

Accessibility Statement for Mornacott Cottages

Barn Cottage

Arrival

The property is reached via a private concreted driveway. The parking area is gravel with space for two cars and is adjacent to the property. The property is accessed via a step up to the front door.

Main Entrance

The front door is accessed by one step up, the door opens inwards onto a slate floor.

Ground Floor

All downstairs has slate flooring and rugs. There is an open plan kitchen/dining area. All kitchen units are standard height with standard fixtures and fittings. The sitting room is accessed by one step down from the kitchen area.

The downstairs bedroom leads off the kitchen and is on the same level. The downstairs bedroom has an en-suite shower room with vinyl floor and a step up into the shower, the shower tray is a standard size with standard bathroom fixtures and fittings.

Upstairs

The upstairs is accessed via an open tread staircase with two changes of direction.

First Floor

The first floor bedrooms and landing are all wooden floors with rugs, bedrooms and bathroom are all level access from the landing.

First Floor Bathroom

The bathroom has level access from the landing onto a vinyl floor. The bathroom has a bath and overhead shower requiring a step up into. The bathroom contains all standard fixtures and fittings.

Outside Space

The outside area is accessed via French doors from the lounge area requiring a step out onto paving. The garden is terraced and on three levels. The levels of lawn are relatively level.

Public transport

The nearest rail link is Tiverton Parkway (19 miles)

The nearest bus link is South Molton (5 miles) this is an infrequent service.

Orchard Cottage

Arrival

The property is accessed by a concreted private driveway. The parking area is gravel and is adjacent to the property with space for three cars.

Main Entrance

The front door is accessed by a downward slope and four steps leading up to the front door. Vehicles can be unloaded through the double French windows at the rear of the property accessed via two small stone steps onto a paved terrace.

Ground Floor

The ground floor is open plan and all on one level with a stone tiled floor and rugs. The downstairs bedroom is accessed from the main living area and is also has a stone tiled floor with rugs and a Jack and Jill door to the downstairs bathroom. The downstairs bathroom can be accessed separately via the main living area, it has a stone floor and a bathtub with overhead shower requiring a step up into. All fixtures and fittings are standard.

The main living area has two separate seating areas. The outside can be accessed via French doors with one step down onto stone paving from three separate areas, the second seating area, downstairs bedroom and kitchen. The kitchen consists of standard height oven and units.

Upstairs

The first floor is accessed via an open tread wooden staircase with two changes of direction and leading to a wooden floored galleried landing.

First Floor

The first floor bedrooms and landing are all wooden floors with rugs. All are level access leading from the landing. All first floor bedrooms have en-suite facilities with stone tiled floors and standard bathroom fixtures and fittings. All have bathtubs with overhead showers and require a step up into to use.

Outside Space

The outside space can be accessed via three separate doors from the ground floor requiring a step down onto a paved terrace at the rear of the property. There are five wide steps leading down to the orchard which is laid to grass and fairly uneven.

Public Transport

The nearest rail link is Tiverton Parkway (19 miles)

The nearest bus link is South Molton (5 miles) but this is an infrequent service.

The Old Stables

Arrival

The property is accessed by a concrete driveway. The parking area is concrete and situated directly outside the front door with space for two cars.

Main Entrance

The front door is accessed via stone steps and then steps down into the kitchen area. The property can also be accessed from the side with a step down into the main living area.

Ground Floor

The ground floor is open plan consisting of a kitchen with standard height oven, wall units and fixtures and fittings, a dining area and main living room. All of the floors are stone tiled with rugs. The downstairs cloakroom is accessed via a step up from the main living area.

Upstairs

The first floor is accessed via a wooden, open tread staircase leading to a wooden floored landing.

First Floor

The upstairs bedrooms and landing are all wooden floors and level access leading off the landing. All bedrooms have en-suite facilities with stone tiled floors. Bedrooms 1 and 2 have en-suites with stone floors with standard fixtures and fittings and bathtubs with overhead showers requiring a step up into. Bedroom 3 has an en-suite shower room with a stone floor and standard fixtures and fittings. The shower tray is standard size and requires a step into.

Outside Space

The outside space is accessed via French doors from the main living area, with a step down to a paved terrace area.

Public Transport

Nearest rail link Tiverton Parkway (19 miles)

Nearest bus link South Molton (5 miles) this is an infrequent service.