

# **Access Statement for Fuchsia Cottage, 2 Croyde Manor Mews, St Mary's Road, Croyde, North Devon, EX33 1 PF**

## **Introduction**

Fuchsia Cottage is a stone terraced cottage in the heart of Croyde village. It has a lounge, kitchen and hall downstairs, and two bedrooms and a small bathroom upstairs. There is level access to the front door.

## **Pre-Arrival**

- Information about Fuchsia Cottage is available online at the following websites:
  - [www.holidaylettings.co.uk/rentals/croyde/98355](http://www.holidaylettings.co.uk/rentals/croyde/98355)
  - [www.ramblers.org.uk/info/accommodation](http://www.ramblers.org.uk/info/accommodation)
  - [www.cottageincroyde.co.uk](http://www.cottageincroyde.co.uk)
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- Public transport - there is a bus service from Croyde to the surrounding areas. Bus timetable details are available at Fuchsia Cottage. The local bus stops are within a few minutes level walk from the cottage.
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- The nearest local services to the cottage are within a few hundred metres. These include a post office, pubs, restaurants, gift shops and general stores.
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- More facilities, including a doctors' surgery, are available at Braunton, approximately 4 miles from Croyde. The nearest Accident and Emergency Department is at North Devon District Hospital in Barnstaple, approximately 12 miles away. Contact details are in the information pack at Fuchsia Cottage.
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- The nearest equipment hire services are in Barnstaple.
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- Fuchsia Cottage is not suitable for people with severe mobility problems as there is no sleeping or bathroom accommodation downstairs. The cottage layout is very simple, with no internal steps apart from the main staircase, making it suitable for those with some visual impairment, although it is advisable that the guest is

accompanied by a fully sighted person.

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

- There is one parking space allocated for Fuchsia Cottage. The space is suitable for a small or medium sized car, but not for a large family car or large four wheel drive vehicle. Once parked, there is access to the rear of the vehicle. The parking space is approximately 20 metres from the front door, although it is possible to take the car directly to the front door for unloading and for those unable to walk very far.

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- The surface up to the front door is smooth level tarmac. There is no camber or dropped kerb. There is a shallow concrete step outside the door and a slight lip across the base of the door frame.

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- If visitors to the cottage require a larger parking space, Pay and Display parking is available at Croyde Village Hall car park, a few minutes walk from the cottage, located in the village centre.

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- Fuchsia Cottage has a slate sign outside the door, fixed to the wall. The letters, coloured white, on the sign can be picked out by hand by a partially sighted person. There is no bell or intercom as the cottage is very small. Visitors usually knock on the door or call out to alert anyone inside.

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### **Main Entrance, Reception & Ticketing Area**

- There is only one entrance to Fuchsia Cottage, the main front door. There is a light above the door and a shallow concrete step (approx 3 centimetres) outside the door. Inside the door, there is a doormat. The main door is side hung from the right hand side. The internal entrance hall is level and carpeted.

### **Public Areas - Hall, Stairs, Landing, Corridors etc**

- The hall way gives access to the kitchen, on the left, and the lounge on the right. The staircase rises from the hall, with a cupboard

beneath it, accessed by two small white doors.

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- The inner walls throughout the house are painted white. The cottage has two storeys, with the upper rooms (two bedrooms and a bathroom) reached via the carpeted staircase. The staircase has a permanent grab handrail, painted white. The staircase has a U bend in it, with a large mirror on the wall on the bend. Lighting is provided by ceiling lights in the hall, stairwell and small upstairs landing.
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- The upstairs landing gives access to two bedrooms, the bathroom, and the airing cupboard. All the doors are hardboard, painted white. None of the internal doors, except the bathroom, is fitted with a lock.
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- A small noticeboard on the wall beside the front door (on the left when entering the building) gives contact details for the housekeeper.
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- The only WC provision is in the bathroom upstairs, which is a small room with limited space, and unsuitable for a wheelchair.

### **Public Areas - Sitting room, lounges, lobbies etc**

- The lounge is carpeted, with level access from the hall. The door is painted white.

### **Public WCs**

- The only toilet at Fuchsia Cottage is located upstairs in the bathroom. The floor space in the bathroom is limited. There is a coat hook on the back of the door and the tap on the basin is a single mixer tap. (NB Care should be taken when closing the bathroom door, as the door passes very close to the edge of the basin, and it is possible to trap or hurt your fingers if your hand is placed on the sink corner at the same time as the door is being closed.)
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- The bathroom floor is a smooth, laminated finish. There is limited space for a baby changing table, although a baby could be changed on a mat on the floor.
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- The nearest public toilets are located within the village centre, approximately 5 mins walk.

## **Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe**

- The dining table at Fuchsia Cottage is located within the kitchen. Lighting is provided from ceiling lights and a standard lamp located next to the table. The floor surface is a smooth, laminated finish.
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- The table is a wooden table, which can be moved if required, with (quite heavy) wooden chairs without arms. A brightly coloured wipe-clean table cloth is provided. All the cutlery is stainless steel, and the crockery predominately white.

## **Laundry**

- There is a washing machine/tumble drier located in the kitchen. Instructions are in the cottage file in the lounge.
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## **Shop**

- The nearest shop is located within the village centre, approximately 5 mins walk from the cottage. Limited parking is available outside the shop, with further parking opposite the shop at Croyde Village Hall.

## **Outdoor Facilities**

- There is a small gravelled area outside the cottage, suitable for outdoor dining. The gravelled area is accessed by stepping up approx 30 cm from the tarmac road below.
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- There are five fold up chairs and a fold up table which are stored in the cottage and can be used in this outdoor area. The table and chairs are black in colour and the gravel is pale brown.

## **Bedrooms & Sleeping Areas**

- The two bedrooms are accessed from the upstairs landing. Both rooms are carpeted, one with a double bed, and the other with two single beds and a spare single mattress.
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- The carpet is light beige and the walls and doors are painted white.
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- In case of power failure, there is a torch located in each bedroom, and a battery powered light on the landing wall beside the bathroom.

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

- The small bathroom is located on the landing. It has a laminated floor, bath with built in shower, WC and sink, with mixer tap.
- NB. Care should be taken when closing the bathroom door, not to trap your fingers between the door and the edge of the sink.
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### **Self-Catering Kitchen**

- The kitchen is fitted with an induction hob, electric oven, fridge/freezer and washing machine/tumble drier. Instructions for all the appliances are in the cottage file located in the lounge.
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- The main on/off electric switch for the cooker is located in the cupboard on the left of the oven.
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- Lighting is provided by ceiling lights, one standard floor lamp, and lighting in the cupboards at eye level.
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- Cutlery is found in a draw at waist height, crockery is split between low floor mounted cupboards and eye level cupboards.

### **Grounds and Gardens**

- There is a small gravelled area outside the cottage, suitable for outdoor dining. The gravelled area is accessed by stepping up approx 30 cm from the tarmac road below.
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- There are five fold up chairs and a fold up table which are stored in the cottage and can be used in this outdoor area. The table and chairs are black in colour and the gravel is pale brown.

### **Additional Information**

- The escape route is via the front door. From there, there are two routes of escape.
- There are safety notices within the cottage on the notice board by the front door.
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- No pets are allowed at the cottage, and no smoking indoors.
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- Mobile phone reception is good, and wi-fi is also provided.
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Address: Mrs Deborah C Loat, cottage owner

Gubbs Farm, West Buckland, Barnstaple, Devon, EX32 0SF

Telephone: Mrs Deborah Loat  
01598 760598

Email: [debbie@cottageincroyde.co.uk](mailto:debbie@cottageincroyde.co.uk)

Website: [www.cottageincroyde.co.uk](http://www.cottageincroyde.co.uk)

Grid reference: SS 44635 39210

Emergency number: Fuchsia Cottage Housekeeper  
Matilda Capel-Creasey

01271 891230  
07887 876317

### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve. If you have any comments please phone 01598 760598 or email**

**debbie@cottageincroyde.co.uk**

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Updated: 7<sup>th</sup> November 2011