

## ACCESS STATEMENT FOR WISTERIA COTTAGE

This Statement was last updated January 2018. 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 Wisteria Cottage sleeps up to two people and has one bedroom; a shower room (with shower and WC); a sitting room and an open plan kitchen and dining room. There is an enclosed garden to the rear with a decking and a picnic table.

Wisteria Cottage was part new-build and part converted from a farm building in 2012. It is double-glazed and heavily insulated.

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

Please note that 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 between 3-5pm. If you may arrive after this please call 07985611456 and we will arrange to leave the keys somewhere safe (if there is no answer please leave a message and we will get back to you).

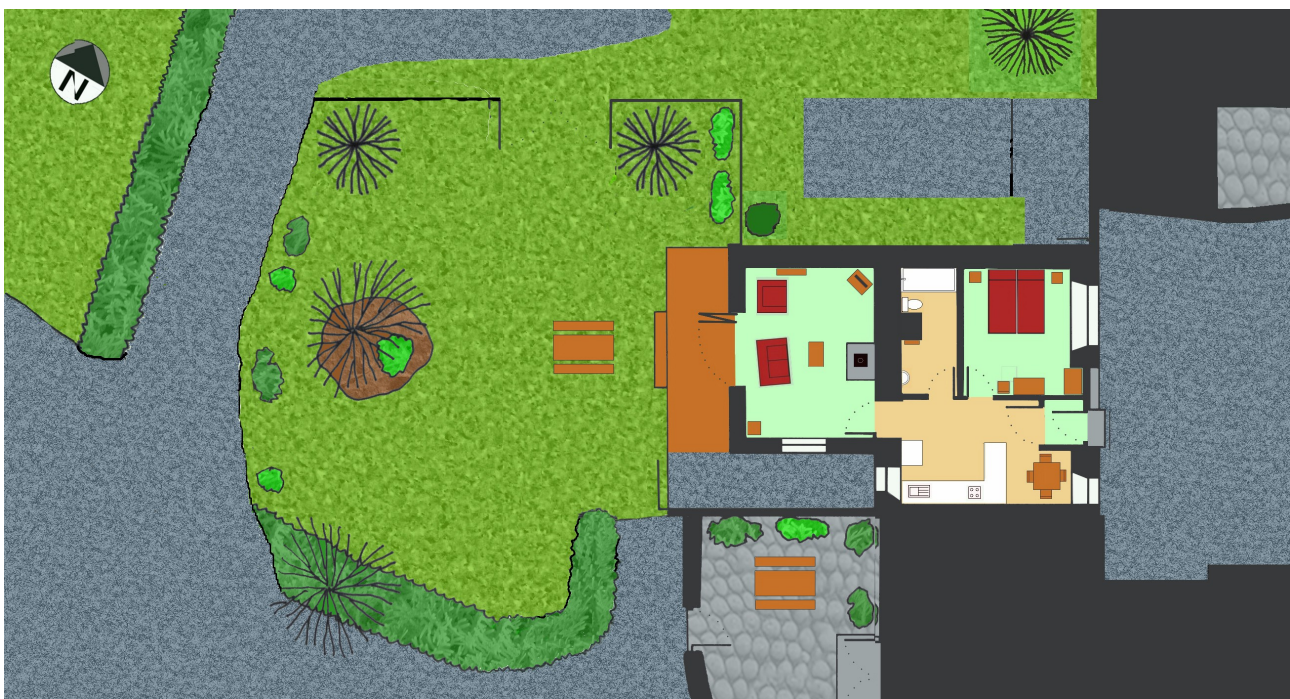
There is ample parking in the car park but please let us know if you intend to bring more than one vehicle. You may drive into the courtyard to load and unload - the main door to

Wisteria 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

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 door straight ahead into the dining room and kitchen.



## PLAN OF WISTERIA COTTAGE

### Dining room & kitchen

There is a door from the hall (710mm/28ins wide). The floor surface is cushion vinyl with a mat in front of the door to the sitting room.

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

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 conventional

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 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 and 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 southwest and northeast windows; three overhead spotlights, a light over the dining table and lights under the cooker-hood.

### **Sitting room**

The sitting room is accessed from the dining room/kitchen through a door (715mm/28.1ins wide).

There are tri-fold doors from the sitting room to the rear 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 rug in front of the fire and a rug in front of the tri-fold door.

There is a leather two-seater sofa; an upright high-backed armchair; a 32-inch digital Freeview TV with integral DVD player (and remote control) on a table; an occasional table; a bookcase; and a coffee table. These can all be moved.

Lighting is from a southeast window, fully glazed southwest tri-fold doors; 4 wall-mounted uplights and there is a standard lamp (which incorporates a book-stand).

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

### **King or twin bedroom**

The king-size or twin bedroom is accessed from the dining room/kitchen through a door (710mm/28ins wide).

The floor covering is short-pile carpet.

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 northeast 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 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 sitting room stove.

Hot water is provided by off-peak electricity (which comes on during the night) and by a back-boiler in the sitting room 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 rear garden, principally of grass but some concreted with an 'A-frame' style picnic table with bench seating. The garden is accessed through the tri-fold doors from the sitting room which leads onto a wooden decking (which protrudes 1370mm/53.9ins from the doorway) of conventional decking timber slats (with 12mm/0.5ins gaps between them). 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 double five-bar gate leading to the grounds, and a wooden gate (920mm/36.2ins wide) to a concrete path which gently slopes down to the road.

## **Grounds and Play Area**

The courtyard and car park have a mostly gravelled and level surface. 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 to Humphrey's Hill, where there are mown grassed paths through un-mown meadows with two wooden benches beside the paths.

Beside one of the paths 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 a cargo net, 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.

From the car park is a five-bar gate leading to a mown grassed area with a wooden 'A-frame' style picnic table. This area is often wet and muddy when it has rained. There is a gravel path leading to a pond, and a mown grass path leading to a bench overlooking the pond. The rest of this area is left un-mown, except for a grassed path around the perimeter, which is often wet and muddy after rain.

## **Other information**

Dogs are welcome in the cottages (for an additional charge).

WiFi is available free of charge but the connection to the internet is shared between the cottages and uses a BT line. It is suitable for web browsing and email, but not for gaming and streaming video.

There is limited mobile reception on site using the T Mobile/EE network, but reception on other networks is improving. In an emergency a mobile phone can connect to 999 via any network even if the preferred network has no signal or is unavailable (but if no networks are available then calls cannot be made to emergency services). We have a land-line telephone in our laundry room which you are welcome to use when we are on site. 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 an emergency call to 999.

A welcome pack is provided free of charge in the cottage with full basket of logs & kindling, matches, fresh milk, sugar, tea, coffee; shampoo, conditioner & hand soap; tea towels; dishcloth; toilet roll; dustbin bags; and surface cleaners.

We can provide a high-chair, stair gate, fire guard and/or travel cot, if required (at no charge but subject to availability).

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

A wooden shed beside the car park has recycling/waste facilities and a store-room for logs and kindling. 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.

We are usually on-site from 9am to 5pm every day except Sundays. 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 information book for full details) including cottage cleaning, hire of towel sets & additional 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](http://www.blackvenusinn.co.uk) which serves real ales and award-winning homemade food, and a 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