



Access Statement

Introduction

Our home is set in a peaceful rural location and offers three guest rooms. We occupy an elevated position at approx 500ft above sea-level. Access is via a single-track tarmac lane passing between farm buildings. Sections of the house are over one hundred years old and whilst we aim to meet the needs of all our guests there are some period features which might make access difficult for people with limited mobility. All our rooms are on the first floor and are therefore not suitable for wheelchair users.

Pre-Arrival

We are the last property located on a single-track un-lit lane approximately 150m from Downton Cross on the main road into Dittisham. Our location is very peaceful and relatively remote so is not ideally suited to those travelling without a car.

Beyond Downton Lodge the lane becomes a footpath/bridleway. Apart from occasional farm vehicles the only "traffic" passing our house consists of walkers and horse-riders.

There is a well-stocked village shop and two inns in Dittisham (approx 1mile). The historic port of Dartmouth with an extensive range of shops, banks, restaurants, cafes and pubs is within a 10 minute drive.

There is no regular bus service.

The nearest railway station is Totnes which is approximately 20 minutes drive by car.

There are several local taxi companies; we can make bookings in advance for you if required. The cost of a single taxi journey between Downton Lodge and Dartmouth is around £10.

We have one dog – a standard poodle bitch called Martha. This breed does not drop hair or have oil in their coat so is very unlikely to affect anyone who is allergic to other breeds. She is excluded from the kitchen and dining room whilst food is being prepared and served. Under no circumstances is she allowed into guest bedrooms. In the interests of all guests we regret that we're not able to accommodate guests' pets.

Menus and other printed information can be provided in large print if required. We regret we do not have the facilities to prepare documents in Braille.



Our website at www.downtonlodge.co.uk provides pictures of our accommodation and further information about the services we provide.

You can contact us by telephone, fax, email or text. Please see the “Contact Information” section of this document for full details.

Arrival and Car Parking

Please advise us of your anticipated arrival time so that we can be sure we are here to welcome you.

To ensure your accommodation is ready we ask that guests do not arrive before 5pm. An earlier arrival time may, however, be possible by prior arrangement.

Parking is on a level tarmac drive in front of the main entrance door. There is a wooden gate between the driveway and the lane which we ask guests to keep shut when not in use to deter the occasional stray farm animal from eating our garden! Please do not obstruct the entrance way leading to our “barn” as 24hr access is required.

The driveway entrance is lit at night time.

We are pleased to offer assistance with luggage.

Main Entrance

There is one step up of 18cm from the drive into the front porch.

The front door is normally unlocked but please ring the bell and/or knock on arrival.

Following guest registration on arrival, we will always take you to your room and explain the facilities.

The porch is lit at night time.

Guest Accommodation – Public Areas

From the hallway a door leads in to the main dining room where breakfast is served.

The hallway has a tiled floor and radiator. We would encourage guests to leave outdoor clothing and boots/shoes in the hall. There are clothes hooks provided.

If required, wet clothing can be dried overnight in our utility room; please ask.

There is a hall stand containing umbrellas and torches which guests are welcome to borrow.

From the hallway a turning staircase rises to the first floor. There are a total of 13 steps. The width of the staircase at the narrowest point is 80cm. There is a hand rail on one side of the stairs. The stairs are carpeted.

The first floor landing opens into a Lounge area which is for the exclusive use of guests (see “Lounge” section for more information).



There are three first floor guest bedrooms leading off the Lounge (see “Bedrooms” section for more information).

The house is centrally heated throughout but each radiator can be adjusted to suit individual requirements.

Guest Lounge

Guests are welcome to use the first floor lounge at any time.

Seating consists of a sofa and two arm-chairs. The room is centrally heated and is fully carpeted.

There is a computer which guests can use to access the internet free of charge at any time via a permanent broadband connection. It is not connected to a printer; however, we are happy to use our own office computer to print off documents if required.

A selection of local information (including pub & restaurant sample menus and local walks), maps, guides, books, magazines and board games is available and which guests are welcome to borrow.

A small fridge is provided for guests' use. Inside will be found fresh semi-skimmed milk for each room along with bottles of chilled water. These are replenished daily.

There is a drinking fountain tap for ease of filling kettles.

A rechargeable torch is on permanent trickle charge for emergency use in event of power failure.

Dining Room

Breakfast is served in the dining room on the ground floor.

All guests share a large rectangular table with an underspace of 59cm (legs on each corner).

There is a self-service cold buffet comprising cereals, muesli (contains nuts), fruit juices, grapefruit, fruit compote, yoghurts, cheese, etc. Cooked breakfast is freshly prepared and served to you.

The room is centrally heated and is fully carpeted.

Soft background music or radio is played in the dining room during breakfast.

Bedrooms

All three guest bedrooms are on the first floor and are carpeted throughout (with the exception of the en-suite bathrooms which have tiled floors).

Each room has it's own individual door key in addition to a key to the main entrance door to the house.

Each bedroom has it's own en-suite facilities (details under each bedroom description below). All bathrooms have opening windows in addition to extract fans that switch on/off automatically when the bathroom is occupied. The fans have been specifically chosen for the quietness of operation and we would ask guests not to switch them off at the wall as their use helps to limit condensation.



All bathroom doors can be locked from inside.

Each bedroom has two bed-side lights which can be switched from the bed independently of one another and the central light.

Each room is equipped with a “hospitality tray” for making tea and coffee. There is also a further selection of fruit teas, decaff coffee and hot drinking chocolate in the guest lounge where fresh milk is also left in the fridge.

We provide a hair dryer in each room. An iron and ironing board can be provided on request.

All our mattresses are pocket sprung. Our beds are normally made up with feather duvets and two pillows per person – one of which is feather. The duvets on the double beds are hypo-allergenic. The single bed duvets are feather but are not hypo-allergenic. If you require hypo-allergenic duvets and pillows please advise us when booking.

Beds are made up with duvets that are an appropriate weight for the season. Alternative weight duvets are stored under the beds.

We can provide sheets and blankets if required – please specify when booking.

All beds can be accessed from either side.

There is a wardrobe, chest of drawers, dressing table, mirror, two bedside tables and additional comfortable seating in each room.

Each room has a remote controlled colour TV providing BBC1, BBC2, ITV1 and CH4. There is an alarm clock/radio/CD player.

In addition to the computer in the guest lounge each bedroom has a cat5e socket for connecting a laptop to the internet. Please ask us should you wish to use this as we will need to connect the relevant socket outlet to our broadband connection. There is no charge for this facility.

There is a folder in each bedroom which contains further information about the house and details of emergency contacts including doctors and hospitals.

Cottage Room

This room has a 4ft 6in double bed. The top surface of the mattress is 64cm above floor level.

The room has it's own balcony facing east which is accessed via a lockable door – height of opening 167cm. There is a step down of 5cm onto the balcony deck. Two folding chairs are provided.

En-suite – shower, toilet and washbasin

The doorway into the en-suite bathroom is 57cm wide. The floor area of the bathroom (excluding shower) is 1.4m x 1.3m. There is a shower (90cm x 66cm) with glass bi-fold door, WC (height 39cm) and fitted washbasin (height 78cm).

The height of the threshold to access the shower is 22cm.

There is an electric towel rail which is on all the time. Please be careful as it gets very hot.

There is an electric fan heater over the door if additional heat is required.



French Room

This room has two 3ft single beds which if preferred can be pushed together to make a 6ft double. The top surface of each mattress is 63cm above floor level.

The room has its own balcony facing east which is accessed via a lockable door – height of opening 167cm. There is a step down of 5cm onto the balcony deck. Two folding chairs are provided.

En-suite – bath with shower over, toilet and washbasin. The bath has a grab handle on each side and there is a further handle on the wall above the bath.

A non-slip mat is provided for use in the bath.

The doorway into the en-suite bathroom is 57cm wide. The floor area of the bathroom (including bath) is 2m x 1.5m. There is a bath (overall dimensions 140cm x 70cm and height 54cm) with shower over. There is a toilet (height 42cm) and washbasin (height 87cm).

There is an electric towel rail which is on all the time. Please be careful as it gets very hot.

There is an electric fan heater over the door if additional heat is required.

Art Deco Room

This room has a 4ft 6in double bed. The top surface of the mattress is 63cm above floor level.

En-suite – shower, toilet and washbasin.

The doorway into the en-suite bathroom is 56cm wide. The floor area of the bathroom (excluding shower) is 1.5m x 1.5m. There is a shower (83cm x 67cm) with glass bi-fold door, WC (height 9cm) and washbasin (height 85cm).

The height of the threshold to access the shower is 16cm.

There is an electric towel rail which is on all the time. Please be careful as it gets very hot.

Additional Information

There are mains-powered integrated smoke alarms throughout the property.

In the event of fire the smoke alarms should sound. Please advise us if you have a hearing impediment and might not hear this audible signal.

The building can be evacuated via the main entrance door. Should the main entrance be impassable there are four alternative exits on the ground floor. All exits are clearly marked on the diagrams displayed in the guest lounge and dining room.

We do not permit smoking anywhere in the house or on the balconies. If you smoke outside please ensure there is no risk that smoke can blow into the house via open doors or windows. Please request an ash-tray or dispose of cigarette butts.



We will do our best to cater for special diets or any particular likes or dislikes. Please advise us when booking.

Mobile phone reception at Downton Lodge is generally good.

Contact Information

Address: Downton Lodge, Dittisham, Dartmouth, Devon, TQ6 0JD

Telephone: +44 (0)1803 722252. When we are away from home this number is diverted to our mobile phone.

Fax: +44 (0)1803 722375

Mobile: for text messages 07957 856063

Email: welcome@downtonlodge.co.uk

Website: www.downtonlodge.co.uk

We are open all year but do take occasional days off.

Future Plans for our home

We are planning to fit digi boxes in our guest accommodation in time for the switch-over to digital TV in 2009.

We plan to make the garden and patio available to guests.

If you have any specific questions please feel free to contact us and we will do our very best to help.

Updated: 21st June 2008

