



## **Accessibility Statement**

### Access information

Woodlands Manor Farm is a collection of 6 self-catering cottages set around a large gravelled area with various sections laid out to lawn and gardens. The site and Manor House date from circa 1700 with 3 of the cottages having been converted from old farm buildings in 1999 and a further 2 in 2011. We have tried to provide as much information as possible in this statement and all distances are approximate. If you have any questions regarding any requirements you may have or need for further explanation of a particular cottage then please do not hesitate to contact us on 01288 331689. We look forward to welcoming you to Woodlands Manor Farm.

### Pre-Arrival

1. We have a detailed website; [www.woodlandsmanorfarm.co.uk](http://www.woodlandsmanorfarm.co.uk) – which has descriptions and pictures of all the cottages and facilities. It has an availability chart and prices for each cottage.
2. Bookings and enquiries can be made through the website, by email or telephone.
3. Our confirmation letter has directions, booking information and additional information on Woodlands Manor Farm.
4. There is no bus service to Woodlands Manor Farm.
5. The nearest train stations are Barnstaple – 29 miles, Bodmin – 40 miles and Exeter St David – 55 miles. They all have taxi ranks.
6. Waitrose at Holsworthy and Tesco at Barnstaple offer a grocery home shopping facility to Woodlands Manor Farm. Our postcode is EX23 9HT. Please contact us should you have any difficulties with ordering. Morrisons supermarket is 7 miles away just outside Bude and a small Sainsburys and Co-op are located in the centre of Bude.

## Arrival and Car-Parking Facilities

Upon arrival at Woodlands Manor Farm you approach down a tarmac drive. If you are staying in the Manor House please turn left and immediately right into the gated concreted area. There is space for 3 cars in total in this area for the Manor House. If you are staying in The Coach House, The Stables, Honeysuckle, Rose or Bluebell Cottage then continue straight ahead into the car park. The car park has a tarmac surface and we have parking for approximately 9 cars. Assistance with any luggage can be provided. You are welcome to drive around slowly to the front of your cottage to unload luggage and then return your car back to the main car park. Access from the car park to the cottages is over a gravel surface.

Should you arrive after dark solar lighting is provided along the edge of the driveway and security lights are located in the car park and around the complex. Each cottage also has individual external lights outside the front doors.

## Facilities

1. **Indoor Swimming Pool** – The pool is situated at the front of the complex and set just back from the cottages. To access the front door of the pool guests can either use the gentle short slope or 4 wide shallow steps. The pool building has a double door and is accessed by a key and child-proof code. Each cottage has a key for the pool. There is a basic curtained-off changing area. At the moment no toilets are provided in the pool area. There are 4 shallow steps leading into the pool at the shallow end and there is also a set of 3 grab-rail steps at the deep end. The swimming pool is 1.1m deep in the shallow end with the floor gentle sloping away to 1.8m in the deep end.
2. **Games Room** – The games room is to the right of the swimming pool and behind Rose Cottage. The entrance to the games room is on the level and there are double doors accessed by a key. Each cottage has a key to the games room.
3. **Laundry** – The laundry shed is located behind Rose Cottage and has a small step up to the entrance door. There is a front loading washing machine and tumble drier provided. They are both on meters which take £1.00 coins. There are 2 rotary clothes airers located outside behind the swimming pool building accessed by one metal and one wooden gate. Each cottage has a peg basket, iron and ironing board and inside clothes airer. The Manor House has its own utility room containing a front load washing machine and a tumble drier. There is no additional cost for the use of these for the guests in the Manor House.
4. **Rubbish Bins** – Rubbish bins are located in the main car park and consist of a household waste bin, a cardboard/newspaper bin, a glass bin and a plastic/metal bin. All cottages are provided with a recycling box and household rubbish bin which both must be emptied prior to departure.

5. **Wi-fi** – Wireless connection to the internet is available in most of our cottages and also in our office which is located across the main complex area and has a 1 step threshold. Please bring your own laptop.

## Gardens and Grounds

Our grounds and gardens extend to 37 acres including fields, woodlands and garden areas. There is a large pond at the bottom of the complex. A large section of the pond is unfenced, but has a warning sign in place. Behind the pond there is wooden fence separating the pond area from one of our fields. Running along the bottom of the wooden fence this is an electric fence, clearly marked. Please make sure children are accompanied all times when visiting the pond area. We have a signposted circular woodland walk which is about  $\frac{3}{4}$  mile in length. Along this walk there are gates, a stile and some areas may be a bit muddy after rainfall. Wellington boots are recommended.

## Animal Feeding

Our guests are welcome to accompany us for animal feeding (and stroke some of them). The feeding involves a short walk around the immediate complex area and we do go into one of our fields so suitable footwear is recommended. Everyone must wash their hands after touching the animal

## The Cottages

Inside all the cottages is a folder containing all the relevant information on the cottages, emergency details and local information. All cottages are provided with;

- Bed linen and towels. The duvets are 9.5togs and the pillows are a mixture of feather or hollow-fibre. Should you have a particular preference then please inform us prior to arrival.
- Double beds are standard king size (5ft) and standard single beds are (3ft 6') The Manor House has 2 superking size beds (6ft). The Coach House and The Stables have 2 zip & link beds, each being able to convert to either 2 single beds or a 6ft superking size double.
- Power points and light switches are at sensible heights.
- Wired-in smoked detectors
- Flat-screen televisions with free-view are provided in all lounges in the cottages. All lounges have both DVD and video players with remote controls for each appliance. Radio/CD player. The Stables and The Coach House have i-pod docks.
- Central heating with controls on each radiator. The Coach House and The Stables have underfloor heating controllable within each cottage.
- The kitchens all have dishwashers (apart from The Coach House), 4 ring electric hobs (The Coach House has a gas hob) and ovens (under counter apart from The Manor House which has an oil-fired 4 oven aga and a separate large free-standing hob and oven), electric kettle, toaster, microwave, 2 refrigerators (only 1 provided in Honeysuckle and The Coach House), separate freezer.(Freezer compartment in fridge in The Coach House and The Stables).
- Bluebell and Rose have 2 bathrooms. 1 with separate shower cubicle and 1 with shower over bath. Bluebell Annexe bedroom has shower over bath. Honeysuckle has 1 bathroom with shower over bath. The Stables has 2

bathrooms. 1 with walk-in shower and 1 with Jacuzzi bath and separate walk-in shower cubicle. The Manor House has 3 bathrooms. 2 with separate shower cubicles and roll-top baths and 1 with shower over bath.

- Stair gates at the top of all stairs.

None of our cottages are suitable for wheelchair users. The downstairs living areas in these cottages have tiled or wooden flooring and rugs. The staircases and the first floor bedrooms and lounges are carpeted. Bathrooms have a flooring of either tiles or lino.

- The Coach House – This cottage is reached by 1 shallow step from the main gravel complex area. The threshold is 1 step into the cottage. There is a staircase leading straight up into the bedroom which has exposed beams. The downstairs living area and bathroom are on the ground floor with no steps. The downstairs living area and kitchen area has a low ceiling.
- Honeysuckle Cottage – This cottage is reached by 2 shallow steps from the main gravel complex area leading onto a patio slab pathway over a graveled courtyard area, followed by 4 shallow wide steps to the front door. The threshold is 1 step into the cottage. Honeysuckle cottage has a small patio area with outside seating. Once inside this cottage there are no further steps and all rooms are located on the ground floor.
- The Stables – This cottage is reached by 1 shallow step from the main gravel complex area. The threshold is 1 step into the cottage. The lounge, dining area and kitchen are all on the level. There are 3 steps down into bedroom 1 and 4 steps up to bedroom 2. The Stables has a large patio area. Double doors lead from the lounge outside with 2 steps onto the main patio area. There is also a small patio area outside bedroom1 with 1 step leading on to this area. There are 2 steps linking the 2 patios. There is seating and a table for outside eating.
- Rose Cottage – This cottage is reached by 2 steps up from the main gravel complex area and the threshold is 1 step into the cottage. At the back of the cottage there are a further 2 doors that can be accessed from the main gravel complex area, up 1 small step and along a paved pathway. The threshold into the kitchen area is on the level and the threshold into the lounge area is 1 step into the cottage. Rose has an area laid to lawn and a private patio with picnic bench and 2 wooden sun-loungers. All downstairs living area, including the shower room is on the level, apart from 1 bedroom which has 2 steps leading up from the kitchen area. On the first floor all rooms are on the level, apart from the end double bedroom which has 2 steps leading up from the landing area.
- Bluebell Cottage - This cottage is reached by 2 steps up from the main gravel complex area and the threshold is 1 step into the cottage. Downstairs kitchen and living area is on the level. From the kitchen area is 1 step up to a corridor leading to 2 bedrooms and a shower room. On the first floor landing there is one small step leading to a bedroom and separate lounge. The annexe bedroom

is reached by 1 step up from the main gravel complex area and the threshold is 1 step straight into the bedroom.

- The Manor House - This is a 17<sup>th</sup> century former farmhouse and has certain rooms that have low ceilings. From the parking area for the Manor House there is a gentle tarmac slope down to the front door. There are no steps into the Manor House from the front door and the lounge and dining room are on the level. There is one small step (about 3") from the entrance hall to the kitchen and then a further small step (about 3") into the conservatory. From the main lounge there is one step up to a smaller lounge. The dining area has a low ceiling and has a step up into the hall. The utility room has a low level ceiling. The main staircase is wide and has a half landing with stair-gate at the top. On the right there are 2 steps leading down into bathroom 1. This bathroom has a 'slipper' bath and separate free-standing shower cubicle. Next to the bathroom is Bedroom 1 and has 3 steps leading up to this room and then an interconnecting door leading into bedroom 2. Bedroom 3 is found next door to Bedroom 1 on the level to the landing. There are then 2 steps down along another landing leading to Bathroom 2 on the level. This bathroom has a roll-top bath and a separate shower cubicle with 2 steps up into the shower.

Carry on past this bathroom and bear right up 2 steps to bedrooms 4 and 5 – all on the level. Bear left from bathroom 2 and there is bathroom 3 on the left. This is on the level and has a shower attachment over the bath. Carry on past this bathroom on the level and there is bedroom 6. This room has a sloping ceiling. There is a flight of step stairs outside bathroom 3 that lead back down to the main lounge.

From the conservatory to the outside private patio there is one step. The private garden is on the level and reached through a wooden gate from the patio area.

### Additional information

- All cottages are non-smoking.
- We have a strong signal for most mobile networks, but if you require the use of a land line there is one in our office and is available on request.
- We are unable to accept any pets.

### Contact information

1. Address; Woodlands Manor Farm and Luxury Holiday Cottages, Morwenstow, Bude, Cornwall, EX23 9HT

2. Telephone Number; 01288 331689, Fax; 01288 331689
3. Email; [enquiries@woodlandsmanorfarm.co.uk](mailto:enquiries@woodlandsmanorfarm.co.uk)
4. Website; [www.woodlandsmanorfarm.co.uk](http://www.woodlandsmanorfarm.co.uk)