

ACCESS STATEMENT FOR THE FARMHOUSE

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 private enclosed gardens.

The two-storey Farmhouse sleeps up to six people and has three bedrooms, a bathroom and shower-room (both with WC's) upstairs; and a sitting room, dining room, kitchen (with Rayburn cooker) and laundry-room (with WC) downstairs. There is a small enclosed patio to the front, and an enclosed garden to the rear with a picnic table and BBQ.

The stone-built Farmhouse may have begun as a traditional single-storey thatched C16th longhouse with a central passage, where the family lived one side and the animals the other. The brick arches above the windows, the second storey and the slate roof were probably added soon after 1800AD.

The Farmhouse was partially renovated in 2007 with the addition of a new kitchen and downstairs WC, and was fully double-glazed in 2011.

We look forward to welcoming you to the Farmhouse. 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. Unless mentioned, all *taps* are twist type rather than lever; *bed linen* comprises bedspreads, pillows and duvets (not feather-filled); 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 and thence to London Paddington.

Tiverton Parkway railway station (52km/32.5miles away) also connects to London Paddington.

There is a National Express service from Barnstaple bus station (18km/11.3miles away) to London Victoria coach station.

The nearest scheduled bus service (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 between 3-5pm. If you will arrive after this please call 07985 611456 and we will arrange to leave the keys somewhere safe (if there is no answer please leave a message and we will call you back).

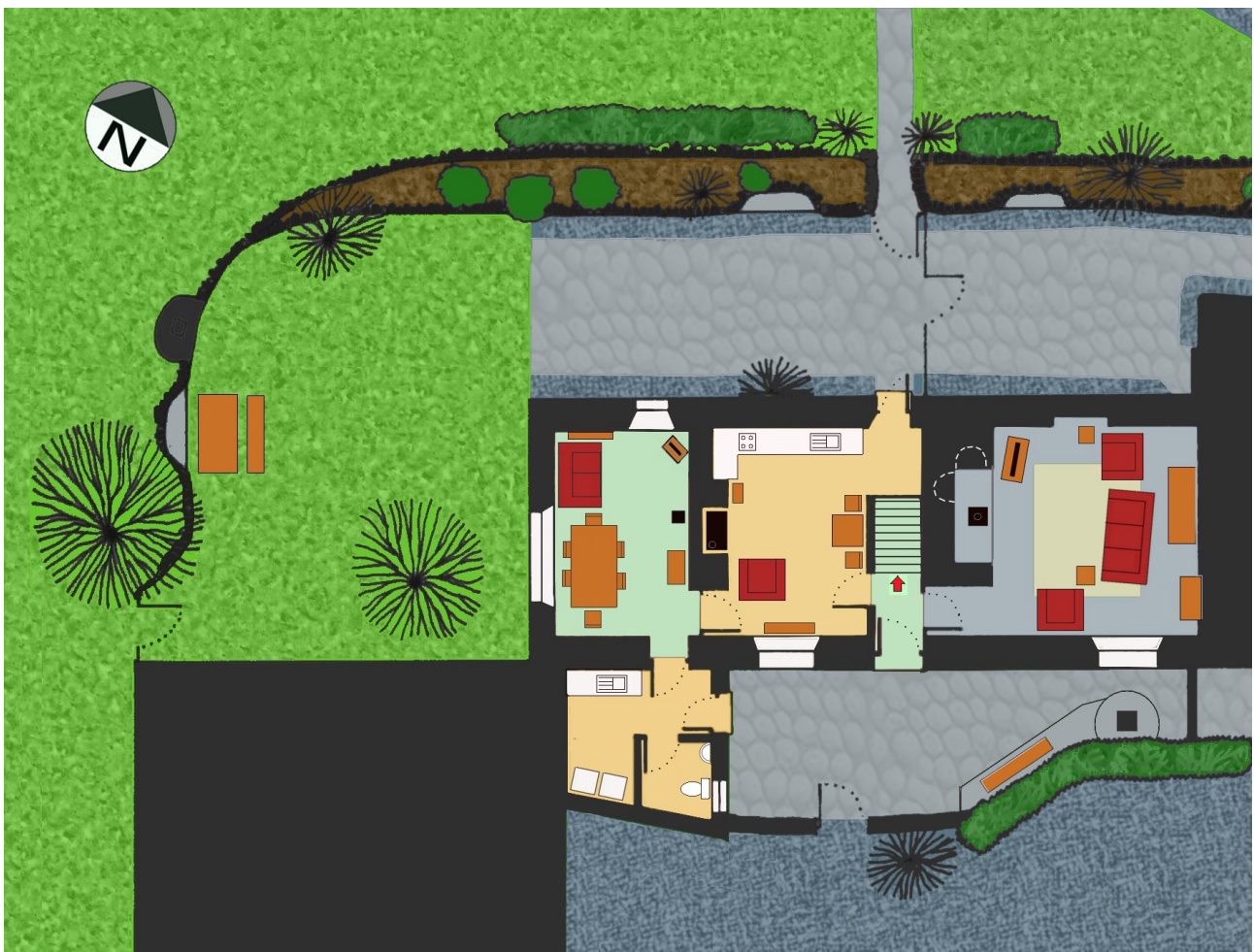
There is ample parking in the car park but please let us know if you intend to bring more than one vehicle. You may drive into the courtyard to load and unload - the main door to the Farmhouse is 7m/7.7yds from the courtyard, the ground surface is gravel and uneven stone paving and there is a wooden gateway (890mm/35ins wide). The car park and courtyard have a gravel surface and the car park is about 35m/38.3yds from the main door. There are no designated disabled parking spaces.

There is no permanent or street lighting, but the car park and courtyard are partially illuminated by a floodlight triggered by movement.

Entrance

There are two front entrances to the Farmhouse. The main doorway (860mm/33.9ins wide) opens inward into a compact hallway (960mm/37.8ins x 1120mm/44ins) over a small cill (45mm/1.8ins high). The door is opened by a large old-fashioned key, inserted into the lock upside down, and turned the wrong way. There is coir matting on the floor. There are doorways either side, to the kitchen and sitting room, and a staircase straight ahead.

The other front door (680mm/26.8ins wide) opens inward to the laundry room over a cill (125mm/4.9ins high). The floor inside is ceramic tiles. There is an outside light operated from the laundry room.



GROUND FLOOR PLAN OF THE FARMHOUSE

Staircase and landings

The staircase and landings are well-lit and carpeted with short-pile carpet. The stairs are a minimum of 865mm/34.1ins wide and there are 11 risers in a straight run, each 190mm/7.5ins high. There is a handrail on one side. At the top of the stairs the landing goes to the left and to the right, in both cases there are two further steps up (each 205mm/8.1ins high) without handrails. The narrowest part of either landing is 750mm/29.5ins. There is a wall-mounted bookshelf on the main landing.

Sitting room

The sitting room is on the ground floor to the right of the main entrance. The doorway is 785mm/30.9ins wide and has a small cill 60mm/2.4ins high.

The floor is slightly uneven stone slabs with a central covering of reed matting.

There is a three-person sofa; two armchairs (with a third armchair in the kitchen); a 32-inch digital Freeview TV with integral DVD player (and remote control) on a table; a cupboard full of board games (which can all be moved) and a large wall-mounted mirror and large wooden dresser with a plate display rack.

Lighting is from a large southeast window; several wall-mounted uprights and there is a standard lamp for reading.

Heating is by an electric night-storage radiator and a multi-fuel stove in a large inglenook fireplace. There is a fire guard.

There is a connecting door to Inglenook Cottage (795mm/31.3ins wide) with a small cill (30mm/1.2ins high) which will be locked (insulated and fireproofed) unless you have hired both cottages.

Kitchen

The kitchen is on the ground floor to the left of the main entrance. The doorway is 803mm/31.6ins wide.

There is a stable door from the kitchen to the rear garden (675mm/26.6ins wide) with a small step up (65mm/2.6ins high). There is a light outside operated from the kitchen.

The floor covering is cushion vinyl, which is slightly uneven being laid upon an old ashlar floor. There is a quarry tile hearth in front of the Rayburn cooker (5mm/0.23ins high).

There is an upright high-backed armchair beside the Rayburn; a small breakfast table (top 740mm/29.1ins above the floor) with a leg at each corner (the legs are joined together 170mm/6.7ins above the floor) and two gate leg extensions, seating up to four persons. There are two chairs (not cushioned) and extra chairs are available in the dining room. There are two free-standing storage racks. All of these can be moved.

There is an 'L-shape' kitchen worktop (910mm/35.8ins above the floor), with a sink-and-a-half and drainer (with lever mixer taps), and an electric 4-ring hob. Under the hob is an electric oven, the door of the oven drops down and the handle is 260mm/10.2ins above the floor. There are cupboards under the worktop, the lowest shelf being 170mm/6.7ins

above the floor. Above the worktop are wall cupboards, the highest shelf being 1700mm/66.9ins above the floor. Crockery can be moved from the upper to the lower cupboards if required, please ask.

There is an under-counter fridge, separate freezer (lowest shelf 215mm/8.5ins above the floor) and a slimline dishwasher. There is a microwave (shelf 1035mm/40.7ins above the floor).

There is an oil-fired Rayburn cooker with a top-plate (970mm/38.2ins above the floor and heavy to lift), an oven for slow cooking (510mm/20.1ins above the floor) and a warming oven (200mm/7.9ins above the floor). The Rayburn provides constant hot water and space-heating for the kitchen. Cooking pans are stored on a rack over the Rayburn 1700mm/66.9ins above the floor.

Lighting is from a large southeast window, a part-glazed stable door; a central overhead light, wall-lights, and under-cupboard (and cooker-hood) lights above the work surface.

Dining room

The dining room on the ground floor is accessed from the kitchen and from the laundry room. The doorway from the kitchen is 845mm/33.3ins wide and has a small cill 25mm/1ins high.

The floor covering is short-pile carpet. There is wainscoting on all four walls to a height of 820mm/32.3ins.

There is a heavy oak eight-person dining table with six chairs; a two-person sofa; a 21-inch digital Freeview TV (with remote control) on a wooden table and a hostess trolley. All these can be moved. The dining table can be extended (please ask) and there are two extra chairs in the kitchen. The table is 760mm/29.9ins above the floor (the four legs are joined together with a long central stretcher 125mm/4.9ins above the floor). There is a wall-mounted bookshelf.

Lighting is from a large southeast window and a small northwest window; two overhead lights and an anglepoise lamp for reading.

Heating is from an electric night-storage radiator and a separate electric convector heater.

Laundry room

The laundry room is on the ground floor and is accessed from the outside and from the dining room. The door from the dining room is 845mm/33.3ins wide and there is a slight slope downwards for 610mm/24ins and then a step down of 85mm/3.3ins.

The floor covering is ceramic tiles with a mat in front of the external door.

There is a washing machine and tumble dryer, both standard-size and front-loading; a worktop with sink and drainer (915mm/36ins above the floor); coat-hooks (1670mm/65.7ins above the floor); an iron & ironing board; a Henry Hoover and a mop & bucket.

There is a door (715mm/28.1ins wide) into a cloakroom which has a small hand-basin (885mm/34.8ins above the floor) and a low-level WC (430mm/16.9ins above the floor).

The laundry room is lit by a dim overhead light, the cloakroom by an northeast window and a wall light – the pull switch also operates an extractor fan.



FIRST FLOOR PLAN OF THE FARMHOUSE

King or twin bedroom

The larger twin (or King) bedroom is upstairs to the right of the stairs. There is a doorway (795mm/31.3ins wide) from the stairs to a small hallway, off which is the bedroom and a bathroom. By closing the door to the stairs, these can be en-suite. The doorway to the bedroom is 715mm/28.1ins 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 bed (610mm/24ins above the floor) with bed linen; a large chest of drawers; a narrow tall chest of drawers; a double children's school desk (645mm/25.4ins above the floor) and two children's chairs. All of these can be moved. There is a wall mounted mirror and a built-in wardrobe (containing spare blankets) with a large drawer.

Lighting is from a southeast window and two overhead lights and one bedside table lamp.

Heating is from an electric night-storage radiator.

Bathroom

The bathroom doorway is 715mm/28.1ins wide. The floor covering is short-pile carpet. There is a step up to the bath area (150mm/6ins high).

The bathroom has a small chest of drawers (which can be moved); a hand-basin

(765mm/30.1ins above the floor) with mirror above; a low-level WC (415mm/16.3ins above the floor) and a large corner bath (535mm/21.1ins above the floor).

Lighting is from a northwest window; two overhead spotlights 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 1220mm/48ins above the floor). There is an electrically heated towel rail.

Double bedroom

The double bedroom is upstairs to the left of the stairs and is accessed from the landing. The doorway is 805mm/31.7ins wide.

The floor covering is short-pile carpet.

There is a standard wooden framed double bed (515mm/20.3ins above the floor) with bed linen; a large chest of drawers and a dressing table (with drawer) and a chair. These can all be moved. The top of the dressing table is 755mm/29.7ins above the floor with 550mm/21.7ins underspace. There are two built-in wardrobes (containing spare blankets) and an airing cupboard.

Lighting is from a southeast window; an overhead light and two bedside table lamps.

Heating is from an electric night-storage radiator (there is also a radiator connected to the Rayburn just outside the bedroom on the landing).

Twin bedroom

The twin bedroom is upstairs to the left of the stairs and is accessed from the landing . The doorway is 715mm/28.1ins wide.

The floor covering is short-pile carpet.

There are two standard single divan beds (both 570mm/22.4ins above the floor) with bed linen. Both beds have storage compartments (with spare blankets). There is a large dressing table with drawers and glazed top (770mm/30.3ins above the floor, 590mm/23.2ins underspace) and a padded chair, which can all be moved although there is limited space. There is a built-in wardrobe.

Lighting is from a southeast window; an overhead light and bedside table lamp.

Heating is from an electric night-storage radiator.

Shower room

The shower room is upstairs, accessed through a doorway 720mm/28.3ins wide from the landing.

The floor covering is cushion vinyl.

There is a hand-basin (815mm/32.1ins above the floor) with mirror above; a low-level WC

(425mm/16.7ins above the floor) and a shower cubicle with an electric shower. The shower cubicle is 690mm/27.2ins by 725mm/28.5ins with a concertina door (entrance 540mm/21.3ins wide) and a step 300mm/11.8ins high.

Lighting is from a southwest window; an overhead light and a strip-light above the basin (with a shaver point).

Heating is from an electric cord-operated hot-air blower, the cord being 1440mm/56.7ins above the floor.

Outside

There is a small enclosed patio front garden with uneven stone slabs and a small bench. The enclosed rear garden is part uneven stone slabs and part grassed, and has an 'A' frame style picnic table, a built-in stone bench and a built-in stone BBQ. There is a gate to the grounds (1550mm/61ins wide) and a gate to the patio behind Inglenook Cottage which leads to the car park through a second gate over uneven stone paving (both gates are 920mm/36.2ins wide).

Other information

Dogs are welcome in the cottages.

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 the Orange/T Mobile/EE network only. There is a card-operated payphone about 250m/274yds away outside the local shop (cards are available in the shop).

A welcome pack is provided with 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 and travel cot, if required.

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

Recycling facilities are provided in a wooden store beside the car park. Access to the store is via a concrete ramp 670mm/26.4ins wide (or up a step up of 85mm/3.3ins). The inward opening door for recycling is 630mm/24.8ins wide and there is 560mm/22ins wide access between black wheelie bins on one side and shelves with boxes and bags for tins, plastic, glass, newspapers, magazines and cardboard on the other. There is also a metal bin for food and ashes (which will be composted).

Logs and kindling are provided in another compartment of the wooden store, also reached from the concrete ramp/step, through a door 665mm/26.2ins wide.

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.

About 250m/274yds away from the cottages is a traditional Inn www.theblackvenus.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