



THE MILKSHED

ACCESSIBILITY GUIDE

Introduction

The Milkshed is a single storey holiday cottage situated 2.8 miles outside Honiton in the Blackdown Hills area of East Devon. The property sits in the Devon countryside and is accessed via a single country lane with ample passing places, just over one mile from the A30.

The Milkshed was converted from an old stone barn into luxury holiday cottage in 2014 and now provides comfortable holiday accommodation for four people. The owners live onsite in the main farmhouse across the courtyard from The Milkshed. The property has been designed so that the two properties are completely separate from each other.

Due to the gravel parking area and sloped path leading to the property we would describe the property as semi-accessible.

The Milkshed is perfectly situated to enjoy all that East Devon has to offer. We have tried to provide enough information to help you in your holiday choices, but if you have any queries, please do call or email. We look forward to welcoming you.

Pre-arrival

We have a website showing interior and exterior photographs of the accommodation:
www.themilkshed-devon.com

The Milkshed is also listed with www.homeaway.co.uk, www.ownersdirect.co.uk and www.elitecottages.co.uk

Please email or telephone for availability. A booking contract with terms and conditions will be issued for all bookings.

Payment can be made by BACS or cheque.

Our changeover day is on a Friday.

Welcome information and directions will be sent to you by email one month prior to arrival on receipt of your final payment. This can be provided in large print on request.

For full details of our location including a map, please see the contact section of our website.

The nearest railway station is Honiton, which is 2.8 miles away. Taxis can be booked in advance.

Given the rural location of The Milkshed and the lack of local public transport we would suggest that a car is essential.

We are very happy to accept and unpack online shopping on the morning of your arrival. The best time to arrange this for is 11am onwards. Waitrose, Sainsbury's and Tesco all deliver to The Milkshed.

Unloading and car parking facilities

There is guest car parking directly opposite the entrance to The Milkshed's garden, approximately 7.5 metres from the gate to the property.

The car parking area is flat and gravelled. There is a slope of approximately 14 metres leading from the garden gate to the front door of The Milkshed (it is 97cm wide at the narrowest point but at certain times of year has plants over-hanging the path).

Luggage can be unloaded from the parking area straight up the garden path and through the front entrance of The Milkshed.

There are motion light sensors on the main gates, garden gates and on the exterior of the property.

Arrival

Guests are met on arrival, escorted to their accommodation and shown all the facilities and safety features.

The property is all on one level, with a small threshold (approximately 2cm) to step over.

The front door is locked using a single key. There is a keypad lock with code provided for additional security. The front door is more than 90cm in width.

The main entrance opens directly into the open plan sitting/dining and kitchen area.

The floor is smooth, polished concrete with underfloor heating throughout.

Corridor

There is a corridor leading off the main living area to the bedrooms and bathrooms.

The floor is smooth, polished concrete.

There are spotlights on the ceiling in the hallway.

From here access doors to the bedrooms and bathrooms are all on the same level.

Sitting room

The floor is smooth, polished concrete with a seagrass rug in the sitting area.

There is a woodburning stove which is protected by a raised hearth. A fireguard can be provided upon request.

Two double glass doors give the room plenty of natural light.

A floorstanding lamp and table lamp provide additional light as well as pendant lighting and spotlighting from the ceiling.

There is a large corner sofa with non-feather cushions.

Freeview TV is provided with remote control. There is also a DVD player with remote control and an Ipod docking station.

There is a smoke detector on the ceiling and a CO2 detector on the wall.

Kitchen and dining area

The kitchen is located at the end of the open plan living/dining area.

The flooring is smooth, polished concrete.

There is a wide unobstructed area with a large table and six chairs (without arms) in the centre of the room.

A run of standard height kitchen floor units include a dishwasher, oven and washer/dryer. At the end of the run is the large fridge with a freezer below. There are no overhead cupboards.

There is a sink with mixer tap and working surfaces to the right and left.

There is an electric extractor fan above the hob. The oven has a drop down door

A toaster and electric kettle are located on the work surface.

All appliances have instructions, which are in the welcome book on the sideboard.

There is ample lighting including pendant lighting above the work surfaces and dining table and spotlights on the beams. The room is light and airy as there are several glass doors and a window.

Bedrooms

The main bedroom is located at the end of the corridor. There are no steps into this room. The doors are 73cm wide,

The bed is king size.

All sheets and duvet covers are high quality Egyptian cotton.

Duvets, pillows and bedspreads are provided with extra being available on request.

All bed linen is feather-free.

There is wide access on one side of the bed with slightly narrower access on the other side. There is a shoe cupboard and an open wardrobe with hanging space and drawers.

Bedside lamps are provided as well as pendant lighting and spotlights on the beams.

The floor is smooth, polished concrete.

There is a freestanding bath with mixer tap in the master bedroom.

There is an ensuite WC with large basin and heated towel rail, this is accessed through a sliding door off the bedroom.

The second bedrooms has zip and link beds to provide either two 3ft beds or a superking bed. Access is possible from both sides of the bed.

Bed linen is the same as the main bedroom.

Lighting is the same as the main bedroom.

A baby's cot can be provided in the main bedroom or second bedroom. Guests should provide their own cot linen.

Bathroom

From the main hallway of the property there is a medium sized shower room. The door to this room is 82cm in width.

There is an oversized walk-in shower with a small lip of approximately 5cm to get in, large wash hand basin and WC with clear unobstructed floor space.

The heated towel rail is just inside the door on the right.

The floor is smooth, polished concrete.

Taps to both shower and wash basin are mixer taps. The shower has both an overhead showerhead and detachable showerhead.

Egyptian cotton towels and bath/shower mats are provided.

Outdoor facilities and garden

Guests have their own private, enclosed garden, which is mostly grassed, with a compacted gravel seating area with table and chairs. A barbeque is provided.

There is a gentle slope from the front gate to the entrance of the property.

There is a hot tub in the garden of The Milkshed. Instructions for use are given both verbally and in writing in the welcome book.

Guests are welcome to access the meadow area opposite the property, where there is a small stream and a large pond.

A spider swing and small climbing frame are available in the meadow for guests to use.

Additional information

The accommodation is protected by a centrally controlled fire alarm system with flashing alarms and sensors in several areas.

In the event of fire there are clear instructions in the welcome book. A fire extinguisher and fire blanket are also provided.

There is a torch located in the kitchen for guests' to use in the event of power failure.

Smoking is not allowed in any part of the holiday accommodation or grounds.

Assistance dogs are welcomed but family pets are not permitted.

The nearest hospital for minor injuries is Honiton Hospital, Marl pits Lane, Honiton, EX14 2DE. Tel: 01404 540540. The nearest A&E hospital is Exeter Hospital, Wonford Road, Exeter EX2 4UG. Tel: 01392 411611

There is complimentary Wifi available in the property.

Mobile phone reception is good for O2 and Orange customers with Vodafone being patchy. In an emergency guests may use the owners' landline.

Contact information

The Milkshed
Smithenhayes Farm
Luppitt
Nr Honiton
Devon
EX14 4TR
Telephone: 07860 581680
Email: info@themilkshed-devon.com
Website: www.themilkshed-devon.com