



Copper Beech, Woolhanger Accessibility Statement



Introduction

Copper Beech is a stone built fully rendered mid-terrace cottage at the heart of Woolhanger Farm on Exmoor. Bookings and enquiries can be made via the website, by email, phone or by letter. The 309/310 bus to Lynton and Barnstaple can be hailed where it passes on the A39 at Martinhoe Cross, 1 mile away. Taxis can be hired through Lyn Valley Taxi 01598 753800.

Entrance

From the end of the surfaced road, follow the farm track for half a mile to the farm entrance. The remaining few yards from the main entrance down to the cottages is downhill and quite uneven so should be taken slowly. The cottages are through a large blue gate on the right. There is a fine stone chip surfaced parking area in front of the cottages, which is fairly level, and a concrete path leading to the cottage.

There is one small stone step of 12cm, leading up to the front door. The main door is 80cm wide leading into a tile surfaced utility area.

Ground Floor

The utility area includes a butler sink, washer, dryer and a large freezer. There is plenty of storage space for coats, wet boots, prams, etc. A further 68cm door leads to a short hall. To the left through a 70cm door is a small ground floor toilet. Turning space is approx one metre, so is limited, but it is conveniently located near the front door for use on the way in/out of the property.

The hallway then leads ahead into a carpeted and spacious living room. There are firm and comfortable electrically reclinable arm chairs around a real (wood/coal burner) feature fireplace and a widescreen TV. The room also includes a dining table by the large rear window.

A further 70cm door leads into a rear quarry tiled lobby, off which are stairs to the first floor, the back door, and the kitchen. The kitchen, which has a laminated floor, is again typically spacious with 90cm high fitted worktops. It contains all modern kitchen appliances including an electric double oven and grill, dishwasher, microwave and toaster. There is also around pine breakfast table and chairs.

First Floor

There are fourteen carpeted 20cm stairs leading to the first floor with a continuous handrail on one side. At the top to the left through a 70cm door is the first bedroom. This is large a spacious and includes its own en-suite shower room and toilet - accessed by a small 9cm step up and through a 60cm wide door.

In the other direction for the top of the stairs there is a smaller second bedroom. Another door of 75cm leads off the landing, down two large 22cm tiled steps, into a tiled bath, shower and toilet room. Care should be taken with the two steps, which are immediately below the door when entering the room, they do however feature handrails on both sides. The bathroom has slightly restrictive space to maneuver but is brightly lit and includes a large bath and a floor level shower (19cm step over cill).

Garden

The back door leads out by an 18cm high slate step down to a concrete surfaced area. This leads on to a substantial lawn, ideal for families. The cottage shares use of an outdoor wooden table and chairs, a BBQ, and also an adjacent surfaced tennis court.

Additional Notes

In all Woolhanger Farm cottages, toilets are built with seats at 40-42cm from floor level as standard. Other than handrails where mentioned, there are no other specific features to aid mobility in the property. All cottages have electric storage heating throughout in addition to other heating methods mentioned in the main description.

As outlined in the detail above, there are a number of steps in the property and all the bedrooms are on the first floor. This property is suitable for anyone with mobility level 1 and may be suitable for those who are borderline level 1/2. The cottage would be well suited to couples, groups or families.

Contact Information

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