

# INGLENOOK 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*.

There was a stone ‘long-house’ on site c1150ad, rebuilt in the C16th, adding an upstairs to the *aulem*, or ‘hall’ (now Inglenook Cottage). A small extension was added in the C18th; and the cottage was fully renovated in 2010, with double-glazing, a new kitchen and bathroom, a third bedroom was created and insulation to the loft and external walls.

Inglenook Cottage sleeps up to five people (plus a baby in a cot) in three upstairs bedrooms (a double, a king or twin, and a single), and a bathroom (with WC, bath, and separate shower); downstairs is a living / dining room, and a separate kitchen (with a stable door to a small enclosed patio garden). An open garden to the front has 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 and have 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](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 two vehicles. You may drive into the courtyard (to load and unload only please) near to the main door to Inglenook Cottage. The car park and courtyard have a gravel surface, and the car park is about 7m/7.7yds 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 by a floodlight triggered by movement.

## **Fire Safety**

Inglenook Cottage is fully compliant with new fire regulations that came into force in October 2023. It has interlinked smoke detectors and alarms in the hall, living room, upstairs landing, and all three bedrooms, and a heat detector in the kitchen. There is a separate carbon monoxide detector in the lounge. These all emit an audible alarm, and the hard of hearing will have to bring appropriate devices with them.

The door from the living room to the hall provides 30 minute fire and smoke resistance to give time for those upstairs to escape safely if there is a fire downstairs. For your safety, this door should always be closed when going to bed.

There is a fire-blanket and a fire-extinguisher in the kitchen, and a fire-extinguisher on the upstairs landing.

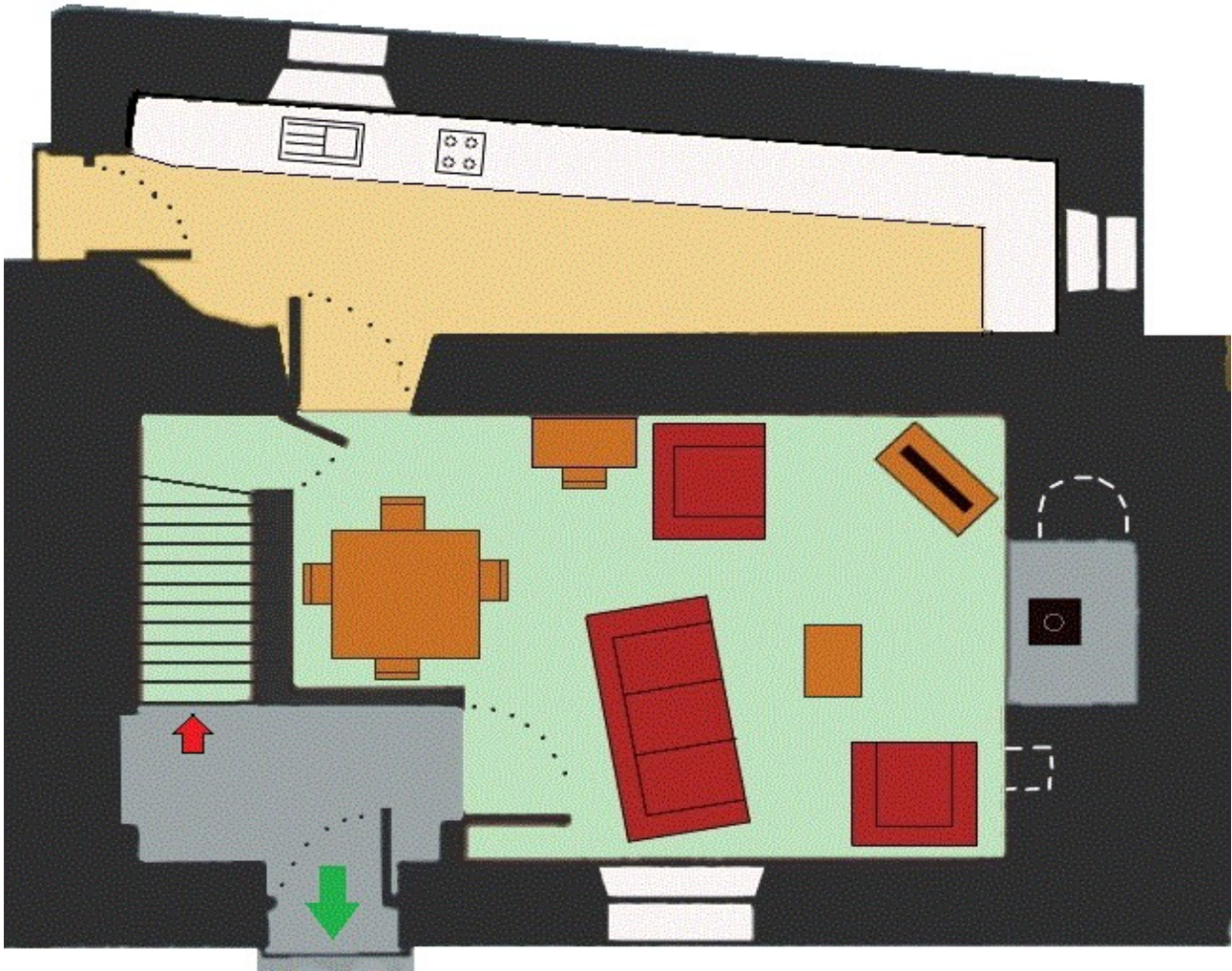
There is an emergency torch on the upstairs landing, which will illuminate automatically if there is a power failure, and can also be used as a night-light if required. In an emergency, the torch can be removed from its holder to assist your escape (it should stay lit for two hours when fully charged).

In case of fire, you are advised to leave the cottage by the exit door to the courtyard, shown by the green arrow on the ground floor plan on the next page; and assemble in the car-park. This exit door can be opened from the inside without using a key.

## **Entrance**

The main door to Inglenook Cottage (815mm/32.1ins wide) opens inward into a hallway (1220mm/48ins by 1330mm/52.4ins) over a small sill (45mm/1.8ins high). There is a Yale lock and a latch, which have to be operated simultaneously when opening from outside. The floor is stone slabs with coir matting just inside the door.

The door to the living room is to the right and the stairs are straight ahead. There are coat-hooks in the hall (1750mm/68.9ins above the floor) and a table and chair.



## GROUND FLOOR PLAN OF INGLENOOK COTTAGE (not to scale)

### Living room

**The living room is on the ground floor to the right of the main entrance through a door (opening ?????).**

The floor covering is short-pile carpet with a thick wool rug in front of the fire, a rug runner in front of the hall door and small rug in front of the kitchen door. There is a three-seater sofa and two armchairs; a 32-inch digital Freeview TV with integral DVD player (and remote control) on a table; a four/six-person extending dining table (745mm/29.3ins above the floor) with four legs (610mm/24ins under-space); four chairs, and a small wooden coffee table. These can all be moved. There is a bookshelf on the wall beside the door.

Lighting is from a large south-east window; several wall-mounted uplights, and two ceiling lights.

Heating is from an electric night-storage radiator, and a log stove in an inglenook fireplace. 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).

An under-stairs cupboard is accessed from the living room through a door (595mm/23.4ins wide) with a small stone step up (75mm/3ins) over a sill (75mm/3ins high). This contains a Henry Hoover, mop & bucket, iron & ironing board, and two folding garden chairs.

## **Kitchen**

The galley kitchen is downstairs and accessed from the living room through a door (765mm/30.1ins wide) with a small stone step up (80mm/3.1ins).

There is a part glazed stable door (695mm/27.4ins wide with a sill 90mm/3.5ins high) from the kitchen to the patio garden.

The floor covering is cushion vinyl with rug in front of the external door and a rug in front of the sink and washing machine.

There is a long kitchen worktop (915mm/36ins above the floor) with a sink, drainer, and an electric 4-ring hob. Under the hob is an electric oven, the door of the oven opens down (the handle is 270mm/10.6ins above the floor). Above the hob is a cooker-hood which extracts to the outside (the slider controls are 1715mm/67.5ins above the floor). There are cupboards under the worktop (the lowest shelf is 160mm/6.3ins above the floor). Above the worktop are wall cupboards (the highest shelf is 1680mm/66.1ins above the floor). Crockery can be moved from the upper to the lower cupboards if required, please ask.

There is a tall fridge with a separate freezer above (the lowest shelf is 50mm/2ins above the floor and the highest 1220mm/48ins). There is a microwave above the freezer (1500mm/59.1ins above the floor). There is an under-counter dishwasher, washing machine and tumble drier which are all standard-size and front-loading.

Lighting is from north-west and north-east windows, a part glazed stable door; several overhead spotlights, and lights under the cooker-hood.

Hot water for hot taps is provided by off-peak electricity (which comes on automatically during the night), this can be supplemented during the day if required by an immersion heater, the switch is just inside the stable door (1780mm/70ins above the floor) marked 'water heater'.

## **Staircase and landing**

The staircase and landing are well-lit and carpeted with short-pile carpet. The stairs (780mm/30.7ins wide) has 8 risers straight ahead (each 215mm/8.5ins high) with a handrail on both sides. The stairs then turn to the right with four triangular steps up to the landing (the narrowest part of the landing is 740mm/29.1ins wide). There is a small dresser/bookshelf and a rug-runner on the carpet. There is a nightlight, to show the top of the stairs at night,

## **Super-king or twin bedroom**

The twin (or super-king) bedroom is upstairs to the right of the stairs and is accessed from the landing through a door (805mm/31.7ins wide).

The floor covering is short-pile carpet.

There is a zip-link bed which can be arranged as two standard single divan beds, or a super-king divan bed (610mm/24ins above the floor) with bed linen; storage drawers under (with extra blankets); a chest of drawers; two bedside tables; and a chair with padded seat. All of these can be moved. There are two wall mounted mirrors.

Lighting is from a south-east window; an overhead light, and two bedside lamps.

Heating is from an electric night-storage radiator.



### **FIRST FLOOR PLAN OF INGLENOOK COTTAGE (not to scale)**

#### **Double bedroom**

The double bedroom is upstairs to the right of the stairs and is accessed from the landing through a door (805mm/31.7ins wide).

The floor covering is short-pile carpet.

There is a standard double divan bed (590mm/23.2ins above the floor) with bed linen; two bedside cupboards; a large chest of drawers with a three-part vanity mirror, and a chair with a cushion. These can all be moved. There is a built-in wardrobe (containing spare blankets).

Lighting is from south-east and north-east windows; an overhead light, and two bedside lamps. There is a shaver point/adaptor in a power socket.

Heating is from an electric night-storage radiator. There is a feature Georgian fireplace (not functioning).

### **Single bedroom**

The single bedroom is upstairs to the right of the stairs and is accessed from the landing through a door (625mm/24.6ins wide) and a step down (230mm/9.1ins). The ceiling slopes down on the north side, where there is limited headroom.

The floor covering is short-pile carpet.

There is a standard single divan bed (575mm/22.6ins above the floor) with storage compartment under and bed linen; a dressing table with drawers (765mm/30.1ins above the floor and 615mm/24.2ins under-space); a padded stool, a chair and a bedside table, which can all be moved although there is limited space. There is a wall mounted mirror.

Lighting is from a north-east window; an overhead light, a pull switch light above the dressing table (1600mm/63ins above the floor), and a bedside lamp.

Heating is from an electric night-storage radiator.

### **Bathroom**

The bathroom door (595mm/23.4ins wide) is accessed from the stairs. The floor covering is cushion vinyl.

The bathroom has a towel-rail, two free-standing drawer units (which can be moved); a hand-basin (750mm/29.5ins above the floor) with light over mirror above; a low-level WC (400mm/15.7ins above the floor); a bath (535mm/21.1ins above the floor) and a quadrant shower cubicle with an electric shower (the doorway to the shower is 430mm/16.9ins wide and there is a step up of 85mm/3.3ins). A non-slip mat is provided.

Lighting is from a south-west window; an overhead light, and strip-light above the basin. The light pull switch operates an extractor fan.

Heating is from a cord-operated wall-mounted hot-air blower (the cord is 1170mm/46ins above the floor).

The electric shower is powered from the mains and heats its own water.

### **Front and Rear Gardens**

To the front (south) of the cottage is an open garden, of mown grass with a few uneven stone slabs, an 'A-frame' style picnic table, and flower beds on two sides. To the rear is an enclosed patio garden with uneven stone slabs, accessed from the kitchen, or via an uneven stone slab path from the car park through a gate (920mm/36.2ins wide). The patio garden has raised flower beds to one side with built-in stone seating, and a wooden bench seat.

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 fttp (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 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.

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 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 (calls, text and WhatsApp)  
What3words ///skies.resettle.destined