

## **Access Statement for Handley Farm Accommodation**

### **Introduction**

We aim to cater for the needs of all our guests in our family run three Barn Bed and Breakfast Suites and two Self-Catering Cottages at Handley Farm. We offer our guests the privacy of all having separate entrance doors to both bed and breakfast suites and self-catering cottages. Our Bed and Breakfast Suites are totally non-smoking. All our guests have free access to Broadband Wi-Fi for those with Laptops.

### **Pre Arrival**

- \*You can contact us by telephone, fax or email (see details below)
- \*There is a Bus stop situated at the end of our driveway on B3227, details of bus timetable can be found in our local information box in B/B Suites and S/C Cottages.
- \*The main Train station is at Taunton (15 Miles) or Tiverton Parkway (18 Miles).
- \*Local Taxi service, we are happy to make a booking for you.
- \*Our website has direction on how to locate Handley Farm Waterrow.

### **Arrival and Car Parking (Loose Pebbles)**

- \*On arrival at Handley Farm, there is a long driveway before entrance to the Farmhouse. Fully secure off-road parking, with automatic security lighting.  
B/B Suites and S/C Cottages, Please come to the Farmhouse for assistance.
- \* Please park in allocated spaces:  
Swallow and Nuthatch B/B Suite in front of Swallow Suite.  
Woodpecker B/B Suite in space between Farmhouse and Woodpecker Suite.  
Handley Cottage S/C beside Cottage front gate.  
Cider Barn S/C along the side of Cider Barn.  
There is ample car parking.
- \*We are happy to assist our guests with their luggage.

### **Main Entrance and Reception**

- \*The front door to the Farmhouse and main hallway/reception has three steps of different heights.
- \*Porch and hallway is of slate tiled with a rug.
- \*Front door keys for B/B Suites are provided for our guests use, making access to your Suite at all time.
- \* Front and back door keys for S/C Cottages are provided for guests use.

### **Public Area**

- \*Public area inside and outside is well lit.
- \*No WC is available as B/B Suites are en suite.
- \*Games Room is well lit, log burner, with cushion flooring has two steps.

### **Dining Room for B/B Guests**

- \*Breakfast and Evening Meals is served in the dining room on ground floor with two steps from hallway, fitted short pile carpet flooring, central heated.
- \*Separate tables are used for our guests, some dining chairs are carvers and some not.

### **Bed and Breakfast Suites (All Ground Floors)**

- \*Swallow and Nuthatch Suites both have one step into entrance hall, with pine floor, door to Suites lounge area with pine floor with rugs, with one upright armchair and sofa. Bedroom area has fitted short pile carpet. En-suite has cushion flooring, Swallow Suite has full bathroom with bath with grab rails and separate shower with small step, washbasin and WC and Nuthatch Suite en-suite has a shower with small step, washbasin and WC. From the lounge is a door to verandah and garden (down three steps).
  - \*Woodpecker Suite next to the Games Room, has two steps into the Suite with oak flooring with rug, lounge area has sofa and carver chair, and en-suite has tiled flooring, with shower with shadow step, washbasin and WC.
- All three Suites have T.V with remote control, D.V.D, radio with hi-fi, fully central heated, fully double glazed, hair dryer, mini fridge, tea and coffee facilities, heated towel rail, iron and ironing board available on request, Local information box with maps, walk guides etc.
- \*Swallow Suite Sleeps up to 4 Persons plus cot, with one double, one single, and sofa bed. (Twin bedded Suite)

\*Nuthatch Suite Sleeps 2 Persons plus cot, with king bed.

\*Woodpecker Suite Sleeps 2 Persons with double bed.

### **SELF CATERING COTTAGES**

\*Pets welcome in Handley Cottage only.

\*The Cider Barn (Sleeps up to 6 Persons plus Cot). The Cider Barn has a small step into the kitchen/diner with cushion flooring, lounge with log burner, bedroom, hallways and stairs has fitted short pile carpet, bathroom with cushion flooring. Two ground floor bedrooms, one double and one twin with WC and small washbasin, third bedroom twin up a short flight of stair with handrail. Full bathroom with bath with grab rails, separate shower with small step, washbasin and WC, door to patio and garden from hallway down two small steps.

\*Handley Cottage (Sleeps up to 4 Persons plus Cot). Handley Cottage has two steps into the Patio area in front of the cottage. A shallow step into porch, then small step into front hallway with tile floor, door to lounge with log burner and fitted carpet, door to tile floor to back hallway, kitchen/diner and cloakroom with shower shallow step, washbasin and WC. Back door has two small steps up into small area. From front hallway flight of stair with fitted carpet with handrail leads to landing, bathroom with bath with grab rails, washbasin and WC. and two bedroom with one double and one twin bedded room, which are all fitted short pile carpet.

\*Both properties: have log burner, fully central heating, double glazed, electric cooker, microwave, fridge, dishwasher, auto washing machine/tumble dryer, T.V with remote control, DVD, radio with hi-fi.

### **Grounds and Garden**

\*We have grounds and garden for our guests to use with bench, Small Children Climbing Frame.

\*Coarse Fishing Lakes only for our guests, (Children should be accompanied by an adult, thank you).

\*We have a lock up store for Guest Bicycles etc (At guest own risk).

### **Additional Information**

\*Mobile Phone reception is patchy in both B/B Suites and S/C Cottages; best reception is in the Grounds. Guests may use our phone for urgent calls if no signal.

\*Fire Safety and Evacuation procedures are stated clearly in the B/B Suites and S/C Cottages in the green folder, if you require assistance for evacuating please notify us on your arrival.

\*Freezer in Games Room for Guests use.

\*Tap water is our own spring water, safe to drink. (Regularly Tested).

\*Dry Facilities available for Walker and Cyclists.

\*Local information box with Maps, Walking guides etc are in each B/B Suites and S/C Cottages.

\* We ask all our guests to be environmentally friendly by please recycling papers, tins, bottles, plastic etc. Bins can be found beside the Games Rooms. Thank you for your help.

\*Barbecue available.

\* Broadband Wi-Fi for those with Laptops, available free access for all our Guests, (With refundable deposit for a wireless plug in Handley Cottage and Woodpecker Suite).

\* Children welcome.

\* Doctor's Surgery and Dentist Practice both in Wiveliscombe. (See green folder).

\* B/B Suites are non-smoking.

\*Dogs welcome in S/C Handley Cottage, with places to walk.

\*B/B dogs are welcome to come if they sleep in guest car, with places to walk, (not allowed in Suites).

\*If you require assistance between 10.30p.m and 7.30a.m please come to Farmhouse front door and ring bell or telephone us on (01398 361516)

### **Contact Information**

\*Names: George and Linda Leigh-Firbank.

\*Address: Handley Farm, Waterrow, Nr Taunton, Somerset. TA4 2BE.

\*Telephone/Fax: 01398 361516 ( +441398 361516 )

\*Email: [Linda.handleyfarm@btinternet.com](mailto:Linda.handleyfarm@btinternet.com)

\*Website: [www.handleyfarm.co.uk](http://www.handleyfarm.co.uk)

\* Open all year for S/C Cottages, B/B Suites open all year except for Christmas.