



## THE OLD PIGSTY, STRAWBRIDGES FARM

### Access Statement

#### PRE-ARRIVAL

- We have an extensive website with photographs of the inside and outside of the property on [www.theoldpigsty.co.uk](http://www.theoldpigsty.co.uk). The website also includes information about the local area and activities.
- Bookings and enquiries can be made by phone or email.
- We can supply a map showing our location and written directions if required. Both the map and directions can be found on our website.
- We are not served by a bus service and the nearest railway station (Taunton) is 10 km away.
- The nearest shop is in Churchinford, some 4 km away with larger shops/supermarkets found in Taunton and Wellington.
- The access statement is available on our website and also in the cottage's Welcome Pack.

#### ARRIVAL AND CAR PARKING FACILITIES

- Please arrive after 3pm and let us know if you will be arriving later than 7pm. When you arrive, please come to the front door of Strawbridges Farm then we can take you round to The Old Pigsty.
- The front door and rear gate of Strawbridges Farm are located on quiet, country roads. There is plenty of room to unload a car by the back gate which is 86cm wide, but most visitors then prefer to keep their vehicle off road on the large level gravel hardstanding (suitable to park 12 cars) across the road by Strawbridges Farm stable block.
- The entrance to The Old Pigsty's patio area is from a path running alongside the main house for 30 metres. There are 8 steps along the path and 1 step to the cottage from the patio. The highest step along the path is 8 cm high with the entrance to the property step being 6 cm high. The entrance to the accommodation is 74cm wide.
- There is no street lighting. We keep an outside light on during the night by the back gate. The stable block and path alongside the house to the patio area are lit by

movement activated lights. We recommend visitors leave The Old Pigsty's outside light on if going out for the night. A torch is provided.

### **LAUNDRY**

- An electric iron and ironing board are kept in The Old Pigsty, but there are no laundry facilities apart from hand washing.
- We are happy to wash visitors' items given prior notice. There is a washing line in the garden, and a drying rack in The Old Pigsty.

### **COMMUNICATIONS**

- The accommodation does not have a telephone point. Mobile phone reception is generally poor, although they do work satisfactorily on the two roads leading up from the farmhouse.
- The Welcome Pack includes a list of useful and emergency telephone numbers.
- In an emergency, we are happy for visitors to use our land line (at no cost).
- WiFi is available at no cost subject to terms of use.

### **THE ACCOMMODATION**

- All heating, electricity, oil, water, bedding, towels and tea towels are included in the tariff for The Old Pigsty.
- Hot water is available instantly on demand. The oil fired boiler is situated adjacent to the accommodation in the water treatment plant.
- There are 2 radiators in the studio and 1 in the bathroom. The radiators can be controlled by their own thermostatic valves. The building is double glazed and well insulated.
- Water is provided by our own spring and is delicious. There is a requirement to have the water checked regularly for human consumption by the local council.
- We have our own sewage treatment plant and request that visitors do not flush anything other than human waste and toilet paper down the loo.
- The bathroom benefits from a large shower, basin and toilet. The useable space for washing/shaving is 62cm x 50 cm
- The studio area includes a double bed, wardrobe, chest of drawers, a double sofa, kitchen table and chairs.
- The kitchen area includes a fridge, microwave, sink with draining board, an electric oven with 4 hob plates, ample cutlery, china and cooking utensils. The kitchen area useable floor space is 145cm x 90 cm.
- The floor throughout is tiled.
- A comprehensive pack of maps, books on birds, walks and fliers on local attractions is provided.
- A welcome tray is also made available.
- A flat screen TV with integral DVD player is provided.
- Garden furniture and a charcoal BBQ are available.

### **FIRE PRECAUTIONS**

- Smoking is not allowed within the property or the garden.
- The accommodation benefits from smoke and heat detectors.
- Comprehensive Fire Instructions are contained within The Old Pigsty.

### **LEAVING ARRANGEMENTS**

- We ask that our visitors leave by 10am.
- On leaving, please clean The Old Pigsty and leave it in a suitable state for the next visitors. If you do not want to clean the accommodation before leaving, please let us know and we can arrange the cleaning, for an additional charge of £40.

