



Access Statement

We welcome guests with disabilities but we do ask you to bear the following in mind when considering our accommodation.

All of our accommodation is built to building regulations and are Part M compliant at the time of completion.

Kitchen work surfaces are all at the normal domestic height and each property has an accessible toilet on the ground floor.

The entrance area and main road through Mill Meadow is relatively level and made of tarmac.

Mill Meadow lies in a hollow so once on the public highway there are gradients in both directions.

The lake at Mill Meadow is raised so access is via a gentle slope of up to 15 degrees. Access from Swallows Barn is across the slope.

The area surrounding the lake is grassed but reasonably level and firm. There are level fishing platforms of 1200mm x 1200mm and a paved pathway to the waters edge.

Specialist shower chairs, hoists etc can be available through the Red Cross or other suppliers, subject to prior booking and availability.

Kingfisher Lodge – 1 Mill Meadow, TA2 8HL

A Scandinavian style timber eco lodge with a gravelled drive and access to fully decked level porch area by either timber tread steps or a decking ramp.

Access to the lodge is either through the single front door or a pair of French Doors that open onto the decking. Private hot tub on decking with small step up.

Internal floors on the ground floor are tiled and the lounge/dining areas are spacious and lead to a fully fitted kitchen. There is a log burner situated in the lounge area.

The ground floor king bedroom has generous circulation space and access to a large wet room. The wet room has an open shower (no tray), a large bath, WC and basin.

The first floor has a wooden floor throughout and is accessed via a flight of wooden open tread stairs, with a 90 degree right hand turn. There is a mezzanine area with sofa bed and access to the first floor balcony through a single door.

The first floor double bedroom has a sloping roof to the eaves and an ensuite bathroom, with a shower bath, WC and basin.

The external utility room, with the washing/dryer, ceiling ailer and recycling area, has access from the decking.

Woodpecker Lodge – 2 Mill Meadow, TA2 8HL

A Scandinavian style timber eco lodge with a gravelled drive and access to the fully decked level porch area by a decking ramp.

Access to the lodge is either through the single front door or a pair of French Doors that open onto the decking. Private hot tub on decking with small step up.

Internal floors on the ground floor are tiled and the lounge/dining areas are spacious and lead to a fully fitted kitchen. There is a log burner situated in the lounge area.

The ground floor king bedroom has generous circulation space and access to the large family shower room. The shower room has an enclosed single person shower, with a 50mm step up onto the shower tray, a 3 person infrared sauna, WC and basin.

The first floor has a wooden floor throughout and is accessed via a straight flight of wooden open tread stairs. There is a mezzanine area with sofa bed and access to the first floor balcony through a single door.

The first floor double bedroom has a sloping roof to the eaves and an ensuite bathroom, with a shower bath, WC and basin.

The external utility room, with the washing machine, ceiling ailer and recycling area, has access across a graveled area, with a double step into the room.

Robins Lodge – 3 Mill Meadow, TA2 8HL

A Scandinavian style timber eco lodge with a gravelled drive and access to the fully decked level porch area by a decking ramp, 2.4m wide and 1 in 12 gradient.

Access to the lodge is through a single front door from the decking, with level access, or from the side door with a single step up onto a small deck area. Private hot tub on decking with a step up.

Rear loading vehicles can also reverse to the front raised deck for loading/unloading.

The ground floor is on one level with tiled floors. There is a large entrance hall with access to the ground floor king bedroom, wet room and spacious lounge, dining & kitchen areas. The wet room has with an open shower (no tray), separate bath, WC and basin.

All ground floor doors have a 1m opening.

The first floor has a wooden floor throughout and is accessed via a flight of wooden open tread stairs, with a 90 degree left hand turn. There is a mezzanine area with sofa bed and access to the rear balcony through a single door.

The first floor has a master king bedroom with an ensuite bathroom containing a shower bath, WC and basin.

The first floor also has a twin bedroom and a wet room with open shower (no tray), WC and basin.

The external utility room, with washer/dryer, drying area and recycling area, is accessed from a level decked area connected to the side entrance.

Flycatcher Lodge – 4 Mill Meadow, TA2 8HL

A Scandinavian style timber eco lodge with a gravelled drive and access to the fully decked level to the front and side of the lodge via a decking ramp, 2.4m wide and 1 in 12 gradient.

There is level access to the lodge by the front bifold doors and a side single door. Private hot tub on decking with small step up.

Rear loading vehicles can also reverse to the raised deck for loading/unloading.

The ground floor is on one level with tiled floors. There is a spacious open plan lounge, dining and kitchen area, with generous circulation space. There is a double sofa bed in the lounge area.

There is access to the ground floor king bedroom and the 2m x 2m wet room, which has an open shower (no tray), WC and basin.

All ground floor doors have a 1m opening.

The first floor has a wooden floor throughout and is accessed via a flight of wooden open tread stairs, with two 90 degree right hand turns.

The first floor has an ensuite king bedroom, with a shower bath, WC, basin and dual access from the mezzanine, and an ensuite twin bedroom, with open shower (no tray), WC and basin.

The external utility room, with washer/dryer, ceiling airer and recycling area, is accessed via level decking from the front bifold doors or side door.

Cuckoo Lodge – 7 Mill Meadow, TA2 8HL

A Scandinavian style timber eco lodge with a gravelled drive and access to the fully decked level front porch area by a decking ramp, 2.4m wide and 1 in 12 gradient.

Access to the lodge is through a single front door from the decking, with level access, or from the side door with a single step up onto a small deck area. Private hot tub on decking with small step up.

Rear loading vehicles can also reverse to the raised deck for loading/unloading.

The ground floor is on one level with tiled floors. There is a large entrance hall with access to the ground floor king bedroom, wet room and spacious lounge, dining & kitchen areas. The wet room has an open shower (no tray), separate bath, WC and basin.

There is a double sofa bed in the ground floor lounge.

All ground floor doors have a 1m opening.

The first floor has a wooden floor throughout and is accessed via a flight of wooden open tread stairs, with a 90 degree left hand turn. There is a landing with access to the rear balcony through a single door.

The first floor has a master king bedroom with an ensuite wet room, containing an open shower (no tray), WC and basin.

The first floor also has a two twin bedrooms and a family bathroom with shower bath, WC and basin.

The external utility room, with washing machine, tumble dryer, ceiling airer and recycling area, is accessed from a level decked area connected to the side entrance.

Swallows Barn – 19 Mill Meadow, TA2 8HL

A semi detached cottage with two ensuite king bedrooms on the first floor, accessed by stairs incorporating a right angle turn.

Ensuite 1 has a shower bath, WC and basin. Ensuite 2 has a shower, with a tray that has a 100mm step up, WC and basin.

There is ground floor WC and a sofa bed is provided in the ground floor living area.

The ground floor is an open plan kitchen, dining and lounge area with generous circulation space.

There is ample hard surface tarmac parking with a gentle sloping tarmac footpath to the front door and its level threshold.

There is a small garden area with a gently sloping lawn, shrub beds and a gravelled area with table and chairs.

Car parking is level tarmac with a gently sloping tarmac footpath down to a level threshold at the front door. There is a wooden bin store on the driveway that contains the recycling bins.

House Martins – 20 Mill Meadow, TA2 8HL

A semi detached cottage with has 2 double bedrooms and a twin bedroom on the first floor, accessed by stairs incorporating a left angle turn.

The master double bedroom has an ensuite shower room containing a shower, with a tray that has a 100mm step up, WC and basin. The shared family bathroom has a Jacuzzi shower bath, WC and basin.

There is a ground floor WC and a sofa bed in the spacious ground floor lounge.

The kitchen/dining room has good circulation space and a small utility room with a washer/dryer.

There is a small garden area with a gently sloping lawn, shrub beds and a private hot tub, with a step up. There is a wooden bin store in the garden that contains the recycling bins.

Car parking is level tarmac with a gently sloping tarmac footpath rising to a level threshold at the front door.

Assistance Dogs

Dogs are welcome in all of our properties except Flycatcher Lodge. There are areas onsite for exercising dogs on a lead.

We ask guests with individual needs to contact us by telephone or email so we can offer further advise and assistance in planning their stay.

We welcome comment from all our guests, so that we can continually improve our high quality accommodation and make a visit to Mill Meadow as enjoyable as is possible.

Chris Heayns
Managing Director

Tel: 07779 651911

Email: chris@millmeadow.co.uk