

Access Statement
Old Tom's Place
Wyke Farm, Axminster
EX13 8TN

Introduction

Old Tom's Place is a converted farmstead at Wyke Farm. The property is detached and forms the majority part of the farmstead series of buildings. Floorplans are available showing the layout of Old Tom's Place. The owners live on site in the remaining small detached cottage known as the Shippon. This means that someone is on hand in case of problems, but the layout of the farmstead means that this does not encroach on your privacy and the exclusivity you have over Old Tom's Place and its gardens and courtyard.

The external surfaces are mainly gravel chippings and there are very few completely level outside areas. For the garden elements, this is a mix of gravel, stone steps (mainly newly laid, to give as non-slip a surface as is possible) and the remainder is laid to lawn. To fully enjoy the various areas within the garden, the guest will need to use the flights of steps within. Since the farmstead is grade 2 listed, the 2014 conversion did not require the building to be compliant with Part M of the Buildings Regulations in force at the time (Disabled Access).

Arrival/parking

We endeavour to be on site to welcome you to the Old Tom's Place and ensure you have everything you need for your stay with us. However, we have a facility whereby we can give you a code for a key safe should this be preferable or necessary. As mentioned above, the floor surface from the parking area is 10mm gravel, making it unsuitable for wheelchairs. The key safe is approximately a 30m walk across this gravel (up a steady incline) to the main access door. There is parking for 6 cars easily in our parking yard (2018 will see the addition of a carport, such that 4 cars can park inside and an additional 2 can park in front of our garage. If vehicle numbers exceed 6, then there is plenty of room to "doublestack" them, and thus 12 cars is not a problem!

Regarding keys, there are many doors within the property! We will give you 8 keys to the various doors. These keys are specially cut with security in mind for our property. Please do not lose them since the key cutting charge is £30 per key. The following walks you through the building and should be used in conjunction with our property floor plans.

Haybarn Ground floor and Applestore bedroom

From the main terrace doors (primary external entrance and exit point to the Haybarn area), you will move into the combined kitchen, lounge, dining area which are on all the same level. The kitchen has no modifications for disabled access and has integrated

appliances and microwave on the worktop. A wood burner is situated on the south wall of the lounge area.

The Applestore ground floor bedroom with ensuite shower room is accessed via a shallow single step down from a short (one metre) corridor, which leads from the kitchen area. Level carpeted room containing kingsize bed, single bed, wardrobe and cupboards.

There is one usable exit door from the Applestore. This opens directly south to our internal courtyard (one step to courtyard gravel surface).

Stairs to landing in Haybarn

Wooden staircase, 12 steps that turn 90 degrees midway up, leads towards a central open balcony which gives access to both upstairs ensuite bedrooms. The landing is approximately one metre wide and has open balustrades.

First Upstairs Bedroom

Contains 1 double bed with clear access on both sides, cupboard and wall hanging space. Level access to ensuite shower room on the west side on the room contains standard toilet, basin, towel rail and 800mm step up corner shower with 2 sliding doors

Second Upstairs bedroom

Contains 1 ziplink (superking or twin) bed with clear access, cupboard and wall hanging space. Level access to ensuite shower room on the west side on the room contains standard toilet, basin, towel rail and 800mm step up corner shower with 2 sliding doors

Additional

All pillows have man made fillings for those suffering with allergies.

General

Overall, the Haybarn/Applestore area is on two separate levels with bedrooms on the ground and 1st floor. No specific modifications for disabled access. Two upper bedrooms are light and airy, but are “compact” by design. The shower units are 800mm quadrants and there is some restricted headheight. Anyone generous in weight or height may feel cramped, but the Applestore downstairs bedroom is very spacious, by contrast. If we can help to put this statement in context for you, please call us to discuss.

The Dairy Room

The Dairy room is virtually the same as the Applestore, being in our single storey “courtyard range” of buildings and being a mirror image of the Applestore. Guests may access both the Dairy and Applestore directly from their own external access from the internal courtyard, or if this suits their party, may move through via an internal access door (standard width) between the rooms.

Internal Stairs from Dairy Room upto Games Room

A wide stairwell (well lit via single window) of 6 standard rise wooden steps to games room. No handrail.

Games room

Level, carpeted room with large bookcase and various games/games tables. Locked doors to plant room and storage room (not accessible by guests; owners on hand to help if need arises). One standard width door with one step down to gravelled courtyard. One series of three stone steps (no grabrail) upto caterer's kitchen/utility area.

Caterer's Kitchen/Utility

Level travertine floor. Two distinct areas. One with sink, full range kitchen cupboards and some overhead shelving. Second, with counter top fridge, bottle fridge, additional (one in main kitchen, one in Haybarn) third dishwasher, washing machine, tumble drier and some over head shelving. Door to "link" area.

"Link" Area

This is the main entrance to the property and on first arrival, this will be the one key which is left in the key lockbox or handed to you on welcome to Old Tom's Place. The additional seven keys will be on the inside of the relevant doors.

The link is a small corridor, with cloakrail area. Additional cloak stands and boot trays exist in the Dairy, Applestore and Haybarn. Level travertine floor from utility. Small WC off. Doorway through to main kitchen and dining.

Main Farmhouse Kitchen/Dining

Level travertine floor from Link Area. Approx 40m². Ground level range of kitchen units, double sink, American fridge/freezer with icemaker. Large 1.5m stainless steel range cooker. Dishwasher. Centrally placed long table with seating for 18. Single step out of large patio doors to garden on east side of property.

Southern set of three stone steps upto main farmhouse and a small level travertine floor hallway.

Ground floor Hallway

Exit left up single step to snug. Exit right to main lounge (single shall step down). Locked door under stairs.

Snug

2 two-seater sofas and two large beanbags. Woodburner and TV/DVD. Carpeted room, with single step up from hallway.

Main Farmhouse Lounge

Stone flag (level) surface with occasional large rugs. Two woodburners (standalone guards provided if requested), five three-seater sofas and additional chair. Oak half size snooker table. Piano. No access out to garden. Winding staircase upto upper level of farmhouse.

House Staircase

No grabrail as walls are cob. Spiral of 12 oak steps. No stairgates, so should be considered if small children are within the party. The elderly/infirm may find the stairs a challenge.

Upstairs Farmhouse

Once at top of stairs, turn right for main bedroom. Turn left for hallway and 2 x bedrooms, family bathroom.

Main Farmhouse Bedroom

Level carpeted surface. Very large room with 2 x single beds and a superking bed. Family ensuite with bath and stepup shower (no grabrails). Travertine floor.

Upper Hallway

Carpet, two small steps up to level to access farmhouse bedroom #2 (kingsize). Further three shallow treadsteps down to family bathroom and bedroom #3.

Family Bathroom

Limited headheight (roof line runs down to restrict full height walking space)but large floor area. Bath with shower over. Travertine floor.

Farmhouse Bedroom #3

Kingsize bedroom with large floor area and some headheight restrictions around periphery of room. Carpeted surface.

General Note Regarding Upstairs Farmhouse

For parties with small children or guests with mobility issues, we would strongly recommend the Applestore and Dairy would be more suitable, leaving the upstairs for others.

Outside Areas

We have designated the access to the garden is either via the courtyard around to the front of the main house, or from the kitchen/dining to the east of the house. The door from the kitchen is onto a 20m² gravel patio surrounded by flower beds.

Three stone steps lead up to a gravel path which follows the house and also up to a flight of 10+ stone steps to the second level of the garden. The remainder of the lower level is laid to lawn.

The majority of the second level is lawned. The trampoline will be placed thereon and access to the outside dining/bbq area is via 3 stone steps. Further steps up to children's playhouse and to the gravelled sundeck.

Sundeck

Consists of a fenced upper grassy area and main gravelled area, with hottub, seating 7. Footwash, covered area for towels and table for drinks/picnic. Weatherproof patio set with two sofas, two drinks tables and four chairs. Recliners and bistro sets elsewhere in garden/courtyard for your enjoyment.

The Farm Beyond

A lamb paddock sits immediately adjacent to the hottub. We will endeavour to have lambs in there for your enjoyment, but will ensure that the gate is locked, so that the adults don't have to worry about children allowing lambs to escape whilst they are in the hottub! If you would like a farmtour or to interact with the lambs (lambing time always fun!) then please just ask.

General

Wyke Farm (Old Tom's Place) is only a mile from Axminster and close to the A35, so in rural terms is well connected. However, we are accessed via a single track lane. There are three main ways to find us and we will send detailed directions nearer the time of your trip. Please do not use sat nav!!

The way we will bring you is via some single track lane, but there are passing places. It is possible that you may meet another roaduser and will have to reverse for a few hundred yards. This is normal for Devon lanes! Take your time, there is no rush!

We look forward to welcoming you to Old Tom's Place at Wyke Farm.
John and Kathryn Whitaker