



# *Mill Meadow*

*Something for everyone...*

*Everyone Is Welcome*

## **Access Statement**

We welcome guests with particular needs and the following information may help you when considering our accommodation.

Kitchen work surfaces are all at the normal domestic height and each property has a toilet and provision for sleeping on the ground floor.

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

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

The lake at Mill Meadow is accessed via a gentle slope of up to 15 degrees.

The area surrounding the lake is grassed but reasonably level and firm. There are level fishing platforms at the water's edge, one with a paved access pathway.

Specialist shower chairs, hoists and other equipment can be accommodated and are often available to hire through local suppliers, subject to prior booking and availability.

### **Kingfisher Lodge – 1 Mill Meadow, TA2 8HL**

A Scandinavian style timber eco lodge with a gravel driveway and access to fully decked level porch area by a decking ramp. There is a gravel grid route from the decking across the driveway to the main tarmac access road.

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) with grab rails, a large bath, WC with grab rails 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 airer and recycling area, has access from the decking with a shallow single step up. A ramp can be provided.

### **Woodpecker Lodge – 2 Mill Meadow, TA2 8HL**

A Scandinavian style timber eco lodge with a gravel driveway and access to the fully decked level porch area by a decking ramp. There is a gravel grid route from the decking across the driveway to the main site road.

Access to the lodge is either through the single front door or a pair of French Doors that open onto the decking. The private hot tub is on decking with steps 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 open level access shower (no screen) with grab rails, a 3 person infrared sauna, WC with grab rails 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 airer and recycling area, has access from the front decking across a gravel area, with a double step into the room. A ramp can be provided.

### **Robins Lodge – 3 Mill Meadow, TA2 8HL**

A Scandinavian style timber eco lodge with a gravel driveway and access to the fully decked level porch area and front entrance door via a decking ramp, 2.4m wide and 1 in 12 gradient.

Alternative access to the lodge is through a single side door with a single step onto a small deck area. The private hot tub is on the decking with steps 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 level access shower (no tray) with grab rails, separate bath, WC with grab rail 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 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 two twin bedrooms 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 via the side door entrance.

### **Flycatcher Lodge – 4 Mill Meadow, TA2 8HL**

A Scandinavian style timber eco lodge with a gravel driveway 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. The private hot tub is on the decking with steps 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.

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 a 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 ainer and recycling area, is accessed via level decking from the front bifold doors or side door, there is a shallow single step up into the utility room.

### **Cuckoo Lodge – 7 Mill Meadow, TA2 8HL**

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

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. The private hot tub is on the decking with steps 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.

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 level access shower (no tray), WC and basin.

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

The external utility room, with washing machine, tumble dryer, ceiling ainer and recycling area, is accessed from a level decked area connected to the side entrance with a small step up. A ramp can be provided.

## **Heron Lodge – 9 Mill Meadow, TA2 8HL**

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

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. The private hot tub is on the decking with steps up.

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

The ground floor is on one level with tiled floors 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.

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

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

The first floor also has 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 with a small step up. A ramp can be provided.

## **Buntings Lodge – 13 Mill Meadow**

A Scandinavian style timber eco lodge with a gravel driveway and access to the fully decked level to the front and side of the lodge via a decking ramp, 1.2m wide and 1 in 12 gradient, to the single side door and entrance hall.

The internal utility room, with washer/dryer, ceiling airer and recycling area, is accessed from the entrance hall.

There is level access to the lodge by the front bifold doors (one step up) and a side single door. The private hot tub is by the front decking with separate steps up.

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

The ground floor accessed from the entrance hall or front decking 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 double bedroom and the 2m x 2m ensuite shower room, which has a corner shower with low level tray and glass sliding doors, WC and basin.

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 a king bedroom and a twin bedroom each with a separate shower room accessed from the mezzanine landing and containing a shower with low level tray and glass screens, WC and basin.

### **Goldcrest Lodge – Mill Meadow, TA2 8HL**

A Scandinavian style timber eco lodge with a gravel driveway and access to the fully decked level front porch area via 3 steps up. A ramp can be provided.

Access to the lodge is through a single front door from the decking, with level access.

The accommodation is on one level with vinyl surface floors with access to the king bedroom/living area, separate kitchen and shower room shower and low-level tray, WC and basin.

The private hot tub is on the gravel area to the side of the lodge.

### **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 sloping tarmac footpath to the front door with a level threshold.

There is a small garden area with a gently sloping lawn, shrub beds and a gravel sitting area with private hot tub, table and chairs.

### **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 right 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 area with a washing machine.

There is an open plan garden area with a gently sloping lawn, shrub beds, gravel seating area with table and chairs and a private hot tub, with steps up.

There is a wooden bin store in the garden that contains the recycling bins.

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

### **Assistance Dogs**

Dogs are welcome in all of our properties except Buntings Lodge and Heron Lodge.

There are areas onsite for exercising dogs who must be under full control at all times.

We ask guests with specific needs to contact us assistance in planning their stay.

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

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