

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Weatherham Farm - Buzzards Cottage

Introduction

Weatherham Farm has two charming holiday cottages sympathetically converted from an original Exmoor stone barn. They are surrounded by our own 17 acres of grounds within the stunning, tranquil and rural location of Exmoor National Park. They offer all the character of a converted barn, wonky walls and oak beams, with the luxury of modern comforts.

Buzzards is our 1 Bedroom sleeping a maximum of two people.

Toads Breech is our 2 Bedroom cottage sleeping a maximum of four people.

Both are traditional layout of upstairs bedrooms.

The cottages provide a warm & peaceful retreat whatever the season.

We have tried to provide as much information as possible in this statement but if you have any queries please feel free to contact us. We look forward to welcoming you. If you have any queries or require any assistance please phone 07850 170056 or email joringrose@ymail.com

Pre-Arrival

- We trust our website www.weatherhamfarm.co.uk has provided you with both information about the individual cottages and about the surrounding area. You are also able to see

availability, prices and special offers. The contact sheet allows you to email me if you have a question. Alternately you are very welcome to telephone 07850 170056 and we will do our best to help.

- There is no public transport from the farm so a car is essential to enjoy the full beauty of the surrounding countryside.
- Information listing the shops, services and eating places are all on our website. You will also receive a summary complete with telephone numbers with your pre arrival email.
- We send full directions to the farm although if you are lucky enough to have Satellite Navigation our postcode TA22 9LG does bring you to the door.

Key Collection, Welcome and Car Parking

- The cottages are accessed from the road down a 100metre gravel track drive.
- The parking area is in the original graveled farmyard and is adjacent to both cottages. There is parking for 3 cars but further parking is available next to the stables should you have visitors during your stay.
- The distance from parking to front door in Buzzards is 9m/30ft and Toads Breech 18m/60ft max. There is a 8cm / 3inch step onto the brick paved path leading to front door.
- If you would like an extra pair of hands to help you unload, living onsite, we are always available and very happy to assist.
- The cottage will be unlocked and the key in the door ready for your arrival.
- The area is well illuminated at night by motion sensor lights.
- We are always happy to give you a guided tour of the farm - should you desire.

Entrance to Property

- From the graveled parking area the cottage entrance is approximately 9 Meters /10 yards. The pathway is made of level brick pathing bricks.
- The 85cm / 34inch door opens inwards with a right hand hinge.
- The entrance is well lit as there is an external light in addition to the motion sensor lights.
- There is a wooden seating area with table immediately outside the cottage front door.
- The remainder of the Buzzards open walled front garden is laid to original stone pavers, some of which are uneven.

Halls, Stairs, Landings, Passageways

- The entrance hall of Buzzards is approximately 3.5metres x 2.5metres and has an Amtico "hardwood" flooring with non-slip mat.
- The stairs go straight up from the front door and comprise of a total of 12 steps. 9treds then a turn to the left and the final 3. Each step is 8" / 20cm in height and 77cm / 30" wide.
- There is a fire extinguisher, double radiator with coat hooks over and an emergency torch.
- From the entrance hall a solid 80cm / 32" Oak door leads through to the open plan sitting / kitchen / dining area.
- The landing area has a Velux window and the doors leading to the master bedroom and separate shower room / wc.
- It also has an electric night light and smoke alarm fitted on the landing.

Sitting Room/Lounge

- The flooring is divided between a cream "Berber" carpet in the living area and a contrasting colour non slip laminate in the kitchen area.

- The log burning fire is glass fronted & has a slate hearth. The log basket is adjacent and contains both logs, kindling paper & firelighters.
- There are two large armchairs, a large footstool, individual coffee tables, a window seat overlooking part of the garden and barn.
- The dining table 66cm / 26" in height, has two upright without arm, chairs. There are seat pads in situ but totally removable.
- All the furniture is moveable and non-feather
- A large window to the front of the property overlooks the parking area, garden and fields.
- The Freesat television and DVD player can all be operated by remote controls. There is also an iPod docking station with built in radio.
- The room is well lit with wall lights and occasional lamps.
- There is a fire extinguisher, smoke alarm and carbon monoxide monitor fitted.

Kitchen

- The kitchen although compact is very well equipped with fitted cupboards, a free standing electric cooker and larder fridge.
- A microwave, toaster and kettle are also supplied.
- The cupboards are both wall and floor standing.
- The worktop and sink height are 93cm/36.5in
- The electric oven is freestanding with a hinged LHS opening door. Hob height is 93cm/36.5in
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.
- Cutlery, utensils and saucepans are in easy access cupboards below the worktop. The kettle is cordless and rotates 360.
- The kitchen is well lit with spotlights above work surfaces.
- There is a smoke alarm, fire blanket and extractor fan fitted in the kitchen area.

Bedrooms and Sleeping Areas

- The entrance to the bedroom from the landing is through a door width 64cm/25in.
- The Bedroom and has a 154cm/ 5ft Kingsize double bed. It has a pine base with separate non feather mattress.
- The bedroom has a fitted blue carpet in contrast to the landing.
- All bedding provided is cotton.
- Duvets are non-feather.
- Pillows are both feather and non-feather.
- The height of all beds from the top of the mattress to the floor is 450mm/17.7ins.
- Lighting is natural daylight and at night there is overhead lighting.
- Bedside lamps are on either side of the bed.
- Fitted hanging wardrobe space with wooden hangers and a chest of drawers.
- An iPod docking station with built in clock and radio is also provided.
- The bedroom has two upright chairs, cushions, a full length mirror, torch & a hairdryer.
- The bedroom offers good colour contrast between the floor, walls and doors.

Bathrooms, Shower-rooms and Toilets

- Door entrance from the landing is 58cm/23in wide and hinged on the right hand side.
- Screw taps on washbasin - basin height is 79cm / 31"
- The toilet seat height is 41cm / 16 inches.
- There is a "glass" screened walk in shower enclosure. It has a right hand hinged door and has a 10cm / 4" step onto the non-

slip shower base. It has a wire waist height shelf for shampoo etc.

- The Mira power shower has a riser rail that the shower head is attached or it can be taken off and hand held.
- Ventilation is through an opening Velux window or extractor fan.
- Good lighting via ceiling halogen spotlights.
- The flooring is a contrasting colour to the landing and is a non-slip laminate.
- Pure cotton bath & hand towels are provided plus a 100% cotton bath matt.

Garden

- The grounds extend to 17 acres and although we do have a variety of animals, including sheep, lambs, goats and hens; you are welcome to explore.
- All animals are well fenced and each field has a slate sign that forewarns you who is in it.
- There is a dedicated outside table and chairs for each cottage as well as benches in our guest field opposite the cottage.
- All furniture can be moved around.
- There is a seasonal pond that often has up to a foot of water in. All we would ask is if you come with children you do not leave them unattended at any time.

Additional Information

- A welcome folder is placed in each cottage and we trust this gives you an informative supply of local information and events happening as well as Emergency phone numbers.
- We live on site and are always here to assist in any way we can.
- We provide free WIFI in each cottage and the internet code can be found in the information folder.

- The mobile signal in Brompton Regis is very limited and currently only Orange/EE seems to work. As you travel away from the farm other signals do eventually get through.
- The cottages are both NON SMOKING.
- There are smoke detectors both upstairs and downstairs. Plus a Carbon Monoxide monitor in the sitting area of each cottage.

Contact Information

Address (Inc. postcode):	Weatherham Farm Brompton Regis Dulverton Exmoor National Park Somerset TA22 9LG
Telephone:	07850 170056
Email:	joringrose@ymail.com
Website:	www.weatherhamfarm.co.uk
Grid Reference:	SS939308 N51.067 Latitude & W3.5147 Longitude
Hours Of Operation:	Open all year.
Local Carers:	All emergency numbers are provided in large bold red type, complete with telephone numbers in the information folder provided in each cottage.

Local Equipment Hire: Dulverton Tourist information centre (4 miles from the farm) is able to advise/ arrange assistance with the hire of motorised mobility scooters. Wimbleball lake has also got access to mobility scooters in order to enjoy the flat paths around the lake.

Local Public Transport: Buses are available from Dulverton but in fairness, this is not an easy option.