



**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 Lower Harton Farm and The Barn

### Introduction

Our first floor self catering apartment is ideal for a holiday or a short break with family or friends, offering spectacular views over the Devon countryside approximately 900 feet above sea level. There is a swimming pool, games room and one double bedroom with en-suite facilities on the ground floor of The Barn and a three bedroom apartment situated on the first floor. This is accessed via a slightly circular staircase of 12 steps with a hand rail.

We look forward to welcoming you. If you have any queries or questions please do not hesitate to contact either Roger or myself on 01647 277472 or email [thebarnatlowerharton@gmail.com](mailto:thebarnatlowerharton@gmail.com)

### Local Transport Information

The nearest station to Lower Harton Farm is Newton Abbot which is approximately 35 minutes drive. There are taxis available. There is one bus to Lustleigh the 178 which runs very infrequently. For further information about bus timetables visit [www.journeydevon.info](http://www.journeydevon.info).

### Key Collection, Arrival and Car Parking Facilities

All guests are met by either Roger or myself, given keys to the property and shown around personally. If Roger or myself are not available, a representative meet you at the property.

Directions by car to The Barn at Lower Harton Farm are sent out with the booking confirmation form. Details can also be obtained from our website [www.lowerhartonfarm.co.uk](http://www.lowerhartonfarm.co.uk).

The Barn is accessed via large wooden gates which are electrically controlled by either a key pad on the outside right hand pillar (access code provided with the directions and on arrival) or a green button just inside the front door. A key fob (given on arrival) also opens the gates.

There is a large tarmac area in front of The Barn which allows safe, off road car parking for up to 6 – 8 cars. It is mostly flat, particularly close to

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The Barn, it does have a slight slope down towards the gate leading to Lower Harton Farm.

The area is well lit at night with motion sensor lights. Additional lighting is provided using the switches inside the front door.

### Entrance to The Barn

Access to The Barn from the car parking area is via a large wooden door which pushes inwards. There is a very small step in to a large flat hallway area. The hallway is well lit with ceiling lights.

From the hallway, there are 12 stairs leading to the apartment which is on the first floor. There is a hand rail available. The stairs themselves are wooden, the hallway flooring is non-slip granite tiles.

### Living Quarters

The Lounge, Dining Room and three of the four bedrooms are up the stairs on the first floor. It is open plan and on one level flat surface. There is a slight downward incline leading from the kitchen in to the utility area which houses the washing machine tumble dryer, fridge and freezer. The doorways in to the bedrooms are standard size. The lounge, dining area and bedrooms are carpeted. The kitchen has a tiled ceramic floor. The lounge, dining area, and kitchen area of the apartment are lit by natural daylight and by night, wall and ceiling lighting. An emergency lighting system operates in case of a power failure.

### The Lounge

The lounge is accessed via 12 stairs from the hallway and is open plan connecting with the dining room and kitchen areas.

There is a mixture of seating with sofas and soft chairs. There is a wide screen digital television with remote control, and a DVD player. There is plenty of space to move around freely and some furniture may be moved.

The flooring is short pile carpet.

### The Dining Area

The dining area is open plan connecting with the lounge and kitchen with level entry from both. The dining table is large enough to seat 10 people in comfort .

Flooring is short pile fitted carpet.

### Kitchen

The kitchen is open plan connecting with the dining room and utility room with level entry from the dining room and a small slope in to the utility room via a wooden door.

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The door of the both the oven and grill drops down. The hob is ceramic and powered by electricity. There is no gas on the premises. The kitchen is lit with overhead and under cupboard lighting.

### The Bedrooms and Bathrooms

The entrance to all the bedrooms is from the Dining Area of the apartment. Bedroom 1 has a super king size double bed, the top of the mattress being approximately 27 inches from the floor. There is a door from the bedroom to the bathroom which houses a bath, shower unit and toilet, all fairly standard size. The floor and walls in the bathroom are of natural stone. The bath does have hand rails set in to the side. A slip mat is also available.

Bedroom 2 – has a super king size bed and again is approximately 27 inches from the floor to the top of the mattress. There is a small bedside table. This bedroom contains a wardrobe with drawer underneath and separate dressing table.

The bathroom leading from this bedroom is quite small in size and contains a sink, toilet and shower. The bedroom is carpeted, the bathroom tiled with natural stone. A slip mat is available.

Bedroom 3 – step free, level access from the dining area. There are twin beds with truckle beds beneath which can be removed and provide sleeping arrangements for four adults/children. Lighting in all the bedrooms is by natural lighting and at night with ceiling lights and bedside lights.

Bathroom 3 is accessed via bedroom 3 and contains a toilet, shower, and sink, this is larger than the other two bathrooms and has tiled walls and floor covering. A slip mat is available.

Bedroom 4 – is accessed from the ground floor, close to the steps leading to the first floor. It is accessed through a wooden door. The flooring is tiled with a rug in one area. The en-suite is accessed through a wooden door directly from the bedroom but has a small floor area which is not accessible to a wheelchair.

### The Pool and Changing Rooms

There is step free, level access to the swimming pool area from the hallway on the ground floor. The pool is heated to approximately 29 degrees centigrade. There is swing door access to 2 changing rooms which each contain two showers with lockable doors and one toilet. The floor covering is granite tiling. Hooks are provided on the walls to hang clothing.

There is step free level access from the changing rooms to the swimming pool which ranges from a depth of 1.0 metre in the shallow end to 2.00 in the deep end. Access is either by step ladder from the deep end or by 5 graduated steps in the shallow end.

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### The Games Room

Accessed via a small step (over a door frame) from the swimming pool area. The games room has a wooden type ceramic floor covering and is flat. It contains a pool table, a table tennis table and soft seating. There is a large screen television set on the wall with DVD player. A small toilet and wash basin can be accessed step free from the games room.

### Grounds and Gardens

The gardens are to the rear of the property and can be accessed via the front door around to the side or a small door frame step from large double open doors in the swimming pool. There is a flat terraced area just in front of The Barn and a raised deck, accessed via 2 steps. This decking sits on the edge of a deep pond (approximately 3 metres in the middle). There is automatic lighting activated by sensors at the edge of the decking area. Other lighting is provided by both motion sensors and ordinary switches located in the games room.

There are raised banks around the pond which are accessed by 5 stone steps and a bog garden in the grounds.

There is a slightly downward sloping tarmac pathway leading to a field.

If there is any further information you require with regard to this Access Statement, please do not hesitate to contact either myself or Roger on 01647 277472 or email [thebarnatlowerharton@gmail.com](mailto:thebarnatlowerharton@gmail.com)