

## Access Statement For Higher Kingcombe Lodge

We aim to cater for the needs of all our visitors in our 7 bedroom lodge, which has been converted from a barn, set within the grounds of our property. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help.

### GENERAL

Pre-Arrival You can contact us by phone or email.

01300 320537 or 07988803181  
info@higherkingcombelodge.co.uk

There is a train station 15 minutes away by car. There is a local taxi service that has accessible taxis if required, we can make the booking for you.

Arrival & Car Parking Facilities.

We are open when the Bed and Breakfast is operating 24 hours.

On arrival to the property there are no marked parking bays, but there is ample car parking on tarmac for all cars at the front of the Lodge.

Access to the patio area from which accommodation is reached is via four paved steps measuring between 18cm and 15cm each or paved ramps to each entrance. We can assist guests with luggage. The village is 30 minutes walk from the Lodge.

## Main Entrance & Reception

If there is no-one to meet you on arrive outside the Lodge, access to our Farm House is via the front door which has four steps measuring 13cm high. There is a further large step measuring 28cm high into the house.

The front door is open during the day and locked at night, but there is a door bell with a 20m range to alert us to your arrival or if you require assistance.

## Guest Public Areas.

There is public WC and basin located in the laundry room off the Dining Room. The door width is 73cm wide opening towards you. The basin is 83cm high and rounded at the front. The free floor space is 100cm x 100cm. The toilet is 43cm high. The flooring is non-slip.

## Laundry.

The door width measures 78cm high. Free floor space measures 100cm x 100cms. The washing machines and tumble driers measure 86cm high.

## Kitchen.

The kitchen is located to the rear of the Dining Room. The units and sink measure 93cm high. The entrance to the kitchen measures 78cm wide.

## Outdoor Facilities.

Course fishing lakes located in our grounds are available for use by all our guests, free of charge. Some lakes have a disabled platforms for access. Each guest wishing to fish will require a licence from the Environmental Agency.

This we can arrange this for you. Access to the lakes is via a gate measuring 185cm wide.

Grounds and Gardens.

We have a paved patio area with a small water feature that overlooks the lakes. Guests are able to sit in the area on the seating provided. The paved patio area leads down to the tarmacked parking area in front of the lake via paved ramps or four paved steps measuring between 18cm and 15 cm. The lake is fenced off and is accessed through a level gate measuring 185cm. Guests are welcome to walk through the field by the lakes to take exercise.

Additional Information.

Assistance dogs are welcome, other dogs by arrangement. Mobile phone reception is generally not very good. The alarm will ring continuously if evacuation is needed. If you require more assistance for evacuating please notify us on arrival and we will ensure you are evacuated safely e.g. hearing impairment.

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We are happy to take delivery of hired equipment. We are a no smoking building. Smoking is permitted in the car park area.

Medication/Food can be stored in the main fridge on request.

Breakfast is served in the Dining Room.

This is a ground floor room attached to the sleeping accommodation. There are no steps. The entrance is via double French doors, each measuring 70cm which open to a total width of 140cm. Furniture is flexible and can be

moved on request. Tables have an under space of 70cm high by 92cm wide and height of 75cm (legs on each corner). There are chairs without arms which can be re-arranged.

There is a leather fitted corner settee within a small mezzanine lounge area which can be accessed by three steps measuring 19cm high each.

Menus are provided. We do not play background music in any area of the Lodge.

## Bedrooms

BEDROOM 1 Level access via french doors from paved patio area. Each door measures 70cm to total width of 140cm when both doors are opened. This is a double bedded room. At least 100cm routes within bedroom e.g. to the side of beds, therefore allowing for right or left transfer to and from bed. Furniture moveable on request. Beds are 52cm high but can be raised with blocks on request. Wall mounted television with remote control.

Bed frames are solid wood with mattress. There is an ensuite bath and shower room (see below for details). The entrance to the room is part tiled to the main bedroom area, being wooden flooring. Both surfaces are non-slip.

ENSUITE BATHROOM 1 (attached to Bedroom 1) Door width 74cm wide, opening outwards. Bath height is 56cm high, with shower fitting and non-slip surface to bath. Basin is rounded at the front and is 83cm high. Toilet is 43cm high. Flooring is non-slip. Good colour contrast of walls, floors and fittings. Free floor space is 160cm x 130cm.

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BEDROOM 2 Level access via french doors from paved patio area. Each door measures 70cm to a total width of 140cm when both doors are opened. This is a twin bedded room.

At least 110cm routes within bedroom e.g. to the side of beds, therefore allowing left and right transfer to and from beds. Furniture is moveable upon request. Beds are 52cm high but can be raised with blocks on request. Wall mounted television with remote control'

Bed frames are solid wood with mattress' There is an en-suite shower room (see below for details). The entrance to the room is part tiled to the main bedroom area, being wooden flooring. Both surfaces are non-slip.

ENSUITE SHOWER ROOM 2 (attached to Bedroom 2) Access to shower room is via two steps measuring 18cm high each. Door width is 74cm, opening inwards. Shower cubicle edge/step is 15cm high. Free floor space is 94cm x 94cm. Basin is rounded at the front and is 83cm high. Toilet is 43cm high. Flooring is non-slip. Good colour contrast of walls, flooring and fittings.

BEDROOM 3 Level access from paved patio area through porch. Entrance to porch measures 80cm. Free space in Porch 315cm x 125cm. Door width to bedroom 74cm. This is a double bedded room. At least 110cm routes within bedroom e.g. to side of beds, therefore allowing left and right transfer to and from bed. Furniture is moveable on request. Bed is 52cm high but can be raised with blocks on request. Wall mounted television with remote control. Bed frames are solid wood with mattress. There is an en-suite

bathroom (see below for details). The entrance to the room is part tiled to the main bedroom area, being wooden flooring. Both surfaces are non-slip.

ENSUITE BATHROOM 3 (attached to Bedroom 3) Door width 78cm opening inwards. Bath height is 56cm, with shower fitting and non-slip surface to bath. Basin is rounded at the front and is 83cm high. Toilet is 43cm high. Flooring is non-slip. Free floor space is 160cm x 130cm. Good colour contrast of walls, floors and fittings.

BEDROOM 4 Level access via paved patio area through porch. Entrance to porch measures 80 cm. Free space in porch 315cm x 125cm. Door width to bedroom 78cm. This is a twin bedded room.

At least 110cm routes within bedroom e.g. to the side of beds, therefore allowing for left or right transfer to and from beds. Furniture is moveable on request. Beds are 52 cm high but can be raised with blocks on request. Wall mounted television with remote control.

Bed frames are solid wood with mattress. The entrance to the room is part tiled to the main bedroom area, being wooden flooring. Both surfaces are non-slip. There is an en-suite bathroom (see below for details)

ENSUITE BATHROOM 4 (attached to Bedroom 4) Door width 78cm. Bath height is 56cm, with shower fitting and non-slip surface to bath. Basin is rounded at the front and is 83cm high. Toilet is 43cm high. Flooring is non-slip. Free floor space is 160cm x 130cm. Good colour contrast of walls, floors and fittings.

BEDROOM 5 Level access via paved patio area through

porch. Entrance to porch measures 80 cm. Free space in porch 110cm x 330cm. Door width to bedroom 78cm.

This is a twin-bedded room. At least 110cm routes within bedroom e.g. to the side of bed, therefore allowing both right and left transfer to and from bed. Furniture is moveable on request. Bed is 52cm high but can be raised with blocks on request. Wall mounted television with remote control. Bed frames are solid wood with mattress. There is an en-suite wet-room/shower room (see below for details). The entrance to the room is part tiled to the main bedroom area, being wooden flooring. Both surfaces are non-slip.

ENSUITE WET ROOM/SHOWER 5 (attached to Bedroom 5) Door width 78cm wide, opening outwards. Wet room has level access to shower complete with shower seat. There is a grab rail to the side of the shower. The height of the shower controls are 120cm. There are two basins, one is 90cm high and the other 70cm high. Both basins are rounded at the front. Toilet height is 47cm grab rail to the side. Flooring is non-slip. Free floor space is 100cm x 240cm. Good colour contrast of walls, floors and fittings.

BEDROOM 6 Level access via paved patio area through porch. Entrance to porch measures 80cm. Free space in porch 110cm x 330cm. Door width to bedroom 78cm. This is a double-bedded room. At least 110cm routes within bedroom e.g. to the side of beds, therefore allowing for left and right transfer to and from beds. Furniture is moveable on request. Beds are 52cm high but can be raised with blocks on request. Wall mounted television with remote control. Bed frames are solid wood with mattress. There is an en-suite wet-room/shower room (see below for

details). The entrance to the room is part tiled to the main bedroom area, being wooden flooring. Both surfaces are non-slip.

ENSUITE WET ROOM/SHOWER 6 (attached to Bedroom 6) Door width 78cm opening outwards. Wet room has level access to shower complete with shower seat.

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There is a grab rail to the side of the shower. The height of the shower controls are 120cm. There are two basins. One is 90cm high and the other is 70cm high. Both basins are rounded at the front. Toilet height is 47cm, with a grab rail to the side. The flooring is non-slip. Free floor space is 110 cm x 240cm- Good colour contrast of walls, floors and fittings.

BEDROOM 7 Level access from paved patio area. Door width 78cm. This is a twin bedded room. One route within bedroom only 50cm, which may restrict transfer to and from beds on one side only. Other routes at least 100cm. Beds are 52cm high. Wall mounted television with remote control. Beds are solid wood frame with mattress. There is an en-suite shower room (see below for details). The entrance to the room is part tiled to the main bedroom area, being wooden flooring. Both surfaces are non-slip.

NOTE. Bedrooms 6 and 7 can be linked via an internal door measuring 70cm wide. There are two 17cm steps from bedroom 6 into bedroom 7, door width 78cm.

ENSUITE WET ROOM/SHOWER 7 (attached to Bedroom 7) Level access to shower area. Basin rounded at the front and is 83cm high. Toilet is 43cm high. Flooring is non-slip. Free floor space is limited. Good colour contrast of



walls, floors and fittings.

The following are not permitted or provided: Shop, Treatment room/s, Leisure Facilities, Conference & Meeting Rooms. Caravans, Holiday Homes & Twin Units, Touring Facilities (Holiday Parks) Boats - Narrow Boat, Cruiser & Hotel Boat Attractions (Displays, exhibits, rides etc.)

Our website page 'See & Do' gives information on the wealth of activities in the surrounding area.

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We welcome your feedback to help us continuously improve if you have any comments.

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