

The Annex

ACCESS STATEMENT

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.

Introduction

Southclay or The Annex is ideal for those who want a truly memorable self-catering holiday, with spectacular panoramic views over the cliffs to the sea in an Area of Outstanding Natural Beauty on the North Devon Coast.

Located on the edge of the village of Abbotsham, on a hill but with a gradual approach from the centre of the village, about 3 minutes' walk away.

The Annex sleeps 4-6 people and has 2 bedrooms with two bathrooms.

- One large bedroom (sleeps 2 in a king-size bed + the possibility of 2 extra guests in full size single beds) with en-suite shower room on the first floor
- One bedroom (sleeps 2 in a super-king bed or can be divided to make two full size single beds) with a large wet room with bath on the ground floor.

The property was built over 300 years ago and has traditional country cottage feel with stone walls, deep-set windows and a fabulous woodburner in the hearth, but has been thoroughly modernised and lots of light and a clean, fresh feel give a sense of space even though the ceilings are fairly low downstairs (open to the rafters upstairs). The Annex is one end of a traditional Devon Longhouse, (the owners live in the other end) with side access to Southclay if the properties are rented together but completely independent of Southclay if the units are rented separately.

The house has been well equipped for self-catering with quality fixtures and fittings and lots of attention to detail including many little extras you probably wouldn't expect to find as the owner has tried to think of everything to make your stay as comfortable as possible.

The property may be suitable for someone with limited mobility as there is a downstairs bedroom and bathroom/wetroom and level access to the front and back of the property but there is an internal step down into the lounge and some door widths are not wide enough for wheel chair access.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01237 424066 or Email: info@southclay.co.uk

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Pre-Arrival

To make the most of your visit to North Devon and to explore the area properly you probably require a private car as there is excellent access to The Atlantic Highway (the main road linking M5 at Tiverton to North Devon and on to North Cornwall) but the bus service to the village is infrequent.

There is only one principle train station in North Devon, Barnstaple, the northern terminus of the Tarka Line from Exeter, operated by First Great Western. The service runs seven days a week, with a broadly hourly service Monday - Saturday and a less frequent service on Sundays, with a journey time from Exeter of around an hour.

From Exeter there are local connections to Exmouth, Torquay, Paignton and Honiton and longer distance services to and from Cornwall, Bristol, Birmingham, The North, Scotland, Reading, London Paddington via Reading and London Waterloo via Salisbury. There are numerous bus connections from Barnstaple bus station to points along the coast path (see below). The bus station is around a 15 minute walk from the railway station and there are also frequent buses linking the railway station and bus station.

5 daily buses (Mondays to Saturdays but not Sundays) from Barnstaple, the Stagecoach No. 319 to Hartland go via Bideford to Abbotsham. All busses accommodate one wheelchair though they are usually double-deckers so if you are able to get upstairs, you get grandstand views of a visually interesting trip of approximately 40 minutes, along the estuary and through the countryside.

The main bus stop for Abbotsham is in the centre of the village with a shelter and a seat but at the top of the hill there is a request stop only 15 metres from the door.

The main road outside the house has no paved path, though 20metres down the hill the road has a pavement both sides into the village.

The nearest Shopmobility is in Barnstaple

Hire a manual or electric wheelchair or portable scooter for a day, weekends or holidays. A volunteer pushing or escort service and a sighted guide service is also available.

To check availability of equipment and services or to enquire about hire charges; please telephone 01271 328866. Opening times Monday to Friday 9.15am to 4.00pm.

www.gonorthdevon.co.uk/shopmobility

We can arrange for shopping to be delivered in time for your arrival, please let us know your requirements when booking.

Alternatively, you can place an order directly with one of the following options:

- The local farm shop, which is in the village, at The BIG Sheep, 800mtrs away Tel (01237) 424066
- A small, independent supermarket, butchers and delicatessen specialising in local produce, Johns of Instow, Tel (01271) 860310
- Tesco Groceries Online www.tesco.com
- Asda Groceries Online <http://groceries.asda.com/asda-estore/index.jsp>
- Somerfield Stores Ltd, Mill Street, Bideford will deliver the shopping of elderly or disabled people (free of charge on shopping over £25) (01237) 472079

Key Collection, Welcome and Car Parking

The property will be available from 3pm unless other arrangements have been made in advance. The provisions for collecting the keys will be made with the confirmation of the booking.

The owner or their representative will visit on the afternoon or evening of your arrival to check everything is OK and answer any questions.

Parking is available for 2 cars in an area block-paved immediately outside The Annex or in the tarmacked parking area outside Southclay. Both areas are secure, enclosed by walls and a gate to the road.

Access from the paved area outside the front door is level but there is a threshold step at the door. Access from Southclay to the side door is down 7 steps.

Both areas are well lit at night by motion sensor lights with lights beside both doors.

General

All rooms offer good colour contrast between the floor, walls and doors with most walls painted a clean white and the woodwork stained dark oak. The property is heated by a combination of radiators and under floor heating with the addition of the wood burner in the lounge for cooler evenings if it is needed or just for a cosy warm glow in the background.

Entrance to Property

There is a hall area leading straight into the kitchen/diner linking the main door and the side door with hooks to hang coats, a stool for removing shoes and boots and a set of drawers for hats, bags, sun cream etc. The floor covering in the hall and throughout the ground floor is ceramic tiles. The only exception is the lounge, which is carpeted. There are no rugs in The Annex living areas but there are flat "magic" doormats to trap the dirt inside external doors.

The hall is well lit by down lights in the ceiling and inside the main door the lights are on a motion sensor so that they do not need to be switched.

Kitchen /Diner

There is level access to the kitchen from the hall.

The ceramic tile floor covering continues through the kitchen.

There is a pine dining table which seats 4-6 with ease

The country-style kitchen also includes a traditional dresser, a freestanding fridge/freezer, a small run of solid wood worktops incorporating the sink and ceramic hob unit. The double cooker- with extractor fan, dishwasher and a microwave are integrated into kitchen units and there are also storage cupboards, both base and wall units.

The kitchen boasts many useful utensils and labour saving gadgets including a food processor/blender and a bread machine, there is a toaster and cordless kettle rotating 360.

The kitchen is evenly lit with downlights above work surfaces and the cooking area and is flooded with natural light during the day from the window above the sink and the two doors with glass panels either end of the room, one leading to the patio at the back with the barbeque and pool, the other, the front door.

Laundry

There is a large cupboard in the kitchen which proves a useful space for cleaning equipment and laundry. An 8kg front loading washer/drier and the iron, ironing board and laundry basket are stored here.

Lounge

The lounge is accessed from the kitchen/diner down one step through a wooden door. There is an external sliding glass door to the patio at the back where the hot tub and barbeque and pool can be found. There is also a connecting door to the owners property which is kept locked.

The floor covering is short pile fitted carpet, there are no rugs.

The room has a mixture of seating with two large cream sofas, a leather recliner chair and beanbags. There is a large low coffee table in the centre of the room and small, occasional tables. The wood burner does not have a guard but it is set well back into the chimney breast.

There is remote controlled widescreen digital television with subtitles, DVD player, radio and CD player and MP3 access point.

Lighting is natural daylight in this double aspect room and by night ceiling lights and table lamps for occasional lighting.

Downstairs Bedroom

With access from the hall the downstairs bedroom is very convenient for guests with limited mobility. A super-king double can be split into two full size singles if preferred. The floor is ceramic tiles with large rugs for warmth underfoot but these can easily be removed if they present a tripping hazard. There is a wall mounted remote controlled digital TV with subtitles and a comfortable leather lounger.

Lighting is natural daylight and at night overhead lights. Bedside lamps are also beside each bed

Downstairs Bathroom

Opposite the bedroom, up a small 2 inch step is a large, modern wet-room. Fully tiled, with bath, toilet and hand basin and under floor heating. There is also a “wet room” style power shower with no enclosure and level access. The whole floor gently drains to a single point; it is made of a non-slip tile. Note: there are no grab rails, horizontal or vertical, around the shower.

This bathroom has a small window for natural daylight and bright water resistant down lights and a large mirror light. It has an accessible shaving socket, extractor fan and a heated towel rail.

Stairs

From the kitchen/lounge passage, behind a wooden door, there are 11 wooden stairs to the first floor. They are a combination of straight and angled corner stairs. There is a strong wooden bannister up the right hand side of the stairs. A simple stair-gate can be positioned at the top of the stairs if requested.

The stairs are well lit with a wall light switched from the top and the bottom of the stairs.

Upstairs Bedroom

This bedroom feels incredibly spacious as it is open to the rafters with wooden beams and two large, double aspect windows. There is a king- sized double bed, two single beds and a seating area with a large corner sofa and a low coffee table. It has remote controlled digital TV with sub titles.

The floor is wooden floorboards throughout with a rug which can be removed if it presents a trip hazard.

Lighting is natural daylight and at night overhead lights and wall lights. Bedside lamps are also beside each bed.

En-suite Shower Room

The wooden floorboards continue into the en-suite shower room, with enclosed shower cubicle with a small step, WC and basin. There is no natural daylight in this room but bright water resistant down lights and mirror lights provide ample light.

There is an accessible shaving socket, an automatic extractor fan and a heated towel rail.

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Garden/Outside Space

The patio at the back of the property can be reached either through the kitchen door or through the lounge sliding patio door.

The paved patio with large, traditional slate and stone flagstones runs the full length of the back of The Annex. There is one diagonal step in the patio. There is a large gas barbeque on wheels on the lower area and a seating area with wooden garden furniture. The hot tub is located on the patio between the kitchen and lounge doors.

It is recommended to use the steps provided to access the hot tub, sit on the edge of the hot tub and swing the legs over the side to enter it carefully as the height from the edge to the step/seat inside is 60cm and the inside of the hot tub is obviously slippery.

These are an easy flight of 4 shallow, paved non slip steps to the pool area which boasts an 11metre x 4.50metre x 1.2 -> 2.2m deep, heated, outdoor swimming pool. The pool is normally kept covered by an insulated safety cover which clips to the side of the pool. The owner will explain how to safely remove the cover when you arrive. Access is via the 5 steps at the far side of the pool. Please note – the pool is not fenced and it is freely accessible from The Annex patio.

There is a large paved area with further seating beside the pool, sheltered by glass panels it is a lovely suntrap. This is a communal area for guests from both The Annex and Southclay to use but beware- these tiles (the brown ones) can get very slippery when wet.

Beyond the pool area, down 8 shallow steps is the tennis court.

PLEASE NOTE:

Although we do not encourage pets, assistance dogs are welcome.

Dogs must be kept off the beds and furniture and must not be allowed to run free in the communal areas.