



Old Mill House, Umberleigh Accessibility Statement



Introduction

The Old Mill House is a stone built detached character cottage in the Taw Valley. Bookings and enquiries can be made via the website, by email, phone or by letter. Umberleigh Rail Station is 0.9miles from the cottage along a quiet level country lane.

Entrance

The entrance to the cottage features a crushed stone surface with parking for up to 2-3 vehicles. There are two front doors immediately in front of the parking area. The first door is 74cm wide inside the frame and is reached by a 15cm stone step and 5cm wood cill, leading into a utility area. A further 64cm doorway leads into the hallway.

The alternative front door to the cottage is a more generous 86cm wide, with an 18cm step up directly into the hallway.

Ground Floor

The ground floor features solid stone or wooden flooring throughout. There is level access from the hallway to a shower/toilet and to a ground floor twin bedroom. The shower room is accessed through a 71cm doorway and contains a shower, toilet and basin, with a clear 100x180cm turning area. The adjoining utility area, adjacent to the first front door, has ample space for storage of pushchairs and other belongings. A high chair for younger visitors is available by request at time of booking.

A double bedroom is also found on the ground floor with level access, reached via a 69cm doorway and short corridor at an immediate right-angle to the door. The access to this room has limited turning space into the room but has the benefit of an ensuite toilet and shower. The main and spacious living area is situated off the hallway and is accessed via two steps (15cm + 13cm).

First Floor

Reached by 13 consistent 20cm stairs leading to a landing area. The first floor is mostly carpeted. The main room leading off the landing is a bright and comfortable kitchen-diner, open plan with an additional living area offering views across the valley. The landing also provides access to an adjacent double bedroom, a toilet and bathroom, and a separate shower room.

Garden

The rear garden is accessed through a 69cm backdoor off the hallway. There is a 9cm step, followed by a further 12cm step onto a large level patio. The garden and patio can also be reached by a side path from the front of the property, which is part paved and part loose stone.

A BBQ and furniture are available for guests use. The patio seating is moveable around the table, making it flexible. There is a large garden featuring a substantial lawn beyond the patio. The lawn is reasonably level, on one side bordered by a small stream and makes an ideal spot for supervised children or nature and country lovers.

Contact Information

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