

GARDEN COTTAGE: FLOOR PLANS, ACCESS STATEMENT AND FIRE SAFETY INFORMATION

This Statement was last updated March 2024. We may have changed some things 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.

For any queries please telephone us on 07985611456 (also WhatsApp or text) or 01598763320 or [email a contact form](#).

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, all with log fires and enclosed gardens, converted from a farm known as “Town Tenement”; the site of the ancient Domesday manor of *Celdecumba*.

The earliest stone building on site was a C12th single-storey Devon ‘long-house’. This was rebuilt in the C16th, and a stone barn was added between these dates; this was converted to a cottage in 1987, which we renovated in 2008, with new kitchen, wet-room, and part double-glazing; adding photo-voltaic solar panels to the roof in 2015, which provide green electricity and constant hot water in the daytime.

Garden Cottage is single-storey, sleeping up to four people (plus a baby in a cot) in two bedrooms (a double and a twin); it has a wet-room (with shower and WC), and an open plan living room, with French doors to a small enclosed patio garden with a picnic table.

All widths given below are minimum widths. All pillows and duvets are cotton with man-made fibres (not feather-filled). Unless mentioned, all *taps* are twist type rather than lever; all *armchairs* and *sofas* are padded with arms; *chairs* are not padded and 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 (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 two vehicles. You may drive into the courtyard (to load and unload only please) near to the main door to Garden Cottage. The car park and courtyard

have a gravel surface, and the car park is about 30m/32.8yds from the main door to the cottage. 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 at night by a floodlight triggered by movement.

Fire Safety

Garden Cottage is fully compliant with the new fire regulations that came into force in October 2023. It has interlinked mains-operated smoke detectors and alarms (with battery backup) in the hall, living room, and both bedrooms, and a heat detector in the kitchen. There is a separate carbon monoxide detector in the living room. These all emit an audible alarm; and the hard of hearing will have to bring appropriate devices with them.

There is a fire-blanket in the kitchen, and a fire-extinguisher in the hall.

There is an emergency torch in the double bedroom, this will illuminate automatically if there is a power failure, and can also be used as a night-light if required, In an emergency, it can be removed from its holder (it should stay lit for two hours when fully charged) and used to help anyone staying in the bedrooms to escape safely..

In case of fire, you are advised to leave the cottage by the nearest exit door, shown by the green arrows below; and assemble in the car-park. Both exit doors can be opened from the inside without using a key.



PLAN OF GARDEN COTTAGE (not to scale)

Entrance

The main door (part glazed) 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.

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 garden (the opening width of one door is 790mm/31.1ins; and of both 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 and a rug in front of the French doors.

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 (which can all be moved) and a large dresser. There is a built-in shelf for the TV.

Lighting is from a south-east window, fully glazed south-west French doors; two wall lights, two ceiling lights and there is a standard lamp (with 100 Watt bulb or equivalent).

Heating is from an electric night-storage radiator, and a log stove. If you have vulnerable adults or children in your party we recommend you request a fire-guard for the stove in advance, which can be firmly attached to the wall (the fire-guard is too bulky to store in the cottage).

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 under-counter 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 south-west 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, and a built-in wardrobe with a mirrored door and a large drawer. There is storage under the bed (containing spare blankets). This room has limited space either side of the bed. 2 folding stools are stored in the wardrobe.

Lighting is from a north-east 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 built-in wardrobe (with Henry Hoover inside). There are storage drawers under both beds (some containing extra blankets). The beds and drawers can be moved, but there is limited space in this bedroom.

Lighting is from a south-east 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 the shower.

Lighting is from a north-west 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).

Constant hot water is usually available from the solar roof panels, but occasionally it is necessary to use conventional electricity (see the information book in the cottage) – the switch is outside the door to the wet-room (2010mm/79.1ins above the floor).

Enclosed Garden

There is an enclosed 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. From 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 country lane..

A schematic drawing showing the layout of the cottages, their enclosed gardens, and the car-park; is available on the [cottages page of our website](#).

Grounds and Play Area

The courtyard and car park are gravelled, with a level surface. From the car park is a five-bar gate leading to a wildlife garden area, with a natural path to a bench overlooking the pond, and a natural, uneven path around a wild-flower meadow. This area is often very 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.

For more information about the grounds, and a schematic drawing of the whole site, see the [wildlife gardens page of our website](#).

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.

Wi-Fi is available free of charge. The main connection is 100Mbps 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 most mobile apps.

There is limited mobile reception on site using the EE network, but reception on other networks is improving. In an emergency, a 999 call from a mobile will automatically use any network 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. We are usually on site, and have a mobile and VoIP internet phone you can use in an emergency.

The nearest Defibrillator is located on a wall beside the local shop.

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 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.

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 dog poo bags), 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, village and 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 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 please ask.

About 250m/274yds away from the cottages is a traditional Inn 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 (calls, text and WhatsApp) What3words ///skies.resettle.destined