

## **Willow Tree Cottage – Access Statement**

Willow Tree Cottage is a brand new cottage purpose designed on one level to encourage access for all with a minimum environmental impact.

The cottage has a five star Visit Britain rating and has achieved National Accessible Scheme ratings of M3a (mobility), H2 (hearing) and V1 (visual).

Located a short distance from our other cottages, it has its own private entrance and parking and enjoys magnificent views to the south west across the Culm Valley on to Dartmoor in the distance.

There is a welcome information pack in the cottage printed in Arial 14 point text size and we are always happy to provide a detailed tour and description of the facilities.

A large gravelled parking area is adjacent to the cottage and includes a large shed where a mobility scooter may be garaged and recharged. A paved, gently sloping, 8-metre path, with adjacent handrail, leads to the front door. We are always happy to offer assistance with luggage if required.

All doors are 840mm wide, the external doors have very low (20mm) ramped thresholds and the internal doors all have level thresholds.

The front door opens into the open plan kitchen dining area with a further opening leading to the sitting room. A short corridor 900mm wide leads to the bedrooms and bathrooms. Except for the bathrooms there is close pile carpet throughout which has been fully bonded to ensure it does not move at all. Except for the kitchen, all power sockets are at 450mm high and light switches are at 1200mm. The sockets and switches have dark back plates and white outboard rockers to provide maximum access and contrast. All skirting and architraves contrast with the walls and doors.

The oak dining table provides clear access at both ends when fully extended. Contrasting glassware and crockery is available on request.

The fully equipped kitchen is provided with dual level work surfaces. The lower level, at 850 mm high, has a wide clear space beneath and is equipped with sink and twin electric hob. A talking microwave is available on request and can be used on this work surface. The higher-level work surface has another sink and full electric hob. A dishwasher, washer/dryer and fridge freezer are provided. A multi function electric oven with side opening door and telescopic rails is built in at 650mm with a multifunction oven/microwave above. The space between the work surfaces measures 1920mm by 2700mm.

The main bedroom has a five-foot zip link bed that can also be arranged as two singles. The bed height is 610mm. The bedroom has vibrating pad and stroboscopic fire alarms as well as an emergency call alarm. A jumbo alarm clock with shaker pad can be provided on request. An inward opening door to the en-suite bathroom can be released from the outside in an emergency.

The en-suite bathroom has slip resistant tile flooring and a roll in shower. A self-propelled shower wheelchair with detachable arms and adjustable feet is available on request. A shower stool is also available on request. Two sinks are provided, one adjacent to the WC at 720mm high, another on the opposite wall at 840mm high. Fixed grab rails are provided in the shower and on both sides of the WC and lower level sink.

The WC height is 500mm and has a folding rail on its right hand side. The shower and basin mixers are all TMV3 approved and two emergency call alarms are provided.

A further bedroom provides another five-foot zip link bed that can also be arranged as two singles. The third bedroom provides two single beds. A bathroom between these rooms has bamboo flooring and provides a bath with shower above, WC and basin.

A very spacious sitting room looks out through double doors to the wonderful views to the southwest and provides access to a large balustraded decking area, which extends around to the path that leads to the parking area. Hardwood furniture provides an outdoor dining space for 8 people with good clear access to two sides. The gardens and farmyard pond can be accessed either via a level access to the gently sloping lawns or a single step in front of the sitting room doors.

Mattress protectors, pillows and duvets are hypo allergenic.

A cot and high chair are available on request.

EasyLife in Tiverton and The Exeter Disability Centre can provide additional equipment for rental, we have a list available on request. A ShopMobility service operates from the main town centre car park in Tiverton.

- EasyLife in Tiverton, 9-11 Westex South, Tiverton EX16 5DQ Tel. 01884 258080
- Exeter Disability Centre, Unit 2, Silverton Road, Matford, EX2 8LD Tel. 01392 824428
- ShopMobility, Phoenix Lane Multi Storey Car Park, Tiverton EX16 6NB Tel 01884 242099

We would request any guest who has specific requirements to discuss these with us at the time of enquiry so we can provide our best possible advice and avoid any disappointment.

In addition to this Access Statement which is specific to Willow Tree, a full Access Statement for West Pitt Farm's other holiday cottages and its facilities is also available.

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