

## ACCESS STATEMENT FOR GARDEN COTTAGE

This Statement was last updated December 2021. We may have changed something since then, and although we have tried to be as accurate as possible we can't be held responsible for errors or mistakes – if any details are particularly important to you then please contact us before booking.

### Introduction

Exmoor Cottage Holidays is in the peaceful rural settlement of Challacombe within The Exmoor National Park, and about 250m/274yds from a traditional award-winning Inn and a shop and Post Office. There are five rental cottages (sleeping two to six people) converted from a former farm, all with log fires and enclosed gardens.

The single-storey Garden Cottage sleeps up to four people and has two bedrooms and a wet-room (with shower and WC) and an open plan living room, dining area and kitchen. There is an enclosed garden to the side with a picnic table.

Garden Cottage was converted from a farm building in 1987 and fully renovated in 2008 with a new kitchen and wet-room. Photo-voltaic solar panels were added to the roof in 2015.

We look forward to welcoming you to Garden Cottage. If you have any queries please telephone us on 01598763320 or [send us an email](#).

Please note that plans are schematic and NOT to scale, all widths given below are minimum widths. All pillows and duvets are cotton and man-made fibres, not feather-filled. Unless mentioned, all *taps* are twist type rather than lever; all *armchairs* and *sofas* are padded and have arms; and all other *chairs* are not padded and are without arms.

### Before you arrive

The nearest railway station is in Barnstaple 20km/12.5miles away. The line connects to Exeter St Davids.

Tiverton Parkway railway station is 52km/32.5miles away.

There is a National Express service from Barnstaple bus station 18km/11.3miles away.

The nearest scheduled bus service (the 310 between Barnstaple and Lynton) is operated by Filers Travel and stops at Friendship Corner on the A399 5km/3.1miles away.

There is a taxi service based in Challacombe see [www.webberstaxis.co.uk](http://www.webberstaxis.co.uk) (telephone 01598 763467) with several vehicles including a 16-seater minibus.

### Arrival

Arrival is after 4pm. There is ample parking in the car park but please let us know if you intend to bring more than one vehicle. You may drive into the courtyard to load and unload - the main door to Garden Cottage is 4m/4.4yds from the courtyard. The car park and courtyard have a gravel surface and the car park is about 30m/32.8yds from the main door. There are no designated disabled parking spaces.

There is no permanent outside lighting or street lighting, but the car park and courtyard are partially illuminated by a floodlight triggered by movement.

## Entrance

The main door to Garden Cottage (770mm/30.3ins wide) opens inward into an 'L-shaped' hallway over a small sill (35mm/1.4ins high). The floor is short-pile carpeting with ridged carpeting inside the main door.

There are coat-hooks in the hall (790mm/70.5ins above the floor) and doors off to the living room, wet-room and both bedrooms.



## PLAN OF GARDEN COTTAGE

### Living room

The living room is accessed from the hallway through a doorway (760mm/29.9ins wide).

There are a pair of French doors from the living room to the side garden (the width when opening one door is 790mm/31.1ins; when opening both is 1400mm/55.1in) with a sill (60mm/2.4ins high) to the inside and a step down (165mm/6.5ins) to outside.

The floor covering is short-pile carpeting with a thick wool rug in front of the fire.

There are two leather armchairs and a leather two-seater sofa, all with cushions; a 32-inch digital Freeview TV with integral DVD player (and remote control); a four-person dining table with two 'upside-down T-shaped' legs connected with a spacer (the table top being

740mm/29.1ins above the floor); four heavy wooden chairs; two small wooden coffee tables and a large dresser. These can all be moved. There is a built-in shelf for the TV with bookshelves above.

Lighting is from a southeast window, fully glazed southwest French doors; three wall lights, two ceiling lights and there is a standard lamp.

Heating is from an electric night-storage radiator and a multi-fuel stove.

## **Kitchen**

The kitchen is open-plan with the living room.

The floor covering is cushion vinyl.

The 'U-shaped' kitchen worktop (915mm/36ins above the floor) has a sink and drainer, and an electric 4-ring hob. Under the hob is an electric oven, the door of the oven opens down (the handle is 260mm/10.2ins above the floor). Above the hob is a cooker-hood which extracts to the outside (the push-button controls are 1715mm/67.5ins above the floor). There are cupboards under the worktop (the lowest shelf being 165mm/6.5ins above the floor).

There is an undercounter fridge with a freezer box (the lowest shelf is 65mm/2.6ins above the floor) and a microwave on the worktop (965mm/38ins above the floor).

Lighting is from a southwest window; an overhead light, and lights under the cooker-hood.

## **Double bedroom**

The double bedroom is accessed from the hall through a door (780mm/30.7ins wide).

The floor covering is short-pile carpet.

There is a standard double divan bed (700mm/27.5ins above the floor) with bed linen; two wall-mounted bedside tables; a folding stool and a built-in wardrobe with a mirrored door and a large drawer. There is a storage cupboard under the bed (containing spare blankets). This room has limited space either side of the bed.

Lighting is from a northeast window; an overhead light and two bedside table lamps.

Heating is from an electric night-storage radiator.

## **Twin bedroom**

The twin bedroom is accessed from the hall through a doorway (750mm/29.5ins wide).

The floor covering is short-pile carpet.

There are two standard single divan beds (each 610mm/24ins above the floor) with bed linen; a chest of drawers with glass top and mirror over, a folding stool and a built-in wardrobe (with Henry hoover inside). There are storage cupboards under both beds. The beds and drawers can be moved, but there is limited space in this bedroom.

Lighting is from a southeast window; an overhead light, and two bedside lamps.

Heating is from an electric night-storage radiator.

### **Wet room**

The wet-room door (750mm/29.5ins wide) is accessed from the hall over a small metal sill (28mm/1.1ins high). The floor covering is ceramic tiles and there is a shower-mat.

There is a hand-basin (825mm/34.5ins above the floor) with a mirror above; a low-level WC (405mm/15.9ins above the floor); and a gravity-fed shower. There is a non-slip shower mat. There are grab-handles on the wall beside the WC and beside the shower.

Lighting is from a northwest window; an overhead light and a strip-light above the basin (with a shaver point). The light pull switch operates an extractor fan.

Heating is from a cord-operated wall-mounted hot-air blower (the cord is 1690mm/66.5ins above the floor). There is an electrically-heated towel rail – the switch is outside the door to the wet-room (1100mm/43.2ins above the floor).

The hot water is provided by an immersion heater, the switch is outside the door to the wetroom (1200mm/47.3ins above the floor).

Water heating is supplemented by solar power and occasionally the solar boost switch must be pressed (see the information book in the cottage) – this switch is outside the door to the wet-room (2010mm/79.1ins above the floor).

### **Enclosed Garden**

There is an enclosed side garden of uneven crazy-paving and planted flower beds with an 'A-frame' style picnic table and bench seating. The garden is accessed through the French doors from the living room which has a sill (60mm/2.4ins high) to the inside and a step down (165mm/6.5ins) to outside, onto a large concrete step (which protrudes 860mm/33.9ins from the doorway) which has a step down (105mm/4.1ins) to the garden. Off the garden is a wooden gate (875mm/34.4ins wide with a wide sill 105mm/4.1ins high) onto a concreted path which slopes gently down to the road.

### **Grounds and Play Area**

The courtyard and car park have a mostly gravelled and level surface. From the car park is a five-bar gate leading to a mown grassed area, with a path to a bench overlooking the pond, and a path around a wild-flower meadow. This area is often wet and muddy when it has rained.

Beside the car park is a mown grass ramp (with a slope of about 1 in 4 or 25%) to mown grass footpaths (sloping up about 1 in 10 or 10%), which may be slippery and muddy when wet, leading up to Humphrey's Hill, where there are mown paths through two wild-flower meadows, and two wooden benches.

Beside one of the benches is a large wooden play structure with two towers, linked by a bridge. The ground below and around the play area is impact-absorbing rubberised grid,

penetrated by mown grass. One tower has a ladder, and off the tower is a long bar supported by an A-frame, from which hangs a swing; the second tower has a climbing wall, a fireman's pole, and a slide. The play equipment is not fitted with any specific accessibility aids, and any children using the equipment must be under 12 years old and supervised by an adult.

## **Other information**

Pets are usually welcome to stay with you (for an additional charge) but must be booked in advance as we limit the number on site at any time.

WiFi is available free of charge. The main connection is 80Mbps ftp (fibre to the premises), which is shared by all the cottages. The connection should be fine for web browsing, emails, most games, streaming video, and for some mobile apps.

There is limited mobile reception on site using the T-Mobile/EE network, but reception on other networks is improving. In an emergency, a 999 call from a mobile will automatically use any network that is available. There is a card-operated payphone about 250m/274yds away outside the local shop (cards are available in the shop), which can be used free of charge for 999 calls.

The cottage is provided with tea towels, scouring pad, cleaning cloths, washing-up liquid, hand-soap and surface cleaners. A first full basket of logs & kindling is provided, and matches, bin liners, toilet paper; and a welcome pack with some fresh milk, sugar, tea, coffee, shampoo, and conditioner.

The beds are provided with duvets and two pillows per person (no feathers), and are made up with fresh linen. Extra blankets are provided.

We can usually provide towel sets, a travel cot (without bedding), and a high-chair (all charged extra); and a safety-gate, fire-guard and BBQ (at no charge). These can only be guaranteed if reserved in advance.

All cottages are equipped with smoke and a carbon monoxide detectors; foam fire extinguishers and a fire blanket.

A wooden shed beside the car park has recycling/waste facilities. Access to the shed is via a concrete ramp (670mm/26.4ins wide) or up a step (85mm/3.3ins high). The first inward opening door (630mm/24.8ins wide) is for waste and recycling, and there is a passage (560mm/22ins wide) between a row of three black wheelie bins on one side (for general waste), and shelves with recycling boxes and bags on the other side (for tins, plastic, glass, newspapers, magazines and cardboard). There is a metal bin for food waste and ashes (which will go onto our compost heap).

Comprehensive information about the cottage, the village and the surrounding area is given in an information book in the cottage, along with a selection of useful telephone numbers. This is not available in large print, but we are more than happy to go through it with you if required. There is also a lot of useful local information on our website.

We live next door to the cottages, and are usually available for emergencies, and from 9am to 5pm every day for enquiries. We know the area very well and are always happy to help you plan your day and make the most of your stay.

We can usually provide additional services if required (at an additional charge, see the Prices Information page on the website for full details) including cottage cleaning, extra bed linen, more logs and kindling, and service wash & dry. If you are interested in any of these services when here please ask.

About 250m/274yds away from the cottages is a traditional Inn [www.blackvenusinn.co.uk](http://www.blackvenusinn.co.uk) which serves real ales and award-winning home-made food; and a local shop with general stores, Post Office and Exmoor Information Point.

The nearest Hospital with Accident & Emergency is in Barnstaple (16km/10miles); the nearest doctors surgery is in Combe Martin (14km/8.8miles).

### **Contact information**

**Address:** Exmoor Cottage Holidays, Town Tenement Farm, Challacombe, Exmoor, Devon EX31 4TS. **Telephone:** 01598 763320 **Mobile:** 07985 611456