

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.

## Access Statement for The Pines at Eastleigh

### Introduction

The Pines is ideally situated in the small hamlet known as Eastleigh. It is 2 miles from the historic town of Bideford and Instow . The village of Westleigh is one mile away with a local pub. It is on an elevated position overlooking Bideford.

We offer 6 en suite bedrooms: 5 double and one en suite, two one bedroom cottages and a two bedroom cottage.

We prepare a lovely breakfast from locally sourced ingredients and cater for varying dietary requirements.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01271860561 or email [info@thepinesateastleigh.co.uk](mailto:info@thepinesateastleigh.co.uk).

### Pre-Arrival

- For full details and maps please see the directions on our web site .Alternatively, you can plan your journey by car or public transport by using a journey planning website: simply enter our post code EX39 4PA.
- The nearest railway station is approx. 9 miles away in Barnstaple. Taxis are available and if you require contact details please contact us.
- The nearest bus stop and route is in Bideford or Instow. Further information is available from customer services - [Southwest.enquires@stagecoachbus.com](mailto:Southwest.enquires@stagecoachbus.com), disabled help line 01392889749.
- This access statement is in large print if required.
- Wheel chair access is not possible to the first floor bedrooms in the house. The ground floor double en suite and a one bed cottage is accessible.
- We do not have a RADAR toilet.

### Car Parking and Arrival

- There is free level parking for 10 cars to the front of the house approximately 10 m from the front door and 50 m from the rear ground floor double en suite bedroom and one bed cottage.
- There is no step to the front door. The front door is 880mm wide. No curbs hinder access.
- Rear access to the lounge is via a door 770 mm wide with ramp access. It does not have handrails.
- Assistance can be given for luggage.

### Welcome Area

- Guests are welcomed in the hallway, front lounge or the garden room. There is one step down to the garden room.
- Ample seating is available. The hall flooring is tile, all other rooms have low pile fitted carpets .The rooms are well lit.
- A magnifying glass , pen and paper are available on request.
- Guests are shown to their accommodation.

## Bedrooms

- The ground floor accommodation comprises a double en suite, single en suite, one bed cottage and a two bed cottage .We have four first floor double en suite bedrooms that are reached by stairs only.
- The door opening width to the ground floor double en suite and one bed cottage is 830mm.
- Furniture can be rearranged on prior request.
- A sofa bed for use by an assistant/friend or family member is available in the one bed cottages, the double en suite connects via a lobby with the single en suite room.
- The ground floor bedroom has a shower over the bath, a WC with seat height of 430mm, a wash basin with height of 880mm, tiled flooring with colour contrast to the walls, sensor lighting to the bathroom, a grab rail over the bath and lever tap to the wash basin .The height of the bed to the top of the mattress to floor is 600mm.The room is well lit with short pile fitted carpet, a flat screen TV with remote and sub titles is provided.

## Bathrooms, Shower-rooms & Toilets (Ensuite or Shared)

- All bedroom have en suite facilities. The door opening to the ground floor double bedroom is 660mm, it has a shower over the bath with a grab rail, the WC with seat height of 430mm, a wash basin with height of 880mm, tiled flooring with colour contrast to the walls, sensor lighting and a lever basin tap. It is well lit.
- The bathroom of the one bed cottage is of similar specification but does not have a grab rail over the bath.
- The single ground floor bedroom has an en suite shower.
- The two bedroom cottage has an en suite bathroom with shower above bath and a separate walk in shower room.

## Public Areas - Halls, Stairs, Landings, Corridors

- All public areas are well lit by wall or ceiling lights. There is short pile fitted carpets to the rooms and stairs and a tiled floor to the main house entrance lobby.
- The stairs in the main house are Georgian with eight steps to a small landing and a further six steps to the first floor.
- The ground floor double/single bedroom has access from a small lobby. It has a fitted low pile carpet. A ramp is available for wheel chair access.

## Public Areas - Lounge

- The guest lounge is situated on the ground floor with ramp access from the rear. It has one step to the dining room. The back door has a width of 770mm. The guest lounge also has a patio door with 1090mm width and two steps facing onto the garden. The room has two sofas, a large flat screen TV and a nest of low level tables. Lighting is from wall lights and a side light. The flooring is short pile fitted carpet.

## Dining Room

- The dining room has entry from the entrance hall or guest lounge which has one step. It has wall hung lights.
- We cater for varying dietary requirements.
- The flooring is short pile fitted carpet.
- Crockery is colour contrasted with the table where possible.
- Breakfast is served - you help yourself to compote, cereals fruit and fruit juices.

## Garden

- The garden is largely laid to lawn and is level. Tables and chairs are available on the rear patio and within the Orchard. It has several flower beds, a vegetable and fruit garden. Access is from gravel paths.

## Additional Information

- Dogs are permitted in the cottages.
- The main house has a fire alarm and emergency lighting and smoke detection.
- Free WiFi is available to all areas.
- The nearest general hospital is approx. 5 miles away and the doctors surgery is within 2 miles.

## Contact Information

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| Address (Inc postcode): | The Pines Eastleigh North Devon EX394PA   |
| Telephone:              | 01271860561   |
| Email:                  | info@thepinesateastleigh.co.uk  |
| Website:                | www.thepinesateastleigh.co.uk   |
| Hours Of Operation:     | 7.30 am to 10pm   |
| Local Accessible Taxi:  | Instow Carriage Taxi Service tel 07411839196  |
| Local Public Transport: | Stagecoach - tel Barnstaple 01271329089/disabled helpline<br>01392889749 customer services<br>southwest.enquiries@stagecoachbus.com |