

THREE ACRES COUNTRY HOUSE

ACCESS STATEMENT

Introduction

Three Acres Country House offers guest accommodation in six well appointed bedrooms on the edge of Exmoor National Park two miles from the thriving country town of Dulverton. We aim to make our guests' stay a relaxing and comfortable experience. The following statement is a summary of our provision, so if you have any specific questions or requirements please don't hesitate to call us and we will endeavour to help.

Pre-arrival

- There is a bus stop on the B3222 in the village which is serviced by routes 398 and 25B. Three Acres is a 5 minute walk from the main road, but if required we can pick up from the bus stop.
- Brushford village has a petrol station/general stores with limited opening times. Dulverton has more amenities including doctors, pharmacy, dentist and vets. Along with a visitors centre, library and a number of independent shops, galleries, restaurants, pubs and cafés.
- The main railway station is at Tiverton Parkway, 35 minutes by car. There is a taxi rank at the station.
- We have one local taxi – a six seater people carrier. We can make bookings for you.
- A large print copy of our brochure and map of how to find us can be provided by email or post by prior arrangement
- We have a website www.threeacrescountryhouse.co.uk to view in large text format click on “view” tool bar and select “text size” and chose largest.
- We can be contacted via the telephone 01398 323730 or email enquiries@threeacrescountryhouse.co.uk

Arrival and car parking facilities

- On arrival there is a sweeping driveway up to the property. At the top of the drive is a car park signpost directing drivers to the left.
- Parking is directly in front of the house. There are no marked parking bays but there is ample room for approximately 8 cars.
- The surface is gravel, level and flat.
- We have a Golden Retriever dog called Roger who has free range of the grounds but is not allowed into the hotel. He is very friendly and sees it as his job to greet guests on arrival.
- Whenever possible we come out to greet guests at the front door.
- We offer our assistance if guests need help getting from their car into the house.
- We offer to carry guests' luggage.

Main entrance and reception

- Entrance to the house is through a substantial porch leading to the front door. There is a step up to the porch of 12cm and a threshold of 3cm high. We have a temporary ramp available if requested (let us know in advance if you require this and we will make sure it is in situation for your arrival).
- The porch doors are glazed double doors; usually the right hand door is pinned open which gives a 73cm gateway. When both doors are opened the space is increased to 155cm wide. The porch floor is a flat tiled surface which leads to the front door.
- There is seating in the porch.
- The front door is unlocked and opens in wards; the opening is 95cm wide. There is a sign on the front door inviting guests in and to ring the bell on the stair post in the hallway for attention. This bell is 139cm high.
- On entry to the house the hallway is 2.5 metres wide by 7 metres long. The floor is level parquet woodblock.
- There is seating in the hallway.

Public areas – general internal

- The lounge leading to the bar, dining room and reception are all accessed off the main hallway. Doors to which are all 79cm wide.
- The hall and corridors are light and airy by day and adequately lit at night with table lamps. Additional ceiling lighting can be switched on if required.
- The stairway which is 102cm wide with a banister on the right hand side, leads up to 5 first floor guest bedrooms. The stairs are covered in a natural sea grass runner which is 71cm wide.
- There are 4 stairs up to a small corner landing, the staircase continues up to the right with a further 9 stairs up to a small landing. The stairs are 20cm high by 24cm deep.
- From the small landing there is a fire door (72cm wide) which is pinned back and closes automatically when the fire alarm is activated. This leads to the main landing which is 138cm wide, well lit with ceiling lights and is carpeted wall to wall in a natural Berber twist.

Public areas – WC

- There is a ground floor public WC also accessed off the hallway. The door to which is 74cm wide leads through to the hand basin which is 76cm high. A 72cm wide archway to the right leads to the toilet which is 48cm high. The floor is a flat level tiled surface.

Dining Room

- Breakfast is served in the dining room on the ground floor. There are no steps into the room, which is carpeted in a natural Berber twist.
- Furniture is flexible and can be arranged to suit our guests' requirements.
- Tables have under space of 61cm high by 67cm wide. Table top height is 76cm. Chairs have high backs with a seat height of 47cm and topped with a soft leather cushion pad.
- Menus can be provided in large print or read out.
- Special diets can be catered for, guest requested to confirm any particular requirement prior to arrival.

Lounge and bar

- The guests' sitting room is accessed off the hall on the ground floor. It is carpeted in a short pile carpet and there are no steps into the room.
- Subtle lighting from a mix of table lamps and standard lamps. Wall lights can be switched on if guests require more lighting.
- There is an assortment of sofas and easy chairs including high backed chairs with arms.
- There is a clear walk through from the lounge to the bar area which has a varnished wood floor. There is a mixture of sofas, bistro style chairs and bar stools at the bar which is 106cm high.

Laundry

- Not available

Shop

- Not available

Leisure Facilities

- Not available

Outdoor facilities

- The sun terrace can either be accessed from the car park at the front of the house, which has a slight ramp up to it or through the bar out of the side door which is 81cm wide. There is a 7cm threshold onto a step 62cm out by 122cm wide and 13cm high. The patio is level and constructed of natural slate flag stones. Seating is in the form of a bench 42cm high by 104cm wide, seat depth 45cm, along with high backed wooden patio chairs and wooden Steamer lounge chairs with cushion covers.
- The gardens are open to guests to wander around. It is mainly laid to a sloped lawn with flower borders.

Bedrooms

There are 6 bedrooms. 5 on the first floor and one on the ground floor which is accessed by its own front door at the front of the building.

Bedroom No 1

- The bedroom is at the far right hand end of the corridor, approx. 9m from the landing at the top of the stairs.
- The room is 14m from additional fire escape stairs.
- Door opens into the room width 79cm.
- There is a variety of dark wood furniture including bedside tables, chest of drawers with TV on and wardrobe.
- Super king bedded room. Bed measures 183cm wide, 198cm long and 60cm high.
- There is 61cm space to the wall on the left hand side of the bed and 84cm to the right.
- There is approximately 204cm of free space from the end of the bed and a width of 315cm.
- High wing backed chair the seat height of which is 41cm.
- Fitted Berber twist carpet.
- Good lighting from a mix of table lamps and ceiling light.
- There is a good colour contrast between walls, flooring and furniture.
- Window height 112cm.

Bedroom No 1 – en suite

- Door opens from the bedroom into the bathroom width 74cm.
- The room measures 297cm x 298cm. The floor is ceramic tile.
- The corner shower measures 90cm x 90cm with a sliding door and a step of 9.5cm into the shower tray. There are no grab rails. Non-slip mat provided.
- The roll top bath measures 168cm long x 72cm wide. The height is 60cm and there are no grab rails.
- The basin is 79cm high.
- The toilet is 43cm high.
- There is a wicker armed chair with a seat height 41cm.
- There is a good colour contrast between walls and flooring.
- Exterior window height 112cm. Ceiling light and wall lights either side of mirror over the sink.

Bedroom No 2

- The bedroom is approx 4m along the corridor to the right of the landing at the top of the stairs.
- The room is 9m from additional fire escape stairs.
- Door opens into the room width 79cm.
- There is a variety of dark wood furniture including chest of drawers with TV and wardrobe. Round soft furnished bedside tables.
- Super king bedded room. Bed measures 183cm wide, 198cm long and 60cm high.
- There is 70cm space to the wall on the left hand side of the bed and 99cm to the right.
- Bed can be made into a twin. With a space between beds of 50cm, 55cm to left of bed and 60cm to right.
- There is approximately 237cm of free space from the end of the bed and a width of 348cm.
- High wing backed chair the seat height of which is 46cm.
- Fitted Berber twist carpet.
- Good lighting from a mix of table lamps and ceiling light.
- There is a good colour contrast between walls, flooring and furniture.
- Window height 112cm.

Bedroom No 2 – private bathroom

- The private bathroom is situated across the corridor from the bedroom. 210cm to the left and over the corridor which is 140cm wide.
- Door opens into the bathroom width 74cm.
- The toilet (44cm high) and sink (79cm high) are straight ahead of the door.
- The room measures 390cm long x 219cm wide. The floor is ceramic tile.
- The roll top bath measures 168cm long x 72cm wide. The height is 60cm and there are no grab rails. There is 34cm of space either side of the bath.
- There is a wicker armed chair with a seat height 41cm.
- Two exterior windows height 112cm. Ceiling light and wall light over mirror above sink.
- There is good colour contrast between walls, fixtures and floor.

Bedroom No 3 – Family suite

- The bedroom is straight opposite the landing at the top of the stairs. 1.2m across the corridor.
- The room is 5m from additional fire escape stairs.
- Door opens into the room width 79cm.
- There is a variety of light and dark wood furniture including bedside tables, chest of drawers, dressing table and wardrobe. Casual table with TV.
- Super king bedded room. Bed measures 183cm wide, 198cm long and 60cm high.
- There is 196cm space to the wall on the left hand side of the bed and 60cm to a chest of drawers on the right.
- Bed can be made into a twin. With a space between beds of 50cm, 150cm to left of bed and 60cm to right.
- There is approximately 250cm of free space from the end of the bed and width of 370cm.
- High wing backed chair the seat height of which is 44cm.
- Fitted Berber twist carpet.
- Good lighting from a mix of table lamps and ceiling light.
- There is a good colour contrast between walls, flooring and furniture.
- Window height 112cm.

Bedroom 3 – Annex (children's room)

- Small room measuring 265cm x 285cm off the main bedroom. Door opens outwards into the main room 74cm wide.
- 3 low level windows which can be locked. 72cm high.
- Layout flexible with either one or two single beds (187cm long x 92cm wide. Height 58cm) Cot / toddler bed also available.

Bedroom 3 – En suite bathroom

- Door opens from the bedroom into the bathroom width 74cm.
- There is no exterior window. Extractor fan
- Ceiling light and wall light over mirror above sink.
- The room measures 2.6m x 2.5m. The floor is ceramic tile.
- There is a good colour contrast between walls and flooring.
- The toilet (43cm high) and sink (77cm high) are opposite the door.
- The bath is 168cm long by 69cm wide and 54cm high. No grab rails.
- There is a shower over the bath, with a small glass shower screen 34cm out from the wall and a shower curtain. Non-slip bath mat provided.
- Wooden chair seat height 43cm.

Bedroom 4

- The bedroom is approx 5m along the corridor (width 117cm) to the left of the landing at the top of the stairs, through a pinned back fire door which is 79cm wide.
- The fire escape stairs are opposite the bedroom through door width of 70cm.
- Bedroom door opens into the room width 79cm.
- There is a variety of light and dark wood furniture including bedside tables, chest of drawers and wardrobe. Round soft furnished occasional table and upholstered arm chair with seat height 44cm.
- Super king bedded room. Bed measures 183cm wide, 198cm long and 60cm high.
- There is 70cm space to the wall on the left hand side of the bed and 150cm to the right.
- Bed can be made into a twin. One bed up against the wall with a space between beds of 70cm and 150cm to right.
- There is approximately 220cm of free space from the end of the bed and a width of 340cm.
- Fitted Berber twist carpet.
- Good lighting from a mix of table lamps and ceiling light.
- There is a good colour contrast between walls, flooring and furniture.
- Window height 112cm.

Bedroom 4 – En suite bathroom

- Door opens outwards into the main bedroom width 77cm.
- There is no exterior window. Extractor fan.
- Ceiling light and wall light over mirror above sink.
- The room measures 228cm x 184cm. The floor is ceramic tile.
- There is a good colour contrast between walls and flooring.
- The toilet (43cm high) and sink (77cm high) are opposite the door.
- The bath is 168cm long by 69cm wide and 54cm high. No grab rails.
- There is a shower over the bath, with a small glass shower screen 34cm out from the wall and a shower curtain. Non-slip bath mat provided.

Bedroom 5

- The bedroom is approx 5.5m along the corridor (width 117cm) to the left of the landing at the top of the stairs, through a pinned back fire door which is 79cm wide.
- The fire escape stairs are 1m to the right of the bedroom.
- Bedroom door opens into the room width 71cm.
- There is a variety of light painted wood furniture including bedside tables, chest of drawers and wardrobe. Wicker armchair with seat height 41cm.
- Standard double bed measuring 136cm wide, 190cm long and 64cm high.
- There is 66cm space to the wall on the left hand side of the bed and 155cm to the right.
- There is approximately 80cm of free space from the end of the bed and a width of 230cm.
- Fitted Berber twist carpet.
- Good lighting from a mix of table lamps and ceiling light.
- There is a good colour contrast between walls, flooring and furniture.
- Window height 88cm.

Bedroom 5 – En suite bathroom

- Door opens outwards into the main bedroom width 74cm.
- There is small exterior window and extractor fan.
- Ceiling light and wall light over mirror above sink.
- The room measures 192cm x 195cm. The floor is ceramic tile.
- There is a good colour contrast between walls and flooring.
- The toilet (44cm high) and sink (77cm high).
- The bath is 165cm long by 72cm wide and 53cm high, with grab rails.
- There is a shower over the bath, with a small glass shower screen 34cm out from the wall and a shower curtain. Non slip bath mat provided.

Bedroom 6 – Ground Floor

- The ground floor bedroom is accessed by its own front door off the car park.
- It is 11 metres from the front door to the slope. There is a slightly uneven part where the gravel car park meets the tarmac of the driveway.
- The slope is 3m long and 110 wide. The slope levels to a small terrace 2m long and 110wide. There is a bench, seat height 38cm.
- There is a rustic wood arbour over the terrace with a hand rail height of 102cm.
- There is no outside lighting directly by the door, but there is a light on the corner of the house which shines down on the small terrace and there is an outside light over the front door which shines down onto the car park.
- The double glazed door opens inwards is 63cm wide. There is a door step of 9cm high and a step down into the bedroom of 15cm.
- There is a variety of dark wood furniture including chest of drawers and wardrobe and two round glass top fabric covered bedside tables.
- Two wicker armchairs with seat heights of 33cm and 41cm.
- Standard double bed measuring 136cm wide, 190cm long and 64cm high.
- There is 70cm space to the wall on the left hand side of the bed and 150cm to the right.

- There is approximately 260cm of free space from the end of the bed and a width of 162cm.
- Fitted Berber twist carpet.
- Good lighting from a mix of table lamps and ceiling light.
- There is a good colour contrast between walls, flooring and furniture.
- Window height 66cm.

Bedroom 6 – En suite shower room

- Door opens outwards into the main bedroom width 79cm.
- There is an exterior window and extractor fan.
- Ceiling light and wall light over mirror above sink.
- The room measures 156cm x 174cm. The floor is ceramic tile.
- The toilet (44cm high) and sink (79cm high).
- The shower cubicle is 88cm wide by 75cm deep. Concertina doors fold in wards, the opening width is 63cm. There is a step of 14cm high into the shower tray.
- The shower attachment height can be adjusted or hand held.
- Non slip shower mat provided.

Additional information

- We are a no smoking building. Smoking is allowed outside and on the sun terrace, ashtrays are provided.
- There is an automatic fire alarm system. When activated loud bells ring around the house. There are fire escape route and floor plans in each bedroom.
- There is a direct dial telephone system, with extensions in bedrooms and some bathrooms.
- Some mobile phone networks may experience limited coverage in the area.
- There is Wi-Fi broadband so guests bringing their laptop can access the internet.
- Guests can bring ease of living equipment with them or items can be hired (see contacts below).
- We can store medication or specialist food in our main fridge in our private kitchen (Guests can ring us and we will deliver items to their bedroom on request. Not available 24 hours).

First floor fire escape stairs

- The staircase is within the building.
- There is a large external window and good ceiling lighting including emergency lighting.
- The door is 70cm wide leading to a landing 108cm deep by 150cm long.
- The staircase is accessed by a small landing measuring 108cm deep by 150cm long.
- The stairs measure 18cm high by 27cm deep and 83cm wide.
- There are 2 steps down to a corner landing measuring 88cm x 88cm.
- With a further 8 steps down to another corner landing measuring 87cm by 96cm.
- A further 3 steps down to ground floor level.
- The fire escape door (79cm wide) is at the bottom of the stairs which opens outwards to concrete path at the rear of the house.

Contact information

- Address: Three Acres Country House, Ellersdown Lane, Brushford, Dulverton, Somerset. TA22 9AR
- Tel: 01398 323730
- Email: enquiries@threeacrescountryhouse.co.uk
- Website: www.threeacrescountryhouse.co.uk
- Opening times: All year. Check-in we aim to have rooms available by 2pm on day of arrival and check-out by 11am on day of departure.
- Equipment hire - British Red Cross in Taunton on 01823 273746. The contact is with the guest and delivered to Three Acres for a donation.
- Local taxi – BAT Cabs 07887 893567
- Public transport numbers – National Rail Enquiries 08457 484950. Traveline Bus Enquiries 0871 200 2233

If you have any specific questions regarding your stay please don't hesitate to get in touch. We welcome your feedback to help us to improve our services.