

## ACCESS STATEMENT FOR THE GATEHOUSE

This Statement was last updated December 2022. 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 up to six people) converted from a former farm, all with log fires and enclosed gardens.

The two-storey Gatehouse sleeps up to four people and has two bedrooms and a shower room (with WC) upstairs; and an open plan living room, dining area and kitchen downstairs. There is an enclosed garden to the side, including a decked area with a picnic table.

The Gatehouse was originally built as stables in the C16th. It was converted into a cottage in 1987 and fully renovated in 2009 with a new kitchen and bathroom, and insulation to all of the external walls.

We look forward to welcoming you to the Gatehouse. 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 the Gatehouse is 2m/2.2yds from the courtyard. The car park and courtyard have a gravel surface and the car park is about 22m/24yds from the main door.

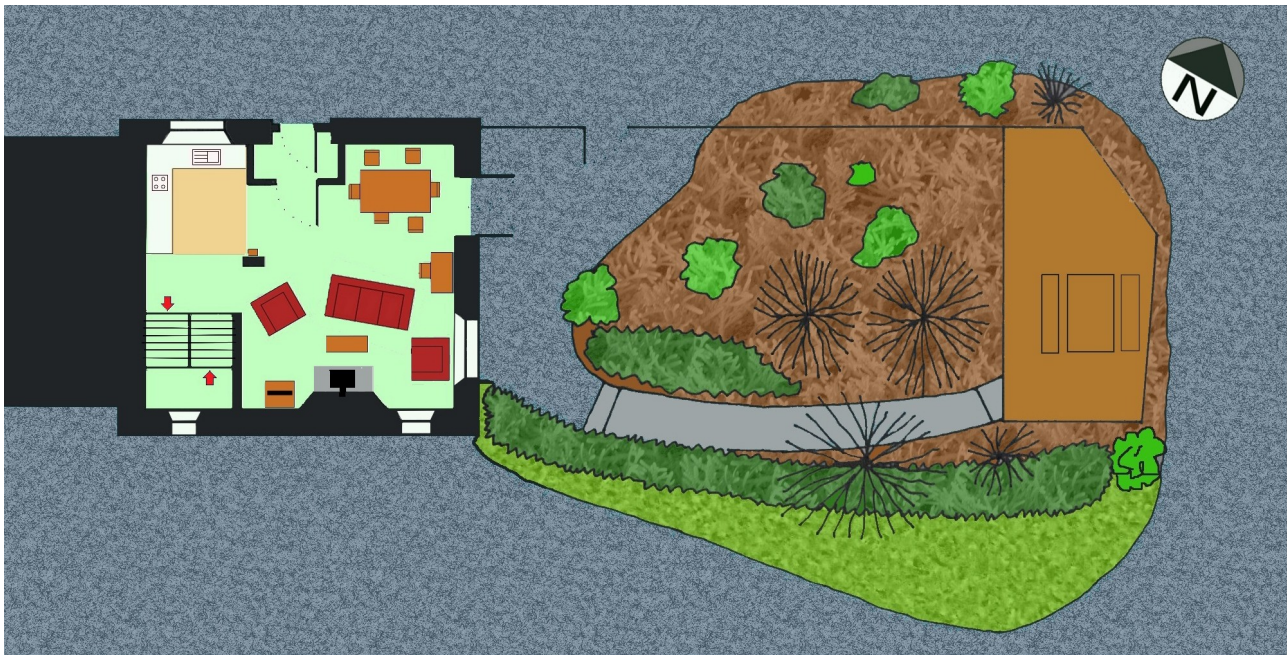
There are no designated disabled parking spaces.

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 the Gatehouse (690mm/27.2ins wide) opens inward into a compact hall (990mm/40ins by 1160mm/45.7ins) over a small sill (65mm/2.6ins high). The floor inside the hall is ridged carpeting.

The door to the living room is straight ahead and there is a row of coat-hooks (1730mm/68.1ins above the floor).



## PLAN OF THE GROUND FLOOR OF THE GATEHOUSE

### Living room

The living room is on the ground floor and accessed by door (740mm/29.1ins wide) from the hall.

There are a pair of French doors (1070mm/42.1ins wide) from the living room to the side garden (with a sill 120mm/4.7ins high).

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

There is a three-seater sofa; two armchairs; a 32-inch digital Freeview TV with integral DVD player (and remote control) on top of a games cupboard; a six-person dining table with two 'upsidedown T shaped' legs (the top 760mm/29.9ins above the floor and 720mm/28.3ins underspace); four wooden chairs and a carver; a small wooden coffee table and a children's double desk (the top opens and is 635mm/25ins above the floor) with two children's chairs. There is a Henry Hoover under the stairs. These can all be moved. There

are two fixed bookshelves.

Lighting is from a southeast window and northeast window and multi-paned glazed French doors; several wall-mounted uplights and ceiling light. The wall lights are operated by a dimmer switch. There is also a standard lamp and a table 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 with a rug.

The 'L-shaped' kitchen worktop (900mm/35.4ins 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 and the handle is 240mm/9.4ins above the floor. Above the hob is a cooker-hood (the slider controls are 1715mm/67.5ins above the floor). There are cupboards under the worktop (the lowest shelf being 150mm/5.9ins above the floor). Above the worktop are wall cupboards (the highest shelf being 1900mm/74.8ins above the floor). Crockery can be moved from the upper to the lower cupboards if required, please ask.

There is a undercounter fridge with a freezer box (the lowest shelf is 70mm/2.8ins above the floor) and a front-loading slimline dishwasher. There is a microwave on the worktop (940mm/37ins above the floor).

Lighting is from a northwest window; three overhead spotlights and lights under the cooker-hood.

## **Staircase and landing**

The staircase and landings are well-lit with a southeast window and a large chandelier. They are carpeted with short-pile carpet. The stairs (minimum of 750mm/29.5ins wide) has 6 risers straight ahead (each 200mm/7.8ins high) to a small landing (the narrowest part is 800mm/31.5ins wide) with a handrail on each side. The staircase turns 180 degrees to the left and there are a further 6 risers (each 200mm/7.8ins high) to the top landing, with a handrail on one side.

There is a large built-in wardrobe accessed from the landing through a door (700mm/27.6ins wide), and an airing cupboard containing a hot water tank and spare blankets.

## **Double bedroom**

The double bedroom is upstairs, to the right of the stairs, and is accessed from the landing through a door (690mm/27.2ins wide).

The floor covering is short-pile carpet.

There is a standard double divan bed (580mm/22.8ins above the floor) with bed linen and an underneath storage cupboard; a bookshelf; and a large chest of drawers with glass top, wall-mounted mirror, and a cushioned chair. These can all be moved. There are two small wall-mounted bedside cupboards.

Lighting is from a northeast window and a Velux skylight (with a blackout blind, 2050mm/80.7ins above the floor); two overhead lights and two bedside lamps.

Heating is from an electric night-storage radiator.

### **Twin bedroom**

The twin bedroom is upstairs to the right of the stairs and is accessed from the landing through a door (690mm/27.2ins wide).

The floor covering is short-pile carpet.

There is a standard wooden framed single bed (425mm/16.7ins above the floor) with bed linen; a dressing table with drawers (680mm/26.8ins above the floor and 600mm/23.6ins underspace) and a wall-mounted mirror above; a stool (a second stool is in the bathroom) and a tall narrow chest of drawers. These can all be moved (except the mirror).

There is a second standard wooden framed single bed (430mm/16.9ins above the floor) with bed linen.

Lighting is from southeast and northeast windows and a southeast Velux skylight (with a blackout blind, 2050mm/80.7ins above the floor); two overhead lights; and an individual wall-light for one bed, and a table lamp for the other.

Heating is from an electric night-storage radiator.



**PLAN OF THE FIRST FLOOR OF THE GATEHOUSE**

## **Shower Room**

The bathroom door (690mm/27.2ins wide) is accessed from the landing. The floor covering is cushion vinyl.

The bathroom has a hand-basin (790mm/31.1ins above the floor) with a light and shaver socket over a wall-mounted mirror above; a low-level WC (435mm/17.1ins above the floor); and a shower cubicle (raised 240mm/9.5ins above the floor) with an electric shower and sliding doors (515mm/20.3ins wide). There is a wooden towel rail. A non-slip mat is provided.

Lighting is from a northwest Velux skylight (with a blackout blind, 2050mm/80.7ins above the floor); an overhead light and a strip-light above the basin (with a shaver point).

Heating is from a cord-operated wall-mounted hot-air blower (the cord is 1260mm/49.6ins above the floor). There is an electrically-heated towel rail.

The electric shower is powered from the mains and heats its own water. Hot water for the bath and sinks is provided by an immersion heater, the switch is outside the door of the bathroom 1400mm/55ins above the floor.

## **Enclosed Garden**

There is an enclosed side garden, part gravel with planted flower beds. There is a gate (850mm/33.5ins wide) from the gravelled area to the courtyard. A concrete slab path crosses the flower beds to a fully enclosed timber decking with a picnic table. There are two steps up (each 170mm/6.7ins high) from the gravel area to the concrete path, and 2 steps (the highest 180mm/7.1ins high) from the path up to the decking (the entrance to the decking is 870mm/34.3ins wide). The decking is rough-finished sawn timber slats with variable gaps between them (each about 12mm/0.5ins wide).

## **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