

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors. This Statement can be made available by fax, post, e mail or verbally.

**Access Statement for The Old Rectory Country House- a Boutique B&B Offering 3 ensuite rooms Visit Britain have given this B&B a 5\*Star Rating and a Silver Award.**

**Introduction**

Situated in the small village of Clyst Honiton, The Old Rectory Country House B&B is the perfect place to stay whether you are visiting Exeter for business or pleasure. Located 1 mile from Exeter International Airport, 5 miles from Exeter City Centre and 1 mile from the A30/M5 junction 29.

We are a 10 – 20 minute car ride from the city centre depending on the traffic. We are a 2 minute car ride from the airport. We are a 5 minute car ride from the M5 Junction 29. There is an hourly bus service to Clyst Honiton from Exeter. The walk from the bus stop to the house is flat and takes a couple of minutes. The driveway to the house is gravel and has a slight incline, and the entrance is clearly obvious by the location of a BT Telephone Box which is at the bottom of the drive. We have 2 signs attached to the wall at the bottom of the drive to indicate the entrance.

We offer 3 bedrooms. All are accessed by a staircase to the first floor. For breakfast we strive to use locally produced ingredients including our eggs provided by 9 hens. Where possible we cater for varying dietary requirements. Breakfast is included in the stated price. We offer free overnight off road parking. We have a dog on the premises but he does not go upstairs.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01392 364330 or e mail [info@oldrectory-bandb.co.uk](mailto:info@oldrectory-bandb.co.uk) .

**Pre-Arrival**

- For full details and maps of how to reach us please see the directions/contact us section of our website. Alternatively, you can plan your journey by car or public transport using Google maps directions simply enter your postcode and ours which is EX5 2LZ, a GPS in your car will take you to the opposite side of our street.
- The nearest Main Line railway station is Exeter St. David's which is 6 miles away . This is the Main London Paddington to Penzance line. Taxis are available at the station. The nearest railway station is Pinhoe which is 3 miles away. This line is served by South West Trains and serves London Waterloo and Salisbury or Honiton. This station does not have Taxis waiting. If you require an accessible taxi or help with bookings in advance please call 01392 364330.
- The nearest bus stop is at the bottom of our drive, stop name 'Clyst Honiton School'. The service is operated by Stagecoach and is route 380 Axminster to Exeter. Clyst Honiton is also serviced by X60, 60A and 60B. The 60B stops at the Airport. The nearest stop for these services is 200meters away and is called ' Duke of York'. There is a shelter at the Duke of York but no shelter at the Clyst Honiton School. Stagecoach provide low floor easy access buses however please check with Stagecoach as they may provide an alternative in the event of non-availability.

- The pavement on the street leading to the B&B is paved.
- This access statement is available in larger print on request.

### **Car Parking and Arrival**

- There are 3 parking spaces in front of the house to the left of the front door and these are for guests. The nearest parking space would be approx. 2m/79in from the front door.
- The driveway is gravel, leading all the way to the paved terrace in front of the house which leads to the front door. There is a small step up to the smooth paved terrace from the gravel. This area is lit by a motion sensor light. After dark there is no other lighting in the garden.
- The front door is 120cms/47in wide. There is another small step into the hallway.
- There is a pull bell to the right of the front door on the wall. There is also a knocker to attract attention.
- Assistance is available with luggage.

### **Welcome Area**

- Guests are welcomed at the front door or in the hallway entrance, there is a small area of tiles and then a wooden lip and stripped floorboards into the hallway.
- Guests are then met and shown the guest drawing room, dining room and their bedroom.
- The area is well lit with 2 overhead lantern style lights and a small table light.

### **Public Areas –halls, stairs, landings, corridors**

- All public areas e.g. halls, stairs, landings, are well lit using a combination of wall lights and overhead lantern style lights.
- There is a short pile red carpet on the stairs, and upper hallways and landings.
- There is a continuous flight of thirteen steps to the first landing. This has a bannister to the right made of smooth wood.
- The steps are 38in/97cms wide – 10 ½in/27cms deep – 7 ½ in/19cms high.
- After 13 steps there is a turning to the left and right.
- Turning left there is another small step up and there is a landing; you will find 2 more steps up to one of the letting bedrooms. 'Lavender'.
- Turning right there are four more steps up to a landing at the front of the house. One letting room is to the right on the same level and the other room is to the left and down 3 steps.

### **Very Young Children**

- We can offer a travel cot for a very young baby.
- We do not have a highchair.

### **Public Areas- Guest Drawing Room**

- The guest drawing room is situated to the left of the hall way on entry to the house. It is on a continuous level with the hall.
- The door opening is 36in/92cms wide.
- The room has a mixture of seating with leather sofas and occasional chairs, some with and some without arms. There is a low ottoman which can be used as seating or a coffee table.
- The room is lit by daylight through two large windows. At night there is an overhead chandelier and 3 table lights.
- There is a desk with chair and internet cable.
- There is a Gas log effect burner and two column radiators for heat.
- There is a large rug in the middle of the room with wooden floorboards around the edge.
- Flat screen Digital Freeview TV with remote control with radio and subtitle is available.

### **Toilets**

- There are no public toilets on the ground floor level.
- All bedrooms on the first floor have their own ensuite toilet.

### **Dining /Breakfast Room**

- The dining/breakfast room is situated on the ground floor with level entry from the hallway and stairs.
- The door opening is 31in/79cms wide and the floor is level throughout with a short pile carpet.
- The room is lit by daylight through a small window with window seat and two French doors which lead to a conservatory. At night there are wall lights, an overhead double light, a lit welsh dresser and a table lamp.
- We cater for varying dietary requirements. Please advise us when you make your booking. Vegetarian and soya foods are always in stock.
- Cooked breakfast is served to order but you can help yourself to juices, cereals, yoghurt, fruit and conserves.
- Choose your hot breakfast selection at the table in the morning.
- There is one large solid oak table for everyone.
- Everyone is served individually or in their groups.

There are 6 chairs at the table they stand 18in/46cm from seat to floor. 21in/54cm wide and the back is 23in/59cm high.

### **Conservatory**

- The conservatory is available to all guests and is accessed through the dining room.
- Entry is through a double door 38"/16cms wide.
- The flooring is laminated wood. It is smooth and has no mats.
- There are 2 two-seater settees and a coffee table
- There is another dining table and 6 chairs in this room.
- Lighting is natural through the ceiling glass and windows. At night the light is provided by a ceiling pendant and a tall lamp.
- There is no additional heat in the conservatory. A convector heater can be made available.

### **Gardens and Veranda**

- To the front of the house there are formal gardens and grounds mostly laid to lawn with some flower borders and tall mature trees.
- These gardens are accessed from the house across the gravel drive.
- The gardens gently slope from the road entrance to the house.
- There are apple trees at the top of the drive where the lawn is flat.
- There is also a flat lawn area, bordering the church wall that is large enough for play.
- There is a walled flower garden accessed through French double doors from the conservatory. There is a step down to ground level from the conservatory.
- This walled garden has uneven gravel and paved ground.
- It is interspersed with pathways and flower borders, with a step up to a garden bench.
- There is a small pond with fish. The pond does not have a cover.
- There is a garden table and 6 chairs. There are 2 sun loungers with cushions.
- There is a bamboo gazebo on a raised patio up one small step from a gravel path. This seats 10 people around a table with bench seating on seat pads. The table can be moved to one side to enable people to slide into their seats. There is a patio heater in the gazebo.
- At the front of the house is a veranda. It is a glass covered terrace with garden benches with and without arms. This is a smoking area.

## **Bedrooms and ensuite bath/shower rooms**

- All rooms have en-suite bath/shower rooms and are on the 1st floor.
- The Old Rectory is a characterful 18<sup>th</sup> century house with some uneven floors and many floor levels leading to small steps up and down on the first floor.
- All rooms have adjustable independent heating controls on the radiators at floor level.
- All rooms have pull curtains and cream carpets.
- All bathrooms have smooth ceramic floors and heated towels rails with shaver points.
- All bedding is non-feather. All mattress covers are anti-allergenic.
- All beds have bedside lamps.
- All rooms have a wired fire alarm with a battery back-up which have flashing lights along with a siren.
- **The Lavender Twin** room has 2 x single 3ftx6'6" pocket sprung beds on a divan. These are 24"/61cms high. They are zip and link and can be made up as a super king-size.
- Entry to the bedroom is up 2 steps from the landing. The room has an easy chair which is 17 ½ "/45cms from the carpet and the back of the chair is 2'1"/61cms high from the seat pad.
- There is a full length mirror and a tea and coffee tray at 14"/38cms from the carpet.
- There is a slight rise in the carpet from bedroom to shower room.
- The hanging rail for clothes is 66"/168cms from the carpet.
- Lighting is supplied by natural daylight from one window and wall lights and a bedside lamp and down light.
- **Lavender - ensuite shower room**, with basin and toilet.
- The minimum opening to the shower room is 29"/74cms.
- The shower door opening is 17 ½ "/44cms wide. The basin is 36"/92cms from the floor, the toilet seat is 17"/43cms from the floor and the flush is 34"/86cms from the floor.
- The shower has a raised shower tray with separate shower mat.
- The lighting is overhead halogen down lighters. There is no window.
- There is an extractor fan & heated towel rail.
- The light switch to the shower room is at 52"/132cms from the carpet.
- **French Rose Room** has a 6' x 6'6" superkingsize pocket sprung mattress on a divan. It is 18"/46cms from the carpet which is cream.
- The width of the entry door is 27"/69cms.
- There is plenty of room to move freely around the furniture.
- Lighting is provided by 3 walls lights, 2 down lights and natural light from 3 large sash windows.
- There is a fireplace hearth protruding into the carpet.
- **French Rose – ensuite shower room**
- The door entry is 29"/75cms wide.
- The toilet seat is 18"/46cms - the flush is 34"/86cms from the floor.
- The hand basin is 36"/92cms from the floor.

- The room is lit by natural light from a window with 2 opening handles, and has 4 down lights.
- There is a step into the showerbase-the entry is 29"/74cms wide.

### **Bird of Paradise room**

- Has a 6' x 6'6" Super king size pocket sprung mattress that can be split into 2 twin beds. The mattress is 25 ½ "/64cms from the carpet which is cream. There is plenty of room to move freely around the furniture.
- Entry to the room is 36"/92cms and is on a level with the landing.
- There is a wing chair with foot stool and a ladies bedroom chair. The seats are both 15"/38cms from the floor.
- Lighting is provided by 2 sash lockable windows, three wall lights, a central ceiling chandelier and 2 bedside lamps which have touch on/off controls.
- There is a full length wardrobe with a rail 6ft/184cms high.
- The tea and coffee tray is on a table at 24"/61cms.
- **Bird of Paradise ensuite bath/shower room**
- Entry to the bathroom is through a doorway 29"/74cms wide.
- The bath with shower over is 22"/56cms high and is 5ft/153cms long. It opens out wider at the shower end and has a glass protective swing panel. Easy pull level tap.
- There is a non-slip bath mat.
- The toilet is 16"/41cms from the floor and the flush is 31"/79cms high.
- The lighting is bright and provided by down lights.
- The double basin unit is 32"/88cms high and has lever mixer taps.

### **Additional information**

- We have a safe place for cycles, canoes and surfboards.
- We hold a Public Health and Hygiene Certificate.
- We have a set of evacuation procedures – should you require it, someone will come to your room and assist you with evacuation.
- The nearest Shopmobility is 5 miles away in Exeter. Address Exeter Shopmobility, 8-10 Paris Street, Exeter EX1 1GA opening hours M-F 9.30am – 4.30pm Sat 10am–4pm 01392494001.
- The nearest General Hospital with an A&R unit and walk in NHS is 4 miles away and the nearest Doctor's surgery is 2 miles away. We can give you further information about these and dental facilities if you require.
- Free Wi-Fi internet access is available.
- Freeview TV services are available. Sky is not available.
- We can offer a list of nearby attractions and suggested places to eat with details of their access statements where available.
- We can offer printing/faxing/internet facilities at a fee.

### **Contact information**

**Address: The Old Rectory, Clyst House, Clyst Honiton, Exeter, Devon EX5 2LZ**

**Telephone: 01392 364330 or 07769907180**

**E mail: [info@oldrectory-bandb.co.uk](mailto:info@oldrectory-bandb.co.uk)**

**Website: [www.oldrectory-bandb.co.uk](http://www.oldrectory-bandb.co.uk)**

**Hours of operation: Open all year. Check Christmas opening times.**

**Local Taxi Hire: 1s call 01392 661122 Gemini 01392 66 66 66**

**Public Transport Info: Traveline 0871 200 22 33 [www.traveline.info](http://www.traveline.info)**

**Local Bus Transport: Stagecoach [www.devon.gov.uk/buses](http://www.devon.gov.uk/buses)**

**Local Trains: South West Trains, Virgin, Great Western.**