Access Statement for The Old Sweet Shop

July 2025

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

Introduction

The Old Sweet Shop is a spacious, thatched cottage with four bedrooms and bathrooms, a delightful garden, and a large hot tub. The hot tub is located near the rear door of the property and is accessed by four 22cm/8.5" brick steps, with 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 shares the shower room off the utility room. The remaining two bedrooms are located up a broad set of 10 stairs with a rope handrail, and both feature en-suite facilities. 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
- 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 25cm/10" height and has reduced head height of 170cm/67" x 74cm/29" wide.

Entrance to The Old Sweet Shop

- The front door is 83cm/32.5" wide x 180cm/71" high.
- There is a small step outside of 12cm. There is a wooden threshold of 10cm/4" and then an area of coir mat.
- There is a second wooden internal door also with a wooden threshold. This is 185cm/73" high.
- 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 115cm/45" wide. The lowest point with a beam is 167cm/66" high.
- 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 115cm/45" wide.
- The back door is 170cm/67" tall.
- The door to the utility room from the hallway is - 185cm/73" high.
- Upstairs, the height from the top stair to the landing is 163cm/64".

Sitting Room

- The sitting room is on the ground floor with a shallow threshold step from the hallway.
- The door opening to the sitting room from the hall is 77cm/30” wide and 188cm/74” high.
- 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 assist 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 70cm/27.5”.
- 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 70cm/27.5” and the kitchen to the back door are 70cm/27.5”.
- The dining table has legs on each corner, 62cm/24.25” from floor to lowest point of table (under space) and is 79cm/31” high.
- There is free space around the table.
- There are eight movable chairs with wooden seats. Two chairs are carvers with arms.
- Lighting is natural daylight with wall lighting and 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 oven's doors open to the front. The handles are 70cm/27.5” above the floor. The hob is 90cm/35.5” above the floor.
- The two ovens are 35cm/14” x 40cm/15.5”. The grill is 20cm/8” by 40cm/15.5”.
- Worktop and sink are 91cm/36” above the floor.
- There are large items of cutlery and 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.
- The door to the hallway from the kitchen is 185cm/73" high.

Laundry/Utility Room

- The utility room is at the back door of the cottage.
- The door opening is 72cm/28.5" wide and 190cm/75" high.
- There is a standard size washing machine and separate tumble dryer that is front loading.
- Fridge freezer: highest shelf is 61cm/24" and lowest drawer in freezer 28cm/11".
- 4 LED spotlights light the room.
- 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 22cm/8.5" step up into the bathroom.
- The shower cubicle has a 16cm/6" step into the shower.
- The sink is 90cm/35.5" tall.
- The toilet is 45cm/17.5" from the floor.
- The floor is grey vinyl.
- Three LED downlights light the room.
- The room is heated by a gas-fired towel rail.

Bedrooms

Refresher

- The door from the kitchen is narrow at 59cm/23" wide x 173cm/68" high. There are two steps of 20cm/8" in total down to the bedroom.
- Furniture can be moved, rearranged or removed in the ground floor room on request.
- The mattress of the four-poster bed is 70cm/27.5" from the floor.
- Lighting is natural daylight, and at night, there are overhead lights or wall lights.

- There are bedside lamps on 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 150cm/59” x 200cm/79”.

En-suite to Refresher

- The door to the Refresher bathroom is 196cm/77” tall.
- The floor to the bathroom is flat and of grey vinyl.
- The step into the shower tray is 20cm/8” tall. The shower door is 70cm wide/27.5” and 180cm/71” tall.
- The toilet is 40cm/16” from the floor.
- The sink is 88cm/34.5” 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.
- The door to the bedroom from the hallway is 68cm/27” x 175cm/69”.
- The lowest area for head height clearance is the beam, which is 180cm/71”.
- Mattress is 50cm/20” above floor level.
- Ceiling height including oak beams is 180cm/71”.
- The original meat hooks have been moved to be flush to the wall for safety.
- There are two chairs and a metal-framed clothes hanger.
- 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 73cm/28” x 174cm/68”.
- The beds are 53cm/21” from the floor.
- There are original beams in this room. The beam over the bed reduces the head height to 100cm/39” and the beam over the main floor reduces the head height to 188cm/74”.
- There is a child gate that can be used on this doorway.
- As with the rest of the house, there are child locks on the windows.
- Overhead and wall lighting and bedside lamp.

Lemon Drop En-suite

- The head height in the bathroom is 193cm/76”.
- The sink is 90cm/35.5” from the floor. There is a mixer tap.
- The Sanilav/macerator WC is 40cm/16” from the floor.
- Shower cubicle has a 20cm/8” step up into it.
- Electric towel rail.

Marshmallow king bedroom

- The largest of the bedrooms with the lowest en-suite door height of 173cm/68”.
- The Hypnos mattress is 55cm/21.5” from the floor.
- There are child locks on the windows.
- The floor slopes away to the window. Furniture has been adjusted to compensate. The head height ranges from 163cm/64” to 193cm/76” under the beams.
- 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

- There is a low doorframe into this en-suite door height of 163cm/64”.
- There is a roll top bath at a height of 65cm/25.5” with the mixer tap over.
- The toilet is 45cm/17.5” from the floor.
- Sink is 81cm/32” from the floor and has two single taps.
- Child locks on windows.

Garden

- There is a flagstone 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
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