



Wray Valley

Relax - Enjoy - Explore

Accessibility Guide for Riverside B&B

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Welcome

Located near the picturesque village of Lustleigh, Riverside Farm is where you will find Riverside B&B. Set in 8 acres of fields and woods within Dartmoor National Park with direct access on to the Wray Valley Trail, there is plenty of space to relax, enjoy and explore. Walk your dog, take your bike on the cycle way or just relax in the grounds and listen to the birdsong.

Here at Riverside B&B we have 3 lovely en suite B&B rooms all with wonderful views of the garden and woods beyond. The large guest lounge has a log burner and TV with a supply of games and books to keep you warm and entertained in the evenings.

At a Glance

Level Access

- The main entrance has level access with a ramp. The ramp is portable.
- There is level access from the main entrance to:
 - Bedroom: Family Room
 - Bedroom: Double/Twin Room
 - Bedroom: Twin
 - Dining Table
 - Guest
 - Kitchen Diner

- Gardens and Grounds
- Patio
- Deck

Bedrooms

- We have non-allergic bedding.

Level access bedrooms

- From the main entrance to the bedroom, there is level access.
- The route to the bedroom is 750mm wide, or more.
- The bedroom door is 750mm wide, or more.
- There is unobstructed floor space 1200mm by 900mm, or more.

Hearing

- The (bedroom) TVs have subtitles.
- Some staff have disability awareness training.

Visual

- As we are a small B&B we are able to explain what is available to the guests.

General

- Staff are available 24 hours a day.
- Some staff have disability awareness training.
- We have emergency evacuation procedures for disabled visitors.

Getting here

Riverside, Moretonhampstead Road
Lustleigh
Newton Abbot
TQ13 9SN

Travel by public transport

- You can get to Riverside B&B by bus.
- The nearest bus stop is located at Wray Barton. The bus stop is 0.5 miles / 0.8 km from Riverside B&B.
- There is off-road access to the property from the bus stop via the Wray Valley Trail and a small pedestrian bridge across a river. This bridge is not suitable for wheelchair use.



Travel by taxi

- You can get a taxi with Dartmoor Taxi by calling 07496968484. The taxi company has a wheelchair accessible vehicle.
- You can get a taxi with Bovey Cars by calling 07739508554.



Parking

- We have a car park. The parking is less than 50 metres from the main entrance. Parking is free.
- There is a drop-off point at the main entrance. The drop-off point does not have a dropped kerb.
- From the car park to the entrance, there is level access. There is a portable ramp.
- The route is 4000mm wide, or more.
- The parking area is level and very wide. There are two small steps in the main entrance doorway. A portable ramp is available.



Main entrance to Riverside B&B and route from parking area

Arrival



Path to main entrance

- From the street to the main entrance, there is level access.
- The path is 4000mm wide, or more.
- The path is sloped.



Main entrance

- The main entrance has level access.
- There is a portable ramp.
- The door is 760mm wide.
- The main door is side hung and manual.



Driveway and main entrance



Main entrance with portable wheelchair ramps in place

Getting around inside



Bedrooms

- All bedrooms have windows.
- Bedrooms have ceiling lights, bedside lamps and natural daylight.
- Lights are LED. TVs have subtitles.
- All bedrooms are non-smoking.
- We have non-allergic bedding.
- All bedrooms have fitted carpets.
- We can give details of our cleaning products on request.
- We can move the bedroom furniture, to improve accessibility.
- We have bed blocks.
- From the main entrance to this area, there is level access.



Accessible bedrooms

Accessible bedroom Family Room

- The route to the bedroom is 730mm wide, or more. The bedroom door is 740mm wide. There is 1680mm at the side of the bed. The bed is 580mm high. There is 30mm under the bed.
- There is a low clothes rail. You can use the rail sitting down.
- The bedroom is flexible (either double or twin). The bathroom is ensuite. The bathroom door is 760mm wide.
- The bathroom has a separate shower. The level access shower has a seat. There is a shower chair available. The direction of transfer onto the toilet is to the front only. There is 750mm at the side of the toilet.
- There is 2800mm in front of the toilet. The toilet seat is 420mm high.
- The basin is 980mm high. The taps are lever operated. There is no space under the basin.
- The walls and the bathroom fittings have high colour contrast.
- There is a low step into the shower. The large bathroom attached to the twin room can also be accessed from the corridor but the twin room must also be booked. A low level clothes rail is available on request.



Family room showing king Size bed, entrance and doorway to bathroom



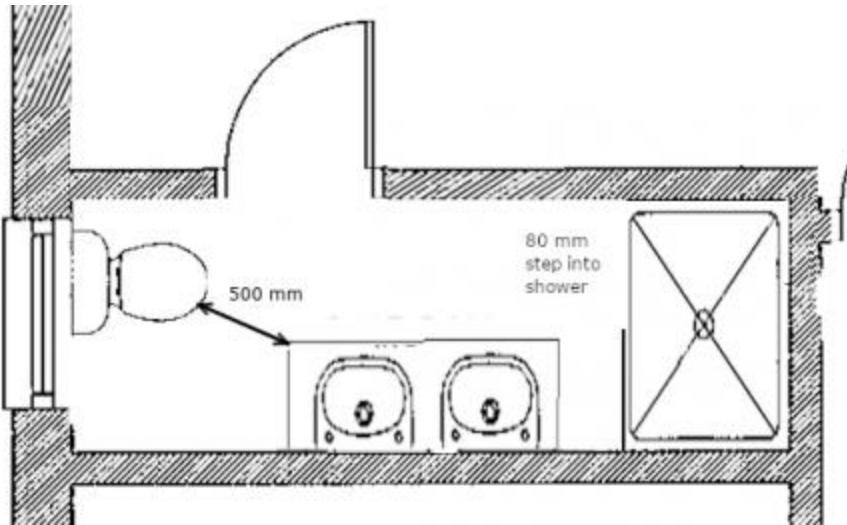
Twin basins with lever taps, access to walk-in shower. Separate shower chair available



Twin basins with lever taps. Toilet



Corridor leading to all bedrooms. Family room is at the far end



Layout of family bathroom

Accessible bedrooms

Accessible bedroom Double/Twin Room

- The route to the bedroom is 740mm wide, or more. The bedroom door is 760mm wide. There is 1100mm at the side of the bed. The bed is 600mm high. There is 0mm under the bed.
 - There is a low clothes rail. You can use the rail sitting down.
 - The bedroom is flexible (either double or twin). The bathroom is ensuite. The bathroom door is 700mm wide.
 - The bathroom has a separate shower. The direction of transfer onto the toilet is to the front only. There is 200mm at the side of the toilet.
 - There is 1500mm in front of the toilet. The toilet seat is 400mm high.
 - The basin is 780mm high. There is space under the basin, with no pedestal or boxing.
 - The large bathroom attached to the twin room can also be accessed from the corridor but the twin room must also be booked.
- A low level clothes rail is available on request.



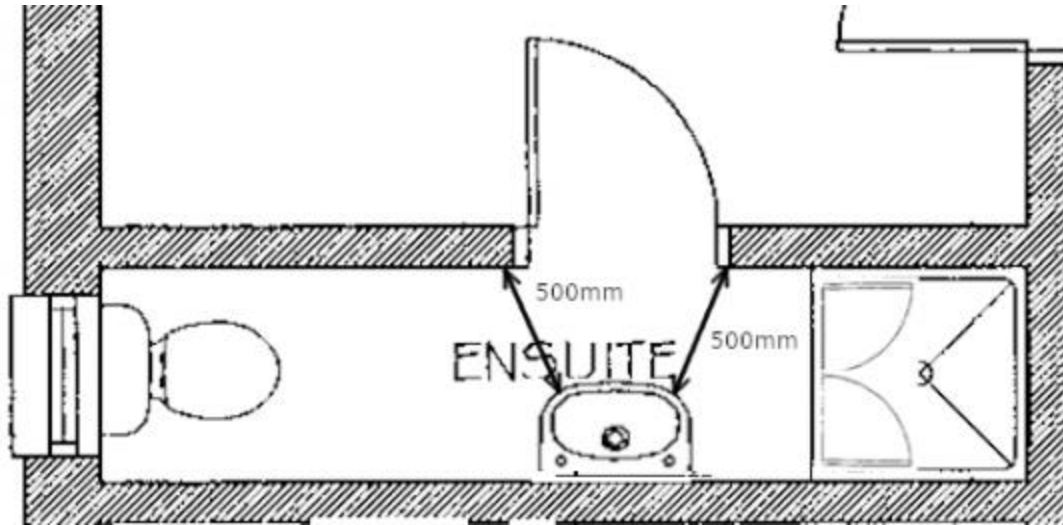
Shower with bifold internally opening door. Small (2cm) step up. Pedastal basin.



Toilet and pedastal basin



Bedroom corridor. Double room is midway along the corridor



Double bedroom bathroom layout



King size bed



Twin beds



Accessible bedrooms

Accessible bedroom Twin

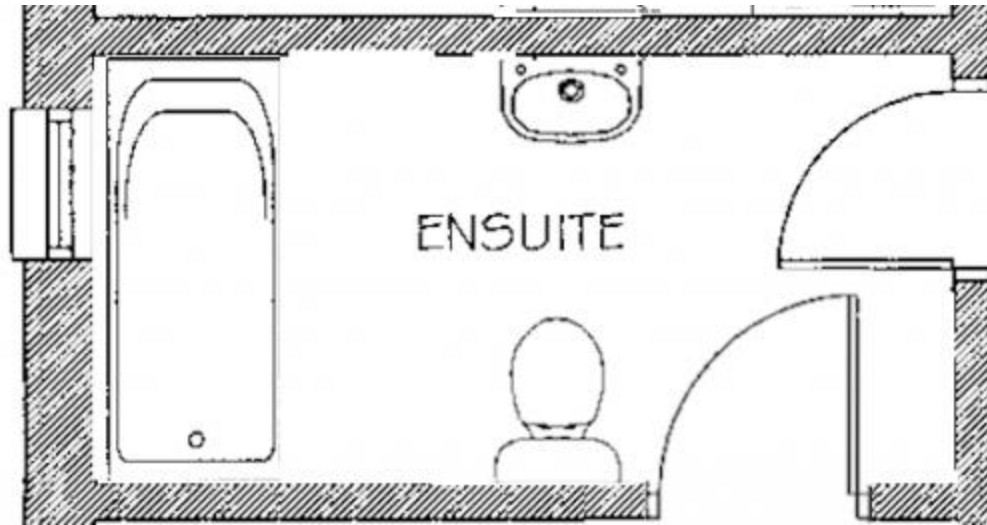
- The route to the bedroom is 740mm wide, or more. The bedroom door is 760mm wide. There is 900mm at the side of the bed. The bed is 540mm high. There is 290mm under the bed.
- There is a low clothes rail. You can use the rail sitting down.
- The bedroom is twin. The bathroom is ensuite. The bathroom door is 760mm wide.
- The bathroom has a bath with an overhead shower. The shower has a handrail. The direction of transfer onto the toilet is to the left and right. There is 700mm at the side of the toilet.
- There is 550mm in front of the toilet. The toilet seat is 440mm high.
- The basin is 770mm high. There is space under the basin, with no pedestal or boxing.
- The walls and the bathroom fittings have high colour contrast.



Twin beds, clothes rail, bedroom entrance and entrance to bathroom



Bathroom with bath and overbath shower, pedestal basin and toilet



Twin bedroom bathroom layout

Lounge

Guest

- From the main entrance to the lounge, there is level access. There is a portable ramp. The route is 1200mm wide, or more. The door is 1067mm wide.
- There are 3 steps from the main entrance down into the lounge. A handrail is provided



Portable wheelchair ramp from entrance hallway into guest lounge and dining area



Guest lounge and dining area. Bifold doors with level access to deck. Furniture can be rearranged as required

Place to eat and drink

Dining area

- From the main entrance to the dining area, there is level access. There is a portable ramp. The route is 1200mm wide, or more. The door is 1067mm wide.
- To get to a table, there are no steps.
- As we are a small B&B we are able to explain what is available to the guests.
- The dining area is self-service. If you need table service, staff can help you.
- The route through the dining area is 800mm wide, or more.
- There is background music sometimes.
- The table and plates have high colour contrast.
- We cater for sugar free (diabetic), vegetarian, gluten free (celiacs), lactose free (dairy free), nut free, low fat, low potassium, low sodium, no gastric content, high fibre, vegan, kosher, halal specific diets.
- We serve a continental buffet breakfast and can easily cater for specific dietary requirements when notified in advance.
- The dining area is within the guest lounge

Kitchen Diner

- From the main entrance to this area, there is level access. The route is 4000mm wide, or more.
- The door is 760mm wide.
- Our own dining area next to the kitchen can be used on request if access to the guest dining area is not feasible

Getting around outside

Gardens and Grounds

- From the main entrance to the gardens, there is level access.
- There is a portable ramp.
- The route is sloped. The route is 4000mm wide, or more.
- The parking area is on the edge of the garden



Parking area with garden access

Terrace

Patio

- From the main entrance to this area, there is level access. There is a permanent ramp. The route is 1000mm wide, or more.
- The entrance is 1000mm wide.
- To get to a table, there are no steps.
- The patio is accessible from the parking area via a level path and from the guest lounge. There is a step down from the lounge to the patio and a portable ramp can be used.



Patio showing seating area, pizza oven and gardens



Patio showing access from guest lounge, seating and pizza oven. A portable ramp is available



A portable ramp is available to provide access to the patio

Deck

- From the main entrance to this area, there is level access. There is a portable ramp. From the lift to the venue, the route is 838mm wide, or more.
- The route is 838mm wide, or more. The entrance is 4000mm wide.
- Access to the deck is via the guest lounge. There are bifold doors onto the deck with no step. The deck has non-slip boarding



Deck showing seating area and non-slip boarding

Customer care support

Accessibility equipment

- Raised toilet seat
- Perching stool

- The nearest toilet area for assistance dogs is in the garden adjacent to the parking area, 12 metres from the main entrance. Please use biodegradable poop bags. We can dispose of these in the compost toilet on the campsite
- We have an area to charge mobility scooters and battery powered wheelchairs.
- In the adjoining garage.
- You can hire mobility equipment from Newton Abbot Community Transport by calling 01626 335775.
- You can hire mobility equipment from Okehampton Lions Club by calling 0345 8336725.

Emergency evacuation procedures

- We have emergency evacuation procedures for disabled visitors.
- We are a small B&B and will go to each of the 3 bedrooms to ensure guests are safely evacuated. We ask guests to make us aware if they would need assistance in the case of evacuation.

Customer care support

- Some staff have disability awareness training.
- Staff are available 24 hours a day.
- Proprietors live on site in same building.

Guide last updated: 23 March 2023