

The aim of this Access Statement is to inform guests and visitors of the physical layout of accommodation. If you need clarification on anything, or would like advice on something not covered, please phone 01803 770364 or email [info@stret Barton.co.uk](mailto:info@stret Barton.co.uk)

## Introduction

Strete Barton House is located in the village of Strete in the South Hams area of Devon and offers six guest rooms; five rooms with en-suite facilities and one room with a private shower room.

The house is over four hundred years old and has been recently refurbished. Whilst we aim to meet the needs of all our guests there are some period features of the house which might make access difficult for people with limited mobility.

We are located within a 10 minute drive (about 5 miles) to Dartmouth town centre.

## Pre-Arrival

We are located in the village of Strete on Totnes Road just off the A379.

For full details and maps on how to reach us please see the “Getting Here” section of our website [www.stret Barton.co.uk](http://www.stret Barton.co.uk). Alternatively, you can plan your journey by car or public transport using [www.maps.google.co.uk](http://www.maps.google.co.uk) by clicking on “Get Directions” and entering your post code and ours, which is TQ6 0RU

The nearest shop and Post Office is approximately 70 metres away. The nearest bus stop (Route number 93 running between Dartmouth and Plymouth) is about 150 metres from Strete Barton House. There is a shelter and seating available. Buses (No. 93) runs approximately every 60 minutes from around 08.00 to 18.00. We are happy to provide exact schedules on request.

The nearest railway station is in Totnes; about a 20 minute drive. Totnes is a mainline station and is on the line to Cornwall, London and most main stations to Scotland. Taxis are usually available at Totnes station but we can book one for you in advance if required.

Exeter International airport is about 60 minutes by car. Flybe is the main domestic carrier operating from Exeter alongside other airlines.

We accept pets only in the Cottage Suite, but not in the main house. However, assistance dogs are welcome in all rooms.

### **Car Parking and Arrival**

We have free parking for four cars on our drive. Additionally free street parking is available just outside the house. We also have a garage for guests bringing a mobility vehicle who wish to recharge the battery. No charge is made for the electricity.

Access to our property is gained from the road through a five-bar gate. This is well lit at night by a motion sensor. There are three entry steps (100mm high, 170mm high and 220mm high) to the front door which is 700mm wide. There is a handrail to one-side. This gives access to the porch and hallway which then leads to the following guest areas: sitting room and dining room. The porch, hallway, sitting room and dining room are all on the same level.

### **Welcome Area**

Guests are welcomed in the hallway or sitting room, which is level throughout. Seating is available on three sofas or two armchairs. The area is well lit with overhead lighting and table lamps. Assistance will be given with luggage.

### **Bedrooms in the main house**

Our guest rooms are accessed by means of stairs with fifteen 190mm steps. There is a hand rail on one side.

Our beds are made up with duvets; extra blankets are provided in all rooms. Our standard pillows are feather and down, however alternatives are also available. Please specify before your arrival if required.

All rooms are provided with: tub-chair seating, bedside tables, bedside lamps, small round table with bottled water and tea/coffee making facilities, wardrobe (with hanging rail and shelves), dressing table and wall-mounted flat screen Freeview digital TV (subtitles available) and DVD/CD player.

Beds:

King's View has a super-king-size bed, 630mm high, with access from both sides and has an en-suite bathroom.

Mewstone has a king-size bed, 550mm high, with access from both sides and has an en-suite bathroom.

Nun's Retreat has a king-size bed, 550mm high, with access from both sides and has an en-suite bathroom.

Monk's View has twin single beds, 550mm high, with access from both sides and has an en-suite shower-room.

Bay View has twin single beds, 550mm high or a super-king-size bed, 550mm high with access from both sides to a private shower-room which is located 1.5 metres from the bedroom door to the shower-room door on the same level. Waffle gowns are provided for guests' use.

### **Bedroom, bathroom and private sitting room in the Cottage Suite**

The Cottage Suite can be accessed from the drive. There are two steps 140mm and 40mm high. The width of the door is 700mm.

There is also access from the Cottage Suite to the main house via a 700mm wide door with a 220mm step.

The Cottage Suite has two floors:

#### Ground floor

Private sitting room with log burning stove, sofa, tub chair, coffee table, side table with bottled water and tea/coffee making facility, wall-mounted flat screen Freeview digital TV (subtitles available) and DVD/CD player. Oak wood flooring

Bathroom; step 100mm. Toilet 410mm in height. Bath (with non slip bath mat available) incorporating a hand held shower with wall fixing and a glass shower screen which is hinged and can be moved 90 degrees for access. Slate flooring.

## First floor

Access to the first floor is via a continuous flight of stairs with 12 steps, each 210mm high. There is a handrail to one-side.

Bed: king-size bed, 550mm high, with access from both sides to en-suite toilet (410mm in height) and wash basin.

There is a wardrobe with hanging rail and shelves, and two bedside cupboards. Oak wood flooring.

The bed is made up with a duvet; an extra blanket is also provided. Our standard pillows are feather and down, however alternatives are also available. Please specify before your arrival if required.

## **Bathrooms, Shower-rooms & Toilets in the main house**

King's View - the bathroom is en-suite and has a toilet 430mm in height. Bath (with non slip bath mat available) incorporating a fixed wall shower and a glass shower screen which is hinged and can be moved 90 degrees for access.

Mewstone - the bathroom is en-suite and has a toilet 430mm in height. Bath (with non slip bath mat available) incorporating a fixed wall shower and a glass shower screen which is hinged and can be moved 90 degrees for access.

Nun's Retreat - the bathroom is en-suite and has a toilet 410mm in height. Bath (with non slip bath mat available) incorporating a fixed wall shower and a glass shower screen which is hinged and can be moved 90 degrees for access.

Monk's View - the shower-room is en-suite and has a toilet 430mm in height. Shower cubicle (with non slip bath mat available) incorporating a fixed wall shower. The shower cubicle is accessed via 480mm wide folding door and a 120mm step.

Bay View - the shower-room is private (located 1.5metres from the bedroom door to the shower-room door on the same level) has a toilet 430mm in height. Shower cubicle (with non slip bath mat available) incorporating a fixed wall shower. The shower cubicle is accessed via 480mm wide sliding door and a 230mm step.

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

All public areas; sitting room, dining room, hall, stairs, and landings are well lit using a combination of ceiling and table-lamps. The hallway, stairs and landing have sensor wall lighting that automatically come on during the night when movement is detected.

The porch, hallway, sitting room and dining room has oak flooring and under-floor heating and are all on the same level.

There is a continuing flight of fifteen 190mm high stepped stairs to the guest bedrooms. The stairs are carpeted with a runner.

The house is fully centrally heated on the first floor and in all guest rooms but temperatures can be adjusted in each room to suit individual requirements. There are automatic audible smoke alarms in all rooms. If you have a hearing difficulty then please do let us know so that we can notify you if the fire alarm is activated.

## Dining Room

The dining room is situated off the hallway on the ground floor and the entrance is 700mm wide and step free/level entry. Oak flooring. Large window allowing plenty of natural light supplemented by overhead and floor lights. There is a log burning stove to supplement the central heating if required. There is seating for 12 people at six square solid oak tables (2 people per table) with coordinating chairs. Tables can be joined together to accommodate larger groups. There is a serving area where guests can help themselves to cereal, poached plums, fresh fruit salad, fruits, yoghurts, juices, toast and preserves. Assistance can be provided on request. Cooked food is served direct to guests' tables.

## Garden

We have about a third of an acre garden with views of the countryside and the sea. There are two small steps leading to the garden from the driveway; 70mm and 130mm high. There are number of places to sit and relax: rattan sofa and two armchairs; two rattan recliners; two garden benches and a covered arbor with seat. There is a parasol available on request.

Smoking is permitted in the garden; an ashtray can be provided on request. Smoking is not permitted in any other areas of the property.

### **Additional Information**

There are 'In Case of Fire' instructions in each room, on each dressing table (other than the Cottage Suite where it is located on the side table in the Cottage Suite sitting room).

There is an information folder for each of the bedrooms with maps giving information on NHS facilities, local restaurants/pubs, travel, places of interest and local golf facilities.

We have storage/drying facilities for golfers, cyclists, and walker's equipment.

Free Broadband and Wi-Fi facilities are also available on request.

We are happy to cater for special diets or particular likes or dislikes. Please advise us before your arrival.

We can refrigerate prescription medication and additionally store any perishable food in our fridge. Alternatively there is a guests' fridge stocked with fresh milk and ice.

Mobile phone reception at Strete Barton House is "patchy". Guests are welcome to use the house phone on request.

### **Contact Information**

Address: Strete Barton House, Totnes Road, Strete, Dartmouth, Devon  
TQ6 0RU

Telephone: 01803 770364

Email: [info@stret Barton.co.uk](mailto:info@stret Barton.co.uk)

Website: [www.stret Barton.co.uk](http://www.stret Barton.co.uk)

Local Accessible (including wheelchair) Taxi: Mainland Taxis 07765 954315