m88cm (6'2") clearance.

Five slate steps lead down to the separate SITTING ROOM through door width 73cm. This room is carpeted. There is an upholstered 2-seater sofa and 2 chairs, seat heights 40cm, standard lamp, table lamp on a nest of coffee tables, dimmable wall lights, 2 windows, back door with a separate key which leads to the outside gravel garden, width 75cm. The slate hearth has a woodburner and there is a corner TV unit with TV, DVD and Wifi. Night storage heater.

Twelve straight carpeted stairs with handrail to FIRST FLOOR. Landing with chair, ceiling light, and dressing mirror. BEDROOM 1 contains a kingsize divan with drawers under, 68cm high to top of mattress. Carpeting

and rugs. Bedside tables with 3 drawers and lamps, spotlights above. Dressing table with 4 drawers and stool; bedroom chair with pad; night storage heater and window. Walk in wardrobe with two rails, and second cupboard with hot water tank with on/off switch, ironing board and clothes clothes-airer. Night storage heater. Next door BEDROOM 2 with full size bunk beds of 1m83cm (6') long by 85cm (3'4") wide in pine. Top bunk 1m20 high to top of mattress accessed by pine ladder. Carpeting and rugs. Deep window with roller blind, chest of 6 drawers with table lamp, underbed drawer, chair, bedside table with lamp, two wall lamps, night storage heater.

OUTSIDE the garden is approached from the sitting room through the back door to a small level sitting-out area of gravel with flower pots and two chairs. The higher garden is reached by a steep incline of two steps and grass path with handrail. This area is lawn and is partly surrounded by hedging and fencing, with picnic table and a gate leading to orchard. The garden is not fully enclosed.

Honeysuckle, sleeps 2, cot, dogs allowed

Honeysuckle is a single storey, detached cottage and is furthest away from car park, approached along a gravel drive where guests can unload directly outside the door. Two steps lead to the stable-style front door 68cm wide. SITTING ROOM with black slate flooring, upholstered 2-seater sofa 30cm height of seat, coffee table either side with table lamps, slate hearth with woodburner, TV table with TV, DVD with remote controls, Wifi, wooden farmhouse chair 48cm seat height, wall lighting, chest with radio/tape player, shelving, window and 1 roof

velux, radiator with TRV. Two slate steps lead to carpeted BEDROOM with kingsize wood frame bed height 56cm and access to each side 50cm, bedside tables with lamps, radiator with TRV, window, 5-drawer chest with mirror, coffee table and chair with lamp, window, wardrobe with storage above. From the sitting room one step up to brown/beige lino flooring in KITCHEN/DINING area with L-shaped work surface with cupboards under and wall unit. Spotlighting, ceiling pendant and cookerhood lighting. Electric hob 90cm high with separate over and drop down door, lowest shelf 40cm, sink 90cm high, fridge with 2-star freezer compartment. Round dining table 90cm diameter, two chairs with pads, shelving. Level access and same flooring from this room to BATHROOM through small lobby with light, Hoover, ironing board etc. Bath with handrails, with shower over standard mixer taps and glass shower screen with hinge opening outwards. Bath access 80cm. Basin height 80cm with mirror and shaving point and light above, toilet height 43cm, window opening above bath. Radiator with TRV, shelving and wall light.

OUTSIDE the garden has a small gate and fencing with a level gravel area with patio seating and pots. Lawn is slightly sloping in places, flowers borders, and views of the pond and valley.

Rafters, sleeps 4, cot, dogs allowed

Rafters is attached to Willows and is a two-story cottage approached from the gravel drive with a slight slope down to the front of the cottage. Low stone step leads to sliding patio door with floor-to-ceiling window opening 80cm wide. Open plan GROUND FLOOR with ceramic flooring throughout. SITTING ROOM with 2-seater

upholstered sofa and 2 chairs, seat heights 40cm. Night storage heater, small window, coffee tables with lamps, dimmable wall lighting, small stone hearth with flame-effect electric heater (2kw), shelving with books, mantel with mirror over, rug, TV and DVD with remotes, and Wifi. DINING AREA with 1m long wooden table and four chairs with pads, overhead lighting, convector heater, understairs storage area, leading to KITCHEN with L-shaped worktop with cupboards under and wall mounted cabinets. Hob 90cm high with oven under, lowest shelf height 40cm. Sink 90cm high with standard mixer tap. Window over sink. Door to BATHROOM width 75cm with Altro non-slip flooring. Bath with handles and electric shower over, glass shower screen opening outwards giving access to bath of 1m37cm. Towel rail at rear of bath. Toilet 43cm high, basin 80cm high with standard taps. Shelving, electric fan heater with cord pull (2kw). Window with frosted glass (cannot be opened) and automatic extractor fan. Separate cupboard with hot water tank with on/off switch, Hoover, clothes-airer etc.

Ten carpeted steps to FIRST FLOOR in straight line until top where last two steps curve left. Handrail one side, shelf other side. Galleried landing with spotlighting and wardrobe cupboard with half height and full height clothes rails. Low headroom on landing of 1m83cm (6'). Door leading to BEDROOM 1 67cm wide with double bed mattress on sprung base 58cm high. Chest of 4 drawers with mirror and spotlight over. Low window with seat and cushions. Bedside tables with 3 drawers and table lights, with access to sides of bed of 50cm. Folding chair, ceiling light, low rafters with headroom of 1m83 (6'). Night storage heater. Opposite and across landing to BEDROOM 2 door width 67cm with twin divan beds with

access to one side of each bed. Bed heights 50cm and space between beds 70cm. One bedside table with 2 drawers and table lamp, chest of 5 drawers with table lamp, folding chair, night storage heater, ceiling light and velux window.

OUTSIDE the garden is laid to lawn with small borders, walled and fenced with adjoining wooden gate to Willows garden. Wooden patio furniture laid on small gravel area with garden pots. This garden can be fully enclosed.

Buddleia, sleeps 4, cot, dogs allowed

Buddleia is attached to Dovecote and is a two-storey cottage. Five stone steps up with handrail lead to the stable-style front door 80cm wide. Open plan GROUND FLOOR with slate flooring and carpeting. KITCHEN with straight worktop with cupboards under and wall unit. Electric hob 90cm high with cooker under, lowest shelf 40cm high. Fridge with 3-star ice compartment. Sink with standard mixer tap 90cm high. Ceiling spotlights. DINING AREA with oval wooden dining table xxx long, with 4 chairs with pads. SITTING ROOM with 2-seater sofa and 2 chairs with wooden frames and padded cushions, seats 57cm high. TV and DVD with remote controls, and Wifi. Slate hearth with woodburner and shelf. Settle with padded cushion for extra seating 57cm high. Nest of coffee tables, shelving, table lamps and ceiling lights. Night storage heater. Lobby to BATHROOM door width 67cm with Altro non-slip flooring. Vanity sink with standard taps 80cm high with worktop, mirror, shaver point and light over. Toilet 43cm high. Walk in corner shower unit with electric shower, sliding doors opening 40cm wide, plinth height 33cm. Window, wall

mounted fan heater with cord pull, ceiling lights, duck board.

Three slate steps to half-landing with large window above. Right turn to 8 carpeted steps to FIRST FLOOR. Ceiling light, handrail and landing cupboard/wardrobe with 2 clothes rails, door 75cm wide. Leading to BEDROOM 1 door 75cm wide with double bed mattress on sprung base, 53cm high. Minimum access to sides of bed 43 cm. Bedside tables each with 1 drawer and shelf, and table light. Dressing table with 6 drawers and mirror, table lamp and chair. Clothes chest with 5 drawers, wicker chair with cushion, coffee table and books, ceiling light. Night storage heater. BEDROOM 2 door 67cm wide. Twin beds 48cm high, with access one side to each bed. Space between beds 1m30cm. Bedside cabinet/chest with 5-drawers, spotlights over each bed, Velux window. Night storage heater.

OUTSIDE the garden is laid to lawn and mostly level, and is approached from the front door up 2 stone steps with picnic table and chairs, border, some hedging and fencing. This garden is not fully enclosed.

Willows, sleeps 6, cot, dogs allowed

Willows cottage is attached to Rafters and is approached from the gravel drive at the back of the cottage through a gate and down 8 shallow gravel steps to the garden. Up 2 stone steps to front door, half panelled and half glass 82cm wide. GROUND FLOOR is open plan with sitting area laid with black slate flooring, one 4-seater and one

3-seater upholstered sofas, coffee tables, and rug. Slate hearth with electric flame-effect heater (2kw), TV and DVD with remote controls, and Wifi. Window and night storage heater. Understairs cupboard with ironing board, Hoover etc, and for storage. Level approach to KITCHEN with lino flooring, circular 1m15cm table with 6 chairs with pads. L-shaped worktop with cupboards under and wall mounted units. Hob 90cm with oven under and lowest shelf 40cm high. Dishwasher and fridge freezer with 3-star freezer compartment. Cookerhood with lighting. Sink with standard mixer tap 90 cm high. Spotlights and under cupboard lighting. Window. Night storage heater. Level access to ground floor BATHROOM (1) door width 70cm, laid with lino. Walk in shower cubicle with electric shower, 50cm door width, plinth 32cm high, duck board. Cupboard, towel rail, wall mounted electric fan heater with cord pull (2kw). Basin 80cm high with standard taps, mirror and shower point and light over. Extractor fan. Ceiling lights.

One slate step then 11 carpeted steps with handrail to FIRST FLOOR landing with night light. Door to BEDROOM 1 (Master Bedroom) 62cm wide. Double bed mattress with sprung base 56cm high. Access to both sides of bed 44cm. Bedside tables with 1 drawer with shelf, table lamps and ceiling light. Window. Dressing table with 4 drawers, mirror over and table lamp, stool. Night storage heater. Door leading to en-suite 66cm wide. Basin 80cm high with standard taps, mirror over with shaver point and light. Toilet 42cm high. Extractor. Cupboard with hot water tank with on/off switch and clothes rail. Door to BEDROOM 2 75cm wide with double bed mattress with sprung base 56cm high. Access to both sides of bed 30cm. Bedside tables with lamps. Chest of 5 drawers with

mirror over and lamp. Free-standing wardrobe with shelving and dressing mirror, folding chair, window with seat and cushions. Ceiling light. Night storage heating. Door to BEDROOM 3 75cm wide. Single bed divan with access to one side only. Two under bed drawers, bedside chest with 3 drawers, wall lighting, folding chair, clothes hanger, velux window with pole. Night storage heater. Door to BEDROOM 4 70cm wide and single bed divan 50cm high with access to one side only. Bedside table, wall light, ceiling light, chest of 5 drawers with mirror over. Clothes hanger. Window with seat and cushions.

Six carpeted steps down to first floor BATHROOM (2) door 76cm wide. Altro non-slip flooring. Basin 80cm high with cabinet over. Toilet 42cm high with shelving surround. Wall mounted electric fan heater with cord pull (2kw). Bath with handles, standard mixer taps and shower, shower screen with access to bath 84cm wide. Window, ceiling lights.

OUTSIDE the garden is laid to lawn and mostly level with fencing and wall surround, and picnic table sited on small gravel area. There are connecting gates to both Rafters and Honeysuckle gardens. This garden is not fully enclosed.

Further information

If you need any more detailed information please do not hesitate to contact Ruth & Jon Saunders at info@dittiscombe.co.uk or telephone 01548 521272.

Shopmobility:

Exeter: Deck F, King William Street, Car Park, King William Street, Exeter EX4 6PD, tel: 01392 494001

Newton Abbot: The Multi-storey Car Park, Sherborne Road, Newton Abbot TQ12 2QY, tel: 01626 335774

Plymouth: East Car Park, Mayflower Street, Plymouth PL1 1QJ Tel: 01752 600633

Equipment & Wheelchair Hire

Totnes Red Cross Medical Loan, Pendeen, Bridgetown Hill, totnes TQ9 5BH, tel: 01803 863563

RADAR keys are available from Tourist Information Centres (please see list on 'About the Area' page of the website).

Disability Information Service tel: 01302 310123

Local Health Centres: Orchard Medical Centre, Chillington tel: 01548 580214, Kingsbridge Norton Brook Medical Centre tel: 01548 477 8953.