

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 to our guests/visitors.

Access Statement for Bulleigh Barton Manor Bed and Breakfast, Ipplepen, Newton Abbot, Devon TQ12 5UA

Introduction

Bulleigh Barton Manor is located in open rolling rural countryside approximately 1.25 miles (2 km) south-east of the village of Ipplepen in South Devon and offers three guest rooms: two doubles and one double/twin room all with en-suite bathrooms or shower rooms. **Please note that all our guest bedrooms are on the first floor, accessed by steps.**

Parts of the house are over five hundred years old with more recent Victorian additions between 1880 and 1900 and the house has been sympathetically refurbished to a high standard throughout. Whilst we aim to meet the needs of all our guests, there are some period features of the house which might make access difficult for people with limited mobility.

Ipplepen village is within 5 minutes drive and has a Post Office and a well-stocked Co-op shop in addition to the Wellington pub. We are located within a 12 minute walk of the Bickley Mill Inn which offers good food at lunchtime and evenings on all days of the week. Dainton Park golf course, which welcomes non-member visitors, is set in 125 acres of parkland with spectacular views over Dartmoor National Park and the South Hams countryside and is just five minutes drive away. Bulleigh Barton Manor is well situated for access to a wealth of South Devon attractions including the picturesque towns of Ashburton, Totnes and Dartmouth, the Torbay coast and National Trust properties including Greenway and Coleton Fishacre. The Dartmoor National Park and the coast are within a 20 minute drive.

We look forward to welcoming you to Bulleigh Barton Manor. If you have any queries or require any assistance please phone 01803 873 411 or email liz@escapetosouthdevon.co.uk

Pre-Arrival

Bulleigh Barton Manor is located at Ordnance Survey National Grid Reference 285850E, 065900N and our postcode is TQ12 5UA. We are located 1.1 miles east of the main A381 Newton Abbot to Totnes Road accessed via a country lane which is predominantly two vehicles wide but with a few narrower sections. A Google map showing our location is available on the Contact page of our website. Details of public transport and local amenities are summarised below:

- The nearest shops, comprising a Co-op and Post Office, are approximately 1.6 miles (2.5 km) away in Ipplepen village.
- Newton Abbot railway station is approximately 4.5 miles (7 km) away. This is a principal station and is on the main line from London to Penzance and also on the main line to Bristol, Birmingham and cities to the north. The station has both short term and long term parking available.
- The nearest bus stops are at Parkhill Cross, on the main A381 Totnes to Newton Abbot Road, near to the Texaco garage and approximately 20 minutes walk along our lane. The north-bound service bus stop is opposite the Texaco garage and has a shelter and basic seating. The south-bound service bus stop is approximately 75 m south of the Texaco garage and has no shelter or seating. There are regular services from these stops to Dartmouth, Totnes, Newton Abbot, and Exeter. Low-floor easy-access buses are operated on these services.
- Taxis are usually available at Newton Abbot station but we can book one for you in advance if required.
- Exeter International Airport is approximately 30 minutes by car. Carriers including Flybe, Air France, Aer Lingus operate internal and international flights from the airport, alongside other airlines.

We welcome well-behaved dogs and assistance dogs in the Brooking Room and Garden Suite (please see the additional information and Dog Policy in the Contact section of our website). We regret that we are unable to accommodate dogs in the Willow Room as we recognise that some of our guests have severe animal allergies and we therefore keep this room pet-free.

Car Parking and Arrival

We have ample free car parking in gravelled areas adjacent to the house and within 5 m of the main access points (see Photos 1 and 2).

- Entrance to the property is gained from the gravel drive and car parking areas. The Brooking Room and Willow Room are accessed from the main front door which is on the south side of the house and 90 cm (35.5 inches) wide (see Photo 1).



Photo 1 showing car parking area and access to the main front door (leading to the entrance hall, dining room/breakfast room, drawing room and Brooking Room and Willow Room bedrooms).



Photo 2 showing car parking area for the Garden Suite also showing at left, (background) the access via stone steps.

- The Garden Suite has its own access door with steps up to it (see Photos 2 and 3). These eight steps are of old limestone and are uneven with step heights between 18 and 24 cm (7 to 9.5 inches). There is a further step of 32 cm (12.5 inches) through the access door into the Garden Suite which is 95 cm (37.5 inches) wide.



Photo 3 showing steps up to the Garden Suite front door with handrail at right.

- The parking areas are well lit at night by floodlights activated by motion sensors.

Welcome Area

The entrance from the main front door provides level access to the hallway, drawing room and dining room. Guests are welcomed in the hallway, which is level throughout.

- Seating is available in the drawing room.
- The area is well lit with overhead lighting in the entrance hall and picture lighting and alcove lighting in the hallway. The hallway provides access to the staircase leading to the Brooking Room and Willow Room (see Photo 4).
- Assistance can be given with luggage.



Photo 4 showing main entrance hall and staircase up to Brooking Room and Willow Room bedrooms.

Bedrooms

- Our beds are normally made up with duvets but sheets and blankets can be provided if preferred. Our standard pillows are duck feather and down, however hypoallergenic bedding is also available. Please specify before your arrival if required.
- There is seating, bedside tables, bedside lamps, a wardrobe, plus a chest of drawers/dressing table provided in each bedroom.
- All guest rooms have silent fridges which have fresh milk and which guests can use to refrigerate prescription medication and small amounts of perishable food.
- The Brooking Room and Willow Room are accessed by means of the main stairway (see Photo 4) which is carpeted, 90 cm (36 inches) wide with 18 number 20 cm (8 inches) high steps. There is a hand rail on one side. This staircase is also used by guests in the Garden Suite when coming down to the breakfast room. The upstairs landing is on two levels separated by two steps (one 16 cm and the other 20 cm) (see Photo 5).



Photo 5 showing the two steps on the upstairs landing giving access to the Brooking Room and Willow Room.

- The Brooking Room has a four poster king size (150 cm, 5 feet wide) double bed made of solid oak, 61 cm (24 inches) high, with access from both sides. This bedroom has a large en-suite bathroom with slipper bath, walk-in shower, toilet and two hand basins.
- The Willow Room has a king size divan double bed (150 cm, 5 feet wide) 67 cm (26.5 inches) high, with access from both sides and has an en-suite walk-in shower room with toilet and single washbasin.
- The Garden Suite has its own front door and is accessed from the gravel car parking area by eight steps which are of old limestone and are uneven (see Photo 3) with heights between 18 and 24 cm (7 to 9.5 inches). There is a further step of 32 cm (12.5 inches) height through the access door into the Garden Suite which is 95 cm (37.5 inches) wide. This provides access to the open plan sitting room and kitchen area which is equipped with a table and two chairs, two seater sofa and a tub chair. There is a single step down of 25 cm (10 inches) to an intermediate landing which gives access to the shower room and a further step down of 22 cm (8.5 inches) into the bedroom (see Photo 6). An LED nightlight is available to illuminate the steps between the bedroom and shower room at night.
- The Garden Suite has a super king size (180 cm, 6 feet wide) divan double bed 65 cm (25.5 inches) high with access from both sides and has an en-suite walk-in shower room with toilet and single washbasin.

The bed can also be split into two single beds of 90 cm (3 foot) width. Please specify before your arrival if single beds are required.

- The Garden Suite also has access to the main house via the main landing area to enable guests to reach the breakfast room without the need to go outside. There are two steps from the bedroom (see Photo 7) each of 16 cm (6.5 inches) height.



Photo 6 showing step up from Garden Suite bedroom to bathroom on left and further step to sitting room and kitchen area.



Photo 7 showing the steps from the Garden Suite to the main upstairs landing area.

- The Brooking Room and Willow Room bedrooms have flat screen Freeview digital TV/DVD (with subtitles available). The Garden Suite has a flat screen Freeview digital TV/DVD (with subtitles available) in the sitting room.

Bathrooms, Shower Rooms & Toilets

- The Brooking Room en-suite bathroom is accessed via a 77 cm (30.25 inches) wide, step-free/level entry doorway from the bedroom. It has a toilet 43 cm (17 inches) in height, two washbasins and a roll top bath

which has a minimum height of 62.5 cm (24.5 inches). There is a separate walk-in corner shower cubicle 97 cm by 97 cm (38.25 inches by 38.25 inches) with an entry step up of 6 cm which has two sliding doors with a door aperture of 51.5 cm (20.25 inches). This shower has a thermostatic valve and both overhead fixed head and hand-held shower head options. The floor is vinyl and is level throughout and is on the same level as the bedroom floor.

- The Willow Room en-suite shower room is accessed via a 77 cm (30.25 inches) wide doorway from the bedroom. The floor is vinyl and is on two levels with a small step of 10 cm (4 inches) separating the two levels. The shower room has a toilet 44 cm (17.25 inches) in height, a single washbasin and a walk-in shower cubicle 119 cm by 71 cm (46.75 inches by 28 inches) with a step up of 17 cm (6.75 inches) and sliding door with aperture of 48.5 cm (19 inches). This shower has a thermostatic valve and removable hand-held shower head.
- The Garden Suite en-suite shower room is accessed via a 62 cm (24.5 inches) wide door with a single step up of 16 cm (6.5 inches) from the bedroom floor. The floor is vinyl and is level throughout. The shower room has a toilet 41 cm (16.25 inches) in height, a single washbasin and a walk-in shower cubicle 110 cm by 70 cm (43.25 inches by 27.5 inches) with a step up of 6 cm (2.25 inches). This shower has a thermostatic valve and removable hand-held shower head and there is a grab rail on one wall.

Public Areas - Halls, Stairs, Landings

- All public areas, hall, stairs, and landings are well lit using a combination of ceiling, wall uplighters, picture lights and table lamps.
- The hallway is carpeted.
- There are no steps from the hallway to the guest breakfast room (dining room) or the drawing room and downstairs toilet which both lead off from the hallway.
- There is a flight of stairs which are carpeted, 90 cm (36 inches) wide with 18 number 20 cm (8 inches) steps to the landings and guest bedrooms. There is a hand rail on one side.
- The house is fully centrally heated throughout in all but the summer months and temperatures can be adjusted in each room via thermostatic radiator valves to suit individual requirements. Supplementary oil filled electric radiators are also available in all the guest bedrooms and in the Garden Suite living room.
- There are automatic interconnected mains powered (with battery back-up) audible smoke alarms in all bedrooms and escape route areas including the landings/stairs and hallway. The internal door between the landing areas and the Garden Suite is a 30 minute rated fire door with automatic closer.

Toilet Facilities

- In addition to the toilets in the en-suite bathrooms there is a small unisex downstairs toilet with wash handbasin which is available for use by guests. The toilet is located off the hallway, close to the dining room, and is accessed via a 72 cm (28.5 inches) wide door and is step free/level entry. The toilet is 43.5 cm (17 inches) high.

Dining Room

- The breakfast/dining room is situated off the hallway on the ground floor and the entrance is 74 cm (29.25 inches) wide and step-free/level entry.
- The floor is of oak parquet with a large rug beneath the dining table and surrounding area.
- Large windows allowing plenty of natural light supplemented by an overhead light, wall lights and picture lights.
- The dining room has a wood-burning stove which is used to supplement the central heating in the colder months.
- There is seating on balloon-backed chairs for 6 people at the mahogany dining table.
- There is a mahogany sideboard where guests can help themselves to cereal, fruit salad and yoghurts.

Garden

- There are extensive landscaped gardens of approximately two acres which guests are welcome to use. The main lawn is level. There is also an outdoor unheated swimming pool which guests may use if they wish. Pool Safety Rules are displayed adjacent to the pool and there is an orange life-saving ring on the outside wall of the summer house adjacent to the pool.
- Smoking is not permitted anywhere within the property.

Additional Information

- There are 'In Case of Fire' instructions on the walls of all the guest bedrooms.
- There is an information folder for each of the bedrooms with information on NHS facilities, local restaurants/pubs, travel, theatres and local golf facilities.
- Mobile phone reception at Bulleigh Barton Manor is dependent on the network. O2 has the best reception with Vodaphone and EE generally having poorer reception.
- Free Wi-Fi facilities are available for use by guests.
- We are happy to cater for special diets or particular likes or dislikes. Please advise us before your arrival.

Contact Information

- Address (inc postcode): Bulleigh Barton Manor, Ipplepen, Newton Abbot, Devon TQ12 5UA
- Telephone: 01803 873411 (landline), 07973 422678 (mobile)
- Email: [liz@ escapetosouthdevon.co.uk](mailto:liz@escapetosouthdevon.co.uk)
- Website: www.escapetosouthdevon.co.uk
- Hours of operation: Flexible within reason
- Local carers: N/A
- Local doctor: Ipplepen Surgery (01803 874455)
- Local hospital: Torbay Hospital (01803 614567)
- Local taxi: Abbot Taxis 01626 331717
- Local public transport: www.stagecoachbus.com and www.countrybusdevon.co.uk