

WISTERIA COTTAGE: FLOOR PLAN, 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 separate stone barn was added somewhere between these dates; which we converted into a cottage in 2014, with substantial insulation and double-glazing as required by modern Building Regulations.

Wisteria Cottage is single-storey, sleeping up to two people (plus a baby in a cot) in one bedroom (king or twin), with a shower-room (and WC), lounge, and open plan kitchen / dining room. The lounge has large trifold glazed doors, to a covered decking, and an enclosed garden with 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 (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 Wisteria 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 by a floodlight triggered by movement.

Fire Safety

Wisteria 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 lounge and bedroom, and a heat detector in the kitchen. There is a separate carbon monoxide detector in the lounge. These emit an audible alarm, and the hard of hearing must bring with them appropriate devices..

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

There is an emergency torch in the bedroom, 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 nearest exit door, or the exit window in the bedroom, 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 WISTERIA COTTAGE (not to scale)

Entrance

There are two steps up (the highest 190mm) to the main door of Wisteria Cottage which opens inward (680mm/26.8ins wide) into a compact hallway (920mm/36.2ins by 980mm/38.6ins) with some coat hooks (1700mm/66.9ins above the floor). The floor covering is ridged carpeting. There is a part glazed door straight ahead into the dining room and kitchen.

Dining room & kitchen

There is a part glazed door from the hallway (710mm/28ins wide) to the dining room and kitchen. The floor surface is cushion vinyl.

There is a four-person table with four legs (the top is 750mm/29.5ins above the floor with 620mm/24.4ins under-space); four heavy wooden chairs and a standard-sized under-counter front-loading combined washing machine and tumble drier.

Heating is from an electric night-storage radiator.

The kitchen is open-plan with the dining room.

The 'L-shaped' kitchen worktop (875mm/34.4ins 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 (the handle is 235mm/9.3ins above the floor) and beside the oven is a slimline front-loading integrated dishwasher. 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 235mm/9.3ins above the floor). There is a full-height cupboard, containing the 'safe place' for cleaning products and matches, waste bin and mop & bucket (the highest shelf is 1890mm/74.4ins above the floor). Above the worktop are several storage shelves (the highest shelf is 1725mm/67.9ins above the floor). Crockery can be moved from the upper shelves to the lower cupboards if required, please ask.

There is a tall fridge / freezer (the lowest shelf is 65mm/2.6ins above the floor and the tallest shelf 1220mm/48ins) with a microwave above (1510mm/59.4ins above the floor).

Lighting is from south-west and north-east windows; three overhead spotlights, a light over the dining table and lights under the cooker-hood.

Lounge

The lounge is accessed from the dining room / kitchen through a part glazed door (715mm/28.1ins wide). There is a 10mm/0.4ins increase in floor level due to the floor covering changing from vinyl to carpet.

There are glazed trifold doors from the sitting room to the garden – one door can be opened (605mm/23.8ins wide) or all three can be folded to one side (with an opening 1600mm/63ins wide). There is a small sill (65mm/2.6ins high).

The floor covering is short-pile carpet with a large wool rug in front of the fire and a rug in front of the trifold door.

There is a leather two-seater sofa; an upright high-backed armchair with a reading lamp (100 watt equivalent bulb); a 32-inch digital Freeview TV with integral DVD player (and remote control) on a cupboard containing various games; an occasional table; a bookcase, a chair with padded seat; and a coffee table. These can all be moved.

Lighting is from a south-east window, south-west trifold doors; 4 wall-mounted uplights, and a table lamp..

Heating is from an electric night-storage radiator, and a wood burning stove with a back-boiler. 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).

King or twin bedroom

The king-size or twin bedroom is accessed from the dining room / kitchen through a door (710mm/28ins wide). There is a 10mm/0.4ins increase in floor level due to the floor covering changing from vinyl to carpet.

The floor covering is short-pile carpet with a small wool rug.

There are two standard single divan beds, which can be joined together to make a King-size divan bed (610mm/24ins above the floor) with bed linen; a large chest of drawers (with mirror on top); two bedside cabinets – each with three drawers; and a chair. All of these can be moved. There is a large wardrobe (with Henry hoover and spare blankets inside).

Lighting is from a north-east window; an overhead light and a two bedside wall-mounted lights.

Heating is from an electric night-storage radiator.

Shower room

The shower-room door (705mm/27.8ins wide) is accessed from the dining room / kitchen. The floor covering is cushion vinyl.

There is a hand-basin (815mm/32.1ins above the floor) with a mirror above; a low-level WC (435mm/17.1ins above the floor); and a gravity-fed shower inside a large shower cubicle (835mm/32.9ins by 1500mm/59ins). There is a non-slip shower mat. There is a sliding door (635mm/25ins wide with a step up 205mm/8ins) into the shower cubicle. There is an airing cupboard, a wall-mounted vanity cabinet, a free-standing storage cupboard and a wooden towel rail.

Lighting is from an overhead light, a light above the shower 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 1595mm/62.8ins above the floor) and a radiator heated by the back boiler in the lounge stove.

Hot water is provided by off-peak electricity (which comes on automatically during the night) and by a back-boiler in the lounge stove, this can be supplemented if required by an

immersion heater, the switch is just outside the door to the shower room (1900mm/75ins above the floor) marked 'water heater'.

Enclosed Garden

There is a large enclosed garden, principally of grass with a small concreted area with an 'A-frame' style picnic table with bench seating. The garden is accessed through the trifold doors from the lounge which leads onto a covered wooden decking (which extends 1370mm/53.9ins from the doorway) of conventional decking timber slats (with 12mm/0.5ins gaps between them) and decorative balustrade. There are two steps down to the concreted area (the first 95mm/3.7ins high and the second variable between 110mm/4.3ins high at one end and 180mm/7.1ins at the other). There is a wooden gate (920mm/36.2ins wide) to a concrete path which gently slopes down to the road.

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 for some 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 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)
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