

Access Statement - Foxhill Lodge

This access statement does not contain personal opinions as to suitability for those with access needs but aims to accurately describe the facilities and services offered to all guests/visitors. This statement has been drawn up by the owner(s) of Foxhill Lodge. Please call us on 01884 849127 if you have any questions regarding the accessibility of this property that are not answered within this statement.

Introduction

Foxhill Lodge is a modern barn conversion that sleeps 10 guests, in a rural location on a working farm on the Somerset/Devon border. There's a hot tub, BBQ lodge and shared use of an outdoor pool from early April to the end of September.

Pre arrival:

Road: You will find detailed directions in the check in information that can be viewed after you have made a booking.

Buses: The nearest bus stations are Taunton (15 miles) or Exeter (18 miles)

Trains: The nearest rail stations are Tiverton Parkway (10 miles) or Taunton (15 miles)

Taxis are usually available from the bus/train stations.

Groceries: Online shopping can be delivered by Tesco, Sainsburys, Asda, Waitrose, Morrisons, COOK

Arrival and Parking:

From the road there are electric gates operated by the code sent in your arrival information. There is a gravel driveway with parking for 4 cars the car park area is the lower side of the pond which isn't fenced please always supervise children.

Inside

You enter Foxhill Lodge at ground level, there is a step to get into the front door, you will walk into a light hallway with oak flooring in the living areas and carpet in the upstairs and Bedroom 1 downstairs bedrooms. Off the hall are Bedrooms 1 and 5, both with zip and link beds (super king or twins), a full HD smart TV and wardrobe space. Bedroom 1 has an ensuite shower room with WC, Bedroom 5 would use the main bathroom upstairs.

At the far end of the hall is the large open plan kitchen/dining room with a central island that has a small breakfast bar in the middle. The kitchen is well equipped with 4 built-in ovens, an extra-large 6 ring ceramic hob, fridge/freezer also

under the counter fridge, dishwasher, 2 wine coolers, and microwave. The dining area has a dining table that comfortably seats 10 people, a three-seater sofa and a 55" Smart TV.

Off the kitchen is the downstairs WC and utility area with washing machine and tumble dryer, built in cupboards, and a stable door leading out to the courtyard.

An oak and glass staircase leads to a viewing area and to the first floor. The light and airy feel is continued on the first with high ceilings, skylight windows and spot lighting.

On this floor is the spacious living room, with a 55-inch smart, full HD TV and sofas and chairs. Floor to ceiling doors lead out onto a glass fronted balcony, which has access down to the garden and pool. All the keys to the patio doors are on hooks to the right hand side of the doors. The doors should be kept locked when children are in the property due to them being able to get onto the balcony to the outside area.

Off the living room are 3 bedrooms; Bedroom 2 has its own ensuite with shower and WC.

Bedroom 3 has a zip and link bed, built-in wardrobe, and a door out to a Juliette balcony with far reaching views of the Blackdown Hills. We recommend this room isn't for children due to being able to get out onto the balcony. This bedroom would share the main bathroom with bedroom 4 & 5.

Bedrooms 3 and 4 are accessed via a hallway at the far end of the lounge. Both rooms have shared use of the modern tiled bathroom with a bath that has an overhead power shower.

Bedroom 4 also has zip and link beds, a 42" TV, a built-in wardrobe and dressing table, and views over the courtyard.

Outside

The outdoor heated pool measures 16ft x 32ft. It is shared with the property owners and can be used from early April to the end of September; it can be booked for exclusive use at an extra charge. The landscaped gardens have a barbeque and patio area with seating and outdoor table tennis. There is also a breeze hut by the pool, a BBQ lodge, and a children's play area with a slide, swings, and a trampoline. Access to the garden can be from the stable door which has two steps out of the kitchen around the side of the property then past the hot tub where there is another step leading you to the pool, which has two steps up to the table tennis area.