

## **Accessibility Statement for Millbrook Cottages**

Millbrook is a 32 acre working estate set in a valley with 3 Self Catering Cottages, 1 open plan self catering apartment and a ground floor Bed and Breakfast suite with own access. The Mill (the location of the cottages) was built in 1791 and converted in 1992, Lakeview was built in 1989 and is a coach house and The Secret Garden is part of the old 18 century cow shed that was converted in approx 1989.

Wheel chair users will find Millbrook estate difficult due to its terrain and soft ground. All accommodation offers large button phones compatible with T loop position on hearing aids. We also have a amplifier for use with T loop hearing systems to help users adjust the volume on the TV if necessary - *please ask on booking*

### **Pre-Arrival**

Customers may contact us by phone, fax and email for information and bookings.

We have no brochure; all of our information is contained on our web site.

Bookings can be made online or by phone

Buses operate from High Bickington Bus stop 1 mile from cottages by Turners Tours 01769 580242

Nearest Train Station is Umberleigh 3 miles away.

Nearest mainline train stations are Tiverton Parkway and Exeter St. David's.

Distance to High Bickington village From Millbrook - 1km up a hill which is steep for approximately 200m. There are no pavements

There are several local Taxi firms who provide access and telephone numbers are provided in each cottage, they do charge to collect about £12

Local and organic fruit and vegetables are delivered weekly by Roger at 6pm Tuesday nights

This access statement will be published on our web site and will can be made available on request in font size 16 on arrival. In addition a welcome pack in size 16 font is available.

If required we can offer extra facilities including a T-loop for the TVs and vibrating alarms for our fire alarm system.

### **Arrival & Car Parking Facilities**

- On arrival there is ample car parking at the entrance to the cottages.
- The drive is a graveled and we do not consider it suitable for wheelchairs.
- Additional guest/visitor car parking is available in front of the kennels on request.
- Car park surface to reception entrance is a smooth tarmac surface and is level.
- In order to avoid light pollution external area lighting is adequate but is kept to a minimum. Main Entrance & Reception
- All guests arriving should go to the main house entrance.

- All surfaces from your vehicle into the cottages and entrance area are not suitable for wheel chairs (grass hills, gravel). No handrails or grab rails at present, however we are happy to provide assistance.
- Rear and side access to your vehicle is fine at the reception parking area.
- Assistance can be provided, please mention at time of booking.
- A pad and pen is available on arrival
- Additional keys are available for access to your accommodation
- Escorted familiarization tour is given to all guests around the main buildings
- Arrival time is after 4 p.m. We ask that all new arrivals must be before 10 p.m. We are available 24/7 if necessary
- We welcome dogs in 2 of our cottages and service dogs are most welcome. Water bowls and bedding should be packed. Please advise at time of booking, we charge £4 per dog per night. Service Dogs are free. Grounds and Gardens
- The Mill cottages (Corncott, Wheel Room and Pulley Mill are located in the same building old Mill building.
- The Secret Garden has its own access with steps and gravel to access opposite the mill
- Lakeview is situated approximately 120m from the mill building
- Millbrook is located within a valley and is a working estate, wheel chair access is not possible to the gardens

## **Additional Information**

### **Contact Information**

- Address: Millbrook, High Bickington, Umberleigh, Devon, EX37 9BX
- Telephone: 0800 298 22 88 (UK free phone) or 0044 (0) 1769 561909
- Fax: 08700 636808
- Email: [kate@millbrookcottages.co.uk](mailto:kate@millbrookcottages.co.uk)
- Website: [www.millbrookcottages.co.uk](http://www.millbrookcottages.co.uk)
- Grid reference: SS 590 205 GB
- Hours of operation: 8am – 10pm
- Emergency number: Provided before arrival.
- Local public transport numbers: 0871 200 22 33 or <http://www.traveline.org.uk/index.htm>
- Local accessible taxi numbers: A to B 01271 378 993 or M + M 01271 83133

We welcome your feedback to help us continuously improve accessibility for all. If you have any comments or suggestions please do not hesitate to phone us 0800 298 22 88 or email [kate@millbrookcottages.co.uk](mailto:kate@millbrookcottages.co.uk). Your call will be answered by Kate or Bob.

We look forward to welcoming you to Millbrook Cottages.

### **Lakeview**

#### **Main Entrance**

- Distance from car park to steps 80m – drop off point 20m
- Steps to garden height 7 – W 52.5 cm/ D

- 20cm/ H 20cm
- 18 metres from steps to main entrance
- 1 step to front door (W/D/H) 90cm/55cm/20cm
- Front door Width 77cm Height 195cm
- Height of Key Hole from outside door 128cm
- Height of Key Hole from inside door 103cm

### **Open plan living area with bedroom**

- Height of fire blanket 140cm
- Size of Granite in Kitchen 547cm x 61cm
- Height of Sink 88cm (inset in granite)
- Height of Cooker 88cm (Built in cooker and hob)
- Height of light switch 137cm
- Height to interior door handle 108cm
- Width of door way 77cm
- Height to handle for patio door 106cm
- Height to Velux Window opener 223cm
- Space to left of Bed 120cm
- Space to right of bed 80cm Size of bed 155cm x 200cm
- Size of dining room table 132cm x 91cm x 77cm

### **Downstairs / Bathroom**

- Size of Washing Machine 51cm x 60x 85cm
- Height of toilet 42cm
- Space to the left of toilet 25cm
- Space to the right of toilet 48cm
- Height to step to shower 17cm
- Height of physical shower knob 103cm
- Width of shower doors 67cm
- Size of shower 96cm x 96cm
- Free Floor Space 145cm x 200cm

- Size of bath 102cm x 148cm
- Height of bath 56cm
- Height of sink 88cm
- Bathroom Door width 75cm

### **Size of all rooms including corridors**

- Upstairs 590 x 815 + 130cm x 100cm
- Stairs (12 steps) 390cm x 100cm
- Upstairs Hall 130cm x 100cm
- Downstairs Hall 300cm x 158cm
- Bathroom 245cm x 267cm

### **The Secret Garden**

#### **Main Entrance**

- Distance from car park to entrance 10m
- 4 steps to garden (W/D/H) 23cm x 205cm x 45cm
- 1 step from garden to main entrance (W/D/H) 20cm x 90cm x 30cm

#### **Conservatory**

- Width of door way 143cm x 194cm
- Height of Key Hole from outside door 121.5cm
- Height of Key Hole from inside door 102cm
- Height of all light switches 135cm
- Size of Sofa in conservatory 152cm x 90cm x 88cm
- Size of Table conservatory 101cm x 57cm x 47cm
- Door from conservatory to bedroom 117cm x 172.5cm

#### **Bedroom**

- Height of step to bedroom 4cm
- Width of archway from bedroom to dressing room 120cm
- Space to left of Bed 140cm
- Space to right of bed 135cm
- Size of bed 200cm x 200cm
- Size of dining room table 132cm x 91cm x 77cm

## **Bathroom**

- Height of toilet 40cm
- Space to the left of toilet 60cm
- Space to the right of toilet 50cm
- Free floor space 360cm x 150cm
- Size of shower 158cm x 102cm
- Free Floor Space 360cm x 150cm
- Size of bath 162cm x 60cm
- Height of bath 62cm
- Height of sink 85cm
- Bathroom Door width 75cm
- Height of shower knob 113cm

## **Size of all rooms including corridors (approx)**

- Bedroom 505cm x 443cm
- Conservatory half circle 22m<sup>2</sup>
- Dressing Room 300cm x 460cm
- Bathroom 252cm x 456cm

## **Main Entrance to Mill cottages**

- Distance from car park to main entrance 50m,
- drop of 1 metre
- Steps from car park - 2 - although can use gravel slope to avoid

- Width of Doorway 72cm

## **Communal Washing Machine Room**

There is a washing machine room located in the old kennels

- 1 step high 28cm by 60cm wide gate
- Door to washing room 158cm x 56cm
- Washing machine 51cm x 60cm x 85cm

**The Wheel Room** - accommodation is all on one level with level access if necessary

## **Main Entrance**

- Distance from car park to patio entrance steps 10m
- Amount of steps to top 5 - W 125cm / D 26cm / 14cm and 19cm • Width of Patio Doors 109cm
- Height of Key Hole 104cm
- Step into Cottage door 19cm

## **Kitchen**

- Height of fire blanket 148cm
- Size of Granite in kitchen 60cm x 317cm
- Height of Sink 88cm
- Height of Cooker 88cm
- Height of Light Switches 137cm
- Width of Archway to Kitchen 142cm

## **Lounge**

- Size of Dining Table 140cm x 95cm
- Size of Sofa 165cm x 100cm
- Height of light switches 137cm
- Height of window ledge 85cm

- Width of Door way to hall 75cm

## **Bedroom**

- Width of Door way 75cm
- Size of Bed 166cm x 216cm
- Space to left of bed 56cm
- Space to right of bed 104cm
- Light Switch 136cm

## **Bathroom**

- Height of Toilet 43cm
- Space to the left of toilet 31cm
- Space to the right of toilet 26cm
- Height of bath 54cm
- Size of Bath 168cm x 69cm
- Height of Sink 77cm

## **Size of all rooms including hallways (approx)**

- Kitchen 168cm x 322cm.
- Lounge 600cm x 564cm
- Bedroom 391cm x 382cm
- Hall 220cm x 106cm
- Bathroom 184cm x 172cm

## **Corncott**

### **Main Entrance**

- Steps from entrance to mill - 13
- Height, Width and Depth of Steps 19cm x 90cm x 26cm and 17cm x 87cm x 27cm
- Width of Doorway 74cm
- Height to key hole 83cm

## **Kitchen**

- Height of fire blanket 145cm
- Size of Granite in Kitchen 376cm x 60cm
- Height of Sink 87cm
- Height of cooker 90cm
- Height of light switch 134cm
- Size of Free floor space 160cm x 174cm
- Width of door way to lounge 74cm

## **Lounge**

- Size of dining table 140cm x 95cm
- Size of sofa 214cm x 105cm
- Height of light switches 134cm
- Height of Window ledges 75cm and 82cm
- Width of door way to Hallway 74cm

## **Bedroom 1**

- Width of door way 74cm
- Size of Bed 223cm x 173cm
- Space to left of bed 43cm
- Space to right of bed 134cm
- Light switch 134cm

## **Bedroom 2**

- Width of way 74cm
- Size of bed 200cm x 92cm
- Space to the left of bed 0cm
- Space to the right of bed 146cm

## **Bathroom**

- Width of Door Way 74cm
- Height of toilet 43cm
- Space to the left of toilet 125cm
- Space to the right of toilet 16cm
- Free Floor space 2.4m<sup>2</sup>

- Size of Shower 118cm x 75cm
- Height of step to shower 28cm
- Height of shower knob 134cm
- Height of sink 79cm

### **Size of all rooms including corridors**

- Kitchen 160cm x 174cm
- Lounge 600cm x 564cm
- Bedroom 357cm x 391cm
- Bedroom 2 235cm x 208cm
- Hall 95cm x 376 + 87cm x 87cm
- Bathroom 209cm x 170cm

### **Pulley Mill**

#### **Main Entrance**

- Steps from entrance to mill - 11
- Height, Width and Depth of Steps 19cm x 90cm x 26cm
- Width of Doorway 81cm
- Height to key hole 84cm
- Steps from inside main door to hall way 14
- Height, Width and Depth of Steps 20cm x 82cm x 25cm

#### **Kitchen**

- Steps to kitchen - 4
- Height, Width and Depth of Steps 19cm x 80cm x 25cm
- Height of fire blanket 101cm
- Size of Granite 391cm x 60cm
- Height of sink 90cm – freestanding cookers with hot
- Height of light switches 104cm
- Size of floor space 525cm x 71cm

## **Lounge**

- Size of dining table 100 cm width –Round
- Size of sofa 225cm x 107cm
- Height of light switches 133cm
- Height of window ledge 37cm and 57cm
- Width of door way from hall 74cm

## **Bedroom**

- Width of door way from hall 74cm
- Size of bed 216cm x 166cm
- Space to left of bed 187cm
- Space to right of bed 39cm
- Light Switch height 129cm

## **Bathroom**

Please Note to Bath Size 180cmL x 90cmW x 66cm

## **Size of all rooms including halls**

- Kitchen 525cm x 131cm
- Lounge 600cm x 274cm
- Bedroom 426cm x 369cm
- Hall 131cm x153cm
- Bathroom 200cm x 292cm