

Access Statement
The Millhouse
Wyke Farm, Axminster
EX13 8TN

Introduction

The Millhouse is a converted barn which forms part of the small farmstead here at Wyke Farm. The Millhouse is a partly-double storey converted farm building. The external surfaces are mainly gravel chippings from the parking lot towards the terrace area. 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 Millhouse 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 and back again to the main access door. The main access door (west facing) is approximately 5m from the parking area (parking for two cars) and requires a short walk across the gravel parking area, four steps up to the private terrace area and short walk (4m) to the door. The terrace and Millhouse ground floor share the same level.

Entrance/lounge, dining, kitchen, downstairs bedroom (the Applestore)

From the main terrace doors (primary entrance and exit point), 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 Millhouse has a very large downstairs bedroom (which we call the Applestore) with ensuite shower room. This has a shallow single step down from a short (one metre) corridor, which leads from the kitchen area. Level carpeted room containing kingsize bed, wardrobe and cupboards.

There are two exit doors from the Applestore. One exits directly south to our internal courtyard (one step to courtyard gravel surface) and the other directly west, to access the parking yard via three stone steps (no handrail).

Stairs to landing

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 Millhouse 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.