Access Statement for Stone Barn

July 2025

This access statement does not contain personal opinions regarding the property's suitability for individuals with access needs, but aims to accurately describe the facilities and services that Stone Barn offers to all guests.

Introduction

Stone Barn is a modern architect-designed barn conversion with a delightful garden and large hot tub. Stone Barn sleeps up to five adults/a mixed group of six adults and children. It has three bedrooms, two on the ground floor and the small double room called 'The Snug' upstairs. Downstairs, the Disney king bedroom has an en-suite bathroom with bath. Pineapple has an en-suite shower room and can be configured as a Super king or twin room. Stone Barn was built in 1879 but has been fully refurbished with all mod cons to make it 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, see contact information for details.
- 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
- The main road outside the cottage is used by light traffic. There is no dedicated path.

- We can arrange for shopping to be delivered in time for your arrival, please let us know your requirements when booking. Alternatively, you can place an order directly with Tesco, Morrisons or the Cooperative, which are 2 miles away.

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 Old Sweet Shop. The Old Sweet Shop has two allocated spaces. Stone Barn has one allocated space which is directly in front of the two large doors that allow entry to the Pineapple bedroom.
- There is sensor lighting to the car park at night.
- The parking areas are cobbled using a modern material designed for driveways.

Entrance to Stone Barn

- There are two shallow steps from the cobbled driveway of 10cm/4” high x 40cm/16” deep to the flight of steps.
- There are three LED downlights on dusk-to-dawn sensors in the stairwell.
- The gate to the steps is metal – 85cm/33.5” wide x 110cm/43.5” high.
- There are seven brick steps of treads of 34cm/13.5” x risers of 20cm/8”.
- There are two further steps of 20cm/8” x 20cm/8” up to the metal bridge that leads to the front door threshold.
- There is a 22cm/8.5” step down to a brick paved area and then a 22cm/8.5” step up to the wooden non-slip decked area where the hot tub is located.
- There are two non-slip decked steps to the hot tub of tread 28cm/11” and riser 20cm/8”.
- The hot tub has seven LED downlights which are switched at the top right of the front door.
- The front door is 82cm/32” wide x 140cm/55” tall. There is severely restricted headroom at this door. We will warn you about this on a pre-arrival call, and we use a chain with a sign to ‘duck’ across the bridge. We recommend using this each time you exit the property.
- There is a small step inside the front door of 12cm/4.5” followed by an area of coir mat.
- Toy ducks hang from the ceiling inside the door to remind you to duck when you exit.
- There is an external light operated from within the hallway.
- The hall floor covering is level and is Karndean after a 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 90cm/35.5” wide.
- The floor covering is Karndean.
- The staircase from the sitting room to the lower floor is a set of ten steps 66cm wide. The treads are 25cm/10” wide and the risers are 20cm/8” high.
- At the base of the stairs is a level Karndean floor.
- The floor height in the lower landing is 206cm/81”.
- Under the stairs there’s a standard-sized washing machine and tumble dryer. Both are front loading and the doors are 30cm/12” from the level Karndean floor.

Sitting Room

- The sitting room area is situated on the first floor and is level with the kitchen area.
- The door opening to the entrance hall to the kitchen and dining area is 87cm/34”.
- The room has a six-seater L-shaped sofa with non-feather cushions, a low coffee table, and a G-plan occasional table.
- Some furniture can be moved on request (not the sofa). If you choose to do it yourself, please return the room to its original state before you leave.
- There is a 55” HD Samsung widescreen digital internet-connected television with Sky “Q”, Netflix and a DVD player.
- 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 Karndean with rugs.
- There is an electric flame effect heater in the media centre built into the sitting room wall.
- There are child locks to all accessible windows
- This area has three metal ties across the roof that are 196cm/77” high.

Dining Area and Kitchen

- The dining area on first floor is accessed from an entrance hall via a doorway 87cm/34” wide.
- The Karndean floor is level and there is a large blue rectangular rug under the dining table.

- The extendable dining table has legs on each corner, 66cm/26” from floor to lowest point of table (under space) and is 75cm/29.5” long.
- There is free space around the table.
- There are six movable plastic and steel chairs.
- Lighting is natural daylight with wall lighting and three pendant lights above the table.
- There is a level Karndean on the floor.
- There are two Neff ‘Hide and Slide’ ovens/grills situated on top of each other.
- The doors of the ovens/grills open to the front and the handles are 105cm/41” above the floor and 167cm/66” respectively.
- The Neff induction hob has four rings at a height of 91cm/36” above the floor.
- The extractor fan is in the work surface behind the induction hob. Buttons lift and lower it.
- The two ovens are 50cm/19.5” x 50cm/19.5” in size.
- Worktop and sink are 91cm/36” above the floor.
- There is an integrated fridge/freezer. The highest shelf in the fridge 61cm/24”. The lowest drawer in freezer 28cm/11”
- There are large items of cutlery, utensils and a kettle on the worktops.
- A knife block is located on the induction hob worktop out of the reach of children.
- The kitchen is evenly lit with halogen spotlights and pendant lights.

Upstairs Bathroom

- The bathroom is accessed through the entrance hall. The floor is level except for an aluminium threshold.
- The door is 73cm/29” wide and 95cm/76.5” high.
- The shower cubicle has a 27cm/10.5” step into the shower.
- The sink is 100cm/39” tall and has a mixer tap on top of a staggered oak plinth.
- The toilet is 41cm/16” from the floor.
- The floor is grey linoleum and three LED downlights light the room.
- Heated by a gas-fired centrally heated towel rail of 120cm/47” in height

Bedrooms

The Snug – first floor

- This small double bedroom is accessed from the entrance hall. The door is 73cm/29” wide x 195cm/76.5” tall.
- The mattress of the four-foot wide small double-size bed is 62cm/24.5” from the floor.
- There is a built-in wardrobe of 100cm/39” wide and 200cm/78” tall.
- There is a chest of drawers 80cm/31.5” wide and 120cm/47” tall.
- Lighting is natural daylight. At night, there are wall lights and bedside lamps.
- Child locks to the opening window which looks out over the hot tub. Parents are asked to keep this window locked to avoid young children jumping or falling into the tub from the cill.

Beach bedroom - ground floor

- Step up from the Karndean level hallway at the bottom of the stairs of 14cm/5.5”.
- Door opening 73cm/29” wide and 180cm/71” tall.
- Mattress is 55cm/21.5” above floor level.
- Ceiling height is 188cm/74”.
- Two window seats 60cm/23.5” high x 45cm/18” deep and 66cm/26” high x 50cm/19.5” deep respectively.
- Built-in four-door wardrobe of 195cm/32.5” wide x 180cm/71” tall.
- The chest of drawers is pine and 80cm/31.5” high x 102cm wide/40”.

Beach en-suite

- Door opening is 76cm/30” wide x 180cm/71” tall.
- Step down of 22cm/8.5” onto level floor.
- Bath edge is 50cm/19.5” from the grey vinyl level floor.
- Shower door to the bath is 67cm/26” wide x 135cm/53” tall.
- WC is 40cm/16” from the floor.
- Sink is 103cm/40.5” from the floor and has a mixer tap.
- Lit by four LED down lights.

Pineapple bedroom - ground floor

- Door opening is 66cm/26” wide x 195cm/76.5” tall.

- There is an original oak beam in the ceiling with a head height clearance of 212cm/83.5”
- Step down into the bedroom is 18cm/7”.
- The twin single beds can be linked to make a Super king. They are 70cm/27.5” from the floor.
- The built-in two-door wardrobe is 84cm/33” wide x 205cm/81” tall.
- The chest of drawers is 47cm/18.5” wide x 120cm/47” tall.
- There is a pair of large French doors to the driveway with wooden shutters within. Only the right-hand side door opens using the same key as the front door.
- French doors are 190cm/75” wide x 208cm/82” tall and only one opens.
- The floor is Karndean with rugs.

Pineapple en-suite

- Step up to the bathroom is 18cm tall from the Karndean floor.
- Door opening is 76cm/30” wide x 193cm/76” tall.
- Mixer tap and the sink are 95cm/33.5” from the floor.
- WC is 40cm/15.5” from floor.
- The shower cubicle has a 20cm/8” step up.
- Gas-fired centrally heated towel rail 120cm/47” tall.
- There are two single taps in the sink.

Garden

- There is a garden and patio that can be accessed from the back door across the metal bridge.
- The garden is enclosed with metal railings and withies and a metal gate.
- There is an aluminium table, chairs and an umbrella on the patio with seating for six people and a separate two-seater aluminium bench on the brick path.
- The garden has a lawn with flower beds on three sides. One flower bed has a small retaining wall around it.
- The hot tub is located near the front door of the property and is accessed by two 22cm/8.5” brick and wooden steps and has adequate lighting for use at night.
- There are two non-slip decking steps up to the tub. We offer hot tub familiarisation sessions to all guests upon arrival.
- There is lighting for use in the garden in the dark that is switched on with the hot tub lights to the right of the front door.

Additional information

- All areas in the cottage have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are painted white, and walls are light in colour.
- The nearest General Hospital with a minor injuries unit and walk in NHS is 2 miles away and the nearest Doctor's surgery is 1 mile away. Further information is in the Emergency section of the 'Guide to Stone Barn'.
- All relevant windows have restrictors to prevent falls.

Contact information

Address (Inc postcode):	Stone Barn, 22 Vicarage Road, Minehead Somerset TA24 5RP
Website:	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

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www.exmoorcharactercottages.co.uk

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Information correct as of July 2025