

# Access Statement for The Old Sweet Shop

November 2022

This access statement does not contain personal opinions as to the property's suitability for those with access needs, but rather aims to describe accurately the facilities and services The Old Sweet Shop offers all guests.

## Introduction

The Old Sweet Shop is a spacious, thatched cottage with four bedrooms and bathrooms, delightful garden and large hot tub. The hot tub is located near to the rear door of the property and is accessed by four x 220mm brick steps and has adequate lighting for use at night.

The Old Sweet Shop sleeps up to eight people and has four bedrooms, two on the ground floor. One ground floor bedroom has an en-suite bathroom and the other uses the shower room off the utility room. The remaining two bedrooms are up a broad set of 10 stairs with rope handrail, and both have en-suites. The cottage was built around 1580 but has been fully refurbished to make The Old Sweet Shop a holiday cottage that is a real home-from-home.

## Getting to the cottage

- For full details and maps of how to reach us please see the directions section of our website. Alternatively, you can plan your journey here <https://www.google.co.uk/maps/>
- Our postcode is TA24 5RP
- The nearest mainline railway station is Taunton 24.1 miles away. Taxis are available at the station. If you require an accessible taxi this can be booked in advance.
- The nearest bus stop to the cottage is on The Parade in Minehead, some 0.4 miles from the cottage - ask the bus driver for the stop NE Parade. All buses can accommodate one wheelchair. Buses from Taunton take approximately one hour. The No.18 bus runs to/from Castle Way in Taunton every hour Monday – Saturday. Bus times can vary, for further details see the Somerset Council's website [www.somerset.gov.uk/timetables](http://www.somerset.gov.uk/timetables)
- The main road outside the cottage is used by light traffic. The road is level but has no dedicated path. There are some cobbles.

- Independent Living in Minehead (01643 709000) can supply scooters and other equipment  
<https://www.independentlivingminehead.co.uk/>

### **Key collection and parking**

- There is a key safe with one set of keys. Once you have booked your stay, we will send you details of how to get the code
- The cottage shares a driveway with the Stone Barn. The Old Sweet Shop has two allocated spaces. Stone barn has one.
- There is sensor lighting to the car park at night.
- The parking area is designed to appear cobbled. This is a modern material sympathetic to the age of the property.
- The back door of the Sweet Shop is down two stone steps of 250mm height and has reduced head height of 1700mm x 740mm wide.

### **Entrance to The Old Sweet Shop**

- The front door is 830mm x 1800mm.
- There is a small step outside of 120mm and then there is a wooden threshold of 100mm and then an area of coir mat.
- There is a second wooden internal door also with a wooden threshold.
- There is an external light operated from within the hallway.
- The hall carpet is short pile after the coir inset doormat.

### **Halls, Stairs, Landings, Passageways**

- The hall, stairs and landings are well lit using a combination of ceiling and wall lights.
- Passageways are 1150mm wide.
- The floor covering is short pile carpet.
- The original staircase to the first floor is a half spiral and has 10 steps. Steps are shallow with a rope handrail on the outer side. It is 1150mm wide.

### **Sitting Room**

- The sitting room is on the ground floor with shallow threshold step from the hallway.
- The door opening to the sitting room from the hall is 770mm.

- The room has a mixture of seating with sofas and soft chairs with cushions as well as some high chairs with arms, together with a low coffee table and two smaller tables.
- Furniture can be moved on request. Please discuss this with us so we can do it for you.
- There is a 50-inch widescreen digital internet connected TV with Sky “Q”, Netflix and DVD.
- Lighting is natural daylight and by night levels are controlled by use of separately switched wall lights and table lamps around the room.
- The flooring is short pile fitted carpet.
- The door opening from the sitting room to the kitchen is 700mm.
- There is a cast iron log burning stove and fully compliant lined chimney flue.
- There is a stone hearth and fire guard.

### **Dining Area and Kitchen**

- The dining area is situated on the ground floor with only wooden thresholds from both the hallway and the kitchen.
- The door opening to the dining area from the sitting room is 700mm and the kitchen to the back door are 700mm.
- The dining table has legs on each corner, 620mm/24.25ins from floor to lowest point of table (under space) and is 790mm/31ins high.
- There is free space around the table.
- There are eight moveable chairs with wooden seats. Two chairs are carvers with arms.
- Lighting is natural daylight with wall lighting and a ceiling lights around the room.
- There is grey wood effect vinyl on the floor.
- The oven is a Cookmaster 1000 with one electric grill, two electric ovens and a gas hob. The doors of the oven open to the front. The handles are 700mm above the floor. The hob is 900mm above the floor.
- The two ovens are 350mm x 400mm. The grill is 200mm by 400mm.
- Worktop and sink are 915mm/36ins above the floor.
- There are large items of cutlery & utensils and cordless kettle on the worktop.
- A knife block is located on the window ledge out of the reach of children. Please advise us if you'd like this on the worktop.
- The kitchen is evenly lit with halogen spotlights throughout.

### **Laundry/Utility Room**

- The utility room is accessed by near the back door of the cottage.
- The door opening is 720mm/28.5ins wide.
- There is a standard size washing machine and separate tumble dryer that is front loading.
- Fridge freezer: highest shelf is 610mm/24ins and lowest drawer in freezer 280mm/11ins.
- The room is lit by a 4 LED spotlights.
- The floor is grey vinyl.
- This room also contains an additional fridge/freezer.
- The gas fired central heating boiler and hot water tank are located in this room.

### **Downstairs Bathroom**

- The bathroom is accessed through the utility room.
- There is a large 220mm step up into the bathroom.
- The shower cubicle has a 160mm step into the shower.
- The sink is 900mm tall.
- The toilet is 450mm from the floor.
- The floor is grey vinyl.
- The room is lit by three LED downlights.
- The room is heated by a gas fired towel rail.

### **Bedrooms**

#### **Refresher**

- The door from the kitchen is narrow at 590mm wide x 1720mm. There are two steps of 200mm to negotiate.
- Furniture can be moved, rearranged or removed in the ground floor room on request.
- The mattress of the four-poster bed is 700mm from the floor.
- Lighting is natural daylight and at night there are overhead lights or wall lights.
- There are bedside lamps each side of the bed.
- All bedrooms offer good colour contrast between the floor, walls and doors
- There is a short pile carpet and rug.
- Child locks to windows.

- This King sized en-suite bedroom can be directly accessed from the driveway via a pair of French windows of a size 1500mm x 2000mm.

#### **En-suite to Refresher**

- The floor to the bathroom is flat and of grey vinyl.
- The step into the shower tray is 200mm tall.
- The door is 700mm wide and 1800 tall.
- The toilet is 400mm from the floor.
- The sink is 880mm from the floor.
- There is an electric towel rail and a mixer tap.
- Electric towel rail. Ample overhead lighting.

#### **Strawberry Sherbet**

- This is the ground floor double bedroom that used to be the original sweet shop.
- Threshold access - door opening 680mm x 1750mm.
- Mattress is 500mm above floor level.
- Ceiling height including oak beams is 1800mm.
- The original meat hooks have been moved to be flush to the wall for safety.
- There are two chairs and a metal framed clothes hangar.
- The room is lit with wall lights and bedside lamps and a table lamp.

#### **Lemon Drop**

- This lemon coloured room on the first floor has two twin single beds
- The door is 730mm x 1740mm.
- The beds are 530mm from the floor.
- Child gate to main door.
- Child locks to windows.
- Overhead and wall lighting and bedside lamp.

#### **Lemon Drop En-suite**

- Mixer tap.
- Sink is 900mm from floor.

- Sanilav/macerator WC is 400mm from floor.
- Shower cubicle has a 200mm step up into it.
- Electric towel rail.

### **Marshmallow king bedroom**

- The largest of the bedrooms with the lowest en-suite door height of 1660mm x 660mm.
- Mattress is 550mm from floor.
- Child locks to the windows.
- Floor slopes away to the window. Furniture has been adjusted to compensate.
- Child locks on windows.
- The room is lit with wall lights and bedside lamps and a table lamp.
- Short pile carpet and rugs on the floor.

### **En-suite**

- Low en-suite door height of 1660mm x 660mm.
- Has a roll top bath at a height of 650mm with the mixer tap over.
- Toilet is 450mm from the floor.
- Sink is 810mm from the floor and has two single taps.
- Child locks on windows.

### **Garden**

- There is a flag stoned terrace area that can be accessed from the back door by eight steps.
- Wooden table is available on the terrace.
- There is a further terrace to the left of the hot tub and an open summerhouse with seating.
- The garden area is multi-levelled with gravel, sloping pathways, lawns, and flower beds.

### **Additional information**

- All areas in the cottage have good colour contrast between the floor, doors and walls.
- Generally, doors and doorframes are painted, and walls are light in colour.
- The mobile phone reception is usually good, and works best near the windows.

- The nearest General Hospital with a minor injuries unit and walk in NHS is 1 mile away and the nearest Doctor's surgery is 1 mile away. Further information is in the Emergency section of the 'Guide to The Old Sweet Shop'.
- All relevant windows have restrictors to prevent falls. We cannot put window locks on the sweet shop bedroom windows due to planning restrictions, but these are tiny, inaccessible windows.

### Contact information

Address (Inc postcode): 22 Vicarage Road, Minehead Somerset TA24 5RP  
Website: [www.exmoorcharactercottages.co.uk](http://www.exmoorcharactercottages.co.uk)  
Grid Reference: OS X (Eastings) 296629 OS Y (Northings) 146724 Lat (WGS84)  
N51:12:37 (51.210335) Long (WGS84) W3:28:52 (-3.481234)  
Local Accessible Taxi: Anchor Taxis Tel: 01643 704240 or AvaCabs 01643 703333  
Local Public Transport: Nearest bus stop – NE Parade (0.4 miles)  
Mobility Scooter Hire: 8 Park Street Minehead TA24 5NQ Tel: 01643 709000

**The Old Sweet Shop, Vicarage Road Minehead TA24 5RP**

[www.exmoorcharactercottages.co.uk](http://www.exmoorcharactercottages.co.uk)

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**Information correct as of November 2022**