

# The Old Bakehouse

## **Access Statement, The Old Bakehouse, Colyton, Devon.**

### **Introduction**

The Old Bakehouse is located in Colyton, East Devon. It is situated centrally, but in a quiet location and within a few minutes walk of the Market Place and main amenities.

The rear courtyard garden is a pretty and peaceful area, a great sun trap. There is secure parking there for 4-5 cars.

### **PRE-ARRIVAL**

- The Old Bakehouse B&B is not suitable for guests with walking difficulties. Although the ground floor is mainly on the flat, there is a step down to public toilets, which are accessible to frame walkers but not to wheelchair users.
- Garden is flat but has 4 steps to backdoor.
- Handrails on both sets of steps
- There is public transport nearby: bus stop 500 yards away, and trams to nearby coastal town of Seaton [running most of the year] as well as good taxi services.
- In coming telephone available, or use of owners' portable landline.
- Mobile phone signal inside variable, depending on network, but good signal outside.
- Nearest coast less than 3 miles away.
- Online connection with broadband available to access

### **Arrival & Car Parking Facilities**

- Parking for 5 cars - access to car very good
- Stair [shallow] to front door, wide but no handrail
- Sensor lights in parking area

### **Main Entrance, Reception**

- Main entrance reached via front door
- Entrance hall leads to main stairs to guest bedrooms
- Also leads to ground floor toilets, guest lounge and dining rooms
- Flagstone floors in hall and toilets, ceramic tiles in dining rooms, all other areas are carpeted.

### **Public Areas - Hall, Stairs, Landing, Corridors etc**

- Stairs to bedrooms, no lift available [Listed Building].
- Good lighting in all areas via wall lights and lamps on timers to cover late retirees.
- Some room doorways slightly lower
- Carpet on stairs and landing and bedrooms
- Doors with handles and knobs, own room and front door key for easy access

### **Public Areas - Sitting room, lounges, lobbies etc**

- Dining area well lit, all on the flat
- Good lighting in all areas as well as table lamps
- Lounge with sofas and armchairs, of different heights
- Plenty of side tables
- All areas centrally heated with thermostat controls to all radiators
- Utility room and drying room available, no public access though, staff are able to deal with laundry and/or drying requests

### **Public WCs**

- No disabled facilities unless mobile with frame or sticks

### **Restaurant / Dining Room, Bar & Bar area,**

- Dining area, all on flat .
- Licensed area when restaurant is running

### **Shop**

- not applicable

### **Treatment room/s**

- not applicable but do have access to masseuse, aromatherapy, reflexology and complementary treatments, either to visit on site or to go to next door treatment room

### **Leisure Facilities**

- Cycle paths, walks. golf, horse riding, swimming, antiques centre, all nearby, within a radius of 3 miles max

### **Outdoor Facilities**

- Boot scrape
- courtyard garden with seating, gravelled area, reached on flat ground from front door
- Cycle store and secure car parking on site[ with gates locked at night]

## **Conference & Meeting Rooms, Banqueting**

- N/A

## **Clubs & Entertainment**

- 3 miles away in coastal town of Seaton

## **Bedrooms & Sleeping Areas**

- 4 bedrooms all carpeted, reached via carpeted stairs from hall
- All rooms equipped with tea and coffee making, fans for hot weather, drinking water
- TV in all bedrooms, all rooms ensuite with bath and shower, one room has walk-in shower only
- B&B dedicated area with iron, tumble drier, fridge, maps, walk and cycle routes, reading books
- Fresh milk provided for all rooms
- spare light bulbs, torches,
- Family rooms, 2 cots available, highchairs, baby monitors, max 4 persons to a room, use of microwave

## **•Diets and special needs**

- The accommodation caters for hearing impaired, but is not recommended for visually impaired visitors unless accompanied
- Menus are provided for all guests and reviewed daily
- Choice of cooked, continental, vegetarian, vegan and gluten free menus offered
- Packed lunches and flasks available
- Evening meals available during restaurant hours
- French, German, Spanish, Swedish and some Italian spoken here
  
- Information Handbook in all rooms.
- Downstairs lobby contains large array of local venues, activities etc

## **Caravans, Holiday Homes & Twin Units**

- N/A

## **Touring Facilities (Holiday Parks)**

- N/A

## **Boats - Narrow Boat, Cruiser & Hotel Boat**

- N/A

### **Additional Information**

- No smoking allowed
- No pets allowed

### **Address:**

List of useful numbers available in all rooms  
Owners mobile telephone number for emergencies  
Internet available on request for small extra charge

**Fax:** N/A

### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01297-552518 or email : [france.bakehouse@hotmail.co.uk](mailto:france.bakehouse@hotmail.co.uk)**