

# NORDEN GRANARY ACCESS STATEMENT

## Introduction

Norden Granary is one of two detached barns set in a courtyard with 12 acres to rear, which is used as a small holding by the owners Karen and Will Smith. The site is accessed via a drive shared with the farmhouse next door. Electric gates lead to the courtyard then a further gate to the Granary making it both child and dog safe.

## Pre-arrival

The Granary website is very comprehensive with many photos of the site and Barn

Reservations are normally made online on our website or by phone.

Confirmations are made by email or if preferred by letter.

Maps, directions and check-in details are included on the welcome letter/email issued when final payment is made.

Details of pre-arrival shopping services and local pub reservations are also included on the welcome email/letter.

Guests arriving by train or bus should travel to Newton Abbot. Taxis are available at both locations and journey time is approx. 15 minutes from Norden Granary.

## Car Parking

The Granary has a detached Double garage with additional parking and comfortably facilitates 3 vehicles there is overflow parking available by request. There are steps leading to barn at the site but the garden can be accessed via a gate with no steps also leading to the barn

## Reception/Arrival

Karen and Will are available for your Friday check in to answer any questions between 4pm and 7pm. Special arrangements for check-in outside these hours can be arranged by phone or email.

## External lighting

External areas are well lit for access purposes and the main doors also lit controlled by the occupants for convenience.

## facilities

The Granary has an enclosed lawn garden and a large patio both with panoramic views towards Haytor and Dartmoor.

There is also a small fenced paddock, which is slightly sloping, but ideal for exercising a dog a dog bin is available within this area and we would ask families with pets to use this facility.

The Granary is dog friendly and we would ask our visitors to keep the gates provided closed at all times for the safety of your children and animals.

## Cottage details

There are detailed floor plans available to view on our website and in our brochure.

The Granary has a standard height kitchen and normally fitted bathroom. The bathroom has a standard bath with shower over. The En-suite shower room has a 20cm step in to the room through a door not less than 60 cm wide.

Reference to 'standard door entry' assumes a 5cm. high threshold plate and door width of not less than 70cm. All steps are not more than 25cm high unless otherwise stated. All light switches are standard height (approx 1.2m from the floor).

All of the power points apart from the kitchen and Mezzanine level are floor mounted with closable flaps arrangements can be made for surface mounted extensions if required.

Duvets and pillows provided are down-like micro fibre duvets, which the manufactures state "the outer casing is impenetrable to dust mites making them ideal for allergy sufferers".

Access from the parking area is either via front steps 16 cm high or via the courtesy gate into the garden just behind the garage across the lawn with no steps.

## **The Granary**

The Granary has its' own parking area situated next to the property comprising of a double garage with parking beside and a two car hard standing. Entrance is via a 5-barred electric gate into the courtyard with a further five bar gate with pedestrian gate to one side parking is at ground floor level with steps leading to the main entrance. Standard door entry. The main vaulted living area and kitchen is on one level. The utility is located to the side of the garage. There are two staircases within the

property one leading to the mezzanine level bedroom, which has an en suite wet room and toilet and dressing room, the other leads to two double bedrooms on the ground floor a bathroom and separate wc. Access to the garden is from the main entrance door with large patio with one step down to nearly level lawn area. A courtesy gate from this area leads to the paddock area which is accessed via a five bar or pedestrian gate

### **Further information**

There is a full descriptions of the Granary and facilities including local information in the information booklet located in each cottage and on the website.

Any further information, including specific measurements can be obtained by contacting us on 01803 814585 or by email to [info@comptonpool.co.uk](mailto:info@comptonpool.co.uk).