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**ACCESSIBILITY STATEMENT**

Pickwell Manor is approached via a private drive from the road leading to a key pad controlled gate. Please press the intercom on arrival to be connected so we can open the gates for you. The drive then splits into two.

The left hand drive leads past the games room, laundry and parking area for the Hideaway treehouse to a large gravelled carpark with 15 spaces. It is lit by fairy lights at night. There is a PodPoint electric car charging point here which has two plugs (charging leads are not provided). There is a gently sloping gravel path leading to the pathway to Amity apartment off to the left and straight on to the West Wing Entrance of the Manor where Jubilee, Liberty, Serenity, Divine and Constance apartments can be accessed. The West Wing Entrance is via a large wooden front door and up 1 stone step. There are key boxes for all apartments on the wall next to the door. The entrance hall contains an honesty shop, welly store, Green and What’s On boards. All apartments on this side of the manor are accessed via a carpeted staircase and are on the first floor. The entrance and corridors are lit overnight and via emergency lighting in the case of a fire. This carpark also services the Loft treehouse which has its own lighting and staircase entry.

The right hand drive leads to a smaller, tarmac carpark which services Grace, Chapel, Affinity and Bliss Apartments. It is lit at night by fairy lights. The main entrance is via 1 step into a portico which contains key boxes for Affinity and Bliss and then through to a hallway which, via the main staircase, Affinity and Bliss apartments are accessed. The hallway leads to the Ballroom and Snug and also contains separate Male and Female toilets, a What’s On board and an honesty shop.

Grace apartment can be accessed via the carpark through small double wooden gates and up 4 steps to a courtyard. The courtyard leads to the front door which is down 2 steps. The keybox is adjacent to the door. The Chapel is also accessed via the carpark and is opposite the main entrance. Access to the Chapel is via a short flight of stone steps. The key box is adjacent to the door.

**Local Public Transport:**

[www.stagecoachbus.com](http://www.stagecoachbus.com)

[www.gwr.com](http://www.gwr.com)

Croyde Taxi 07799 044544

If you do have any concerns or questions regarding access to the grounds or apartments, please just get in touch with us as we’ll gladly discuss any issue with you and help were we can…

Telephone: **01271 890110**
[Enquiries Page / Contact Form](https://www.pickwellmanor.co.uk/contact)