

ACCESS STATEMENT FOR THE GATEHOUSE

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 Gatehouse sleeps up to five people and has two bedrooms and a bathroom (with bath, shower over, and WC) upstairs; and an open plan living room and kitchen downstairs. There is an enclosed garden to the side, including a decked area with a picnic table.

The Gatehouse was converted from a farm building in 1987 and fully renovated in 2009 with a new kitchen and bathroom, and insulation to all of the external walls.

We look forward to welcoming you to the Gatehouse. 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 07985611456 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 Gatehouse is 2m/2.2yds from the courtyard. The car park and courtyard have a gravel surface and the car park is about 22m/24yds from the main door. There are no designated

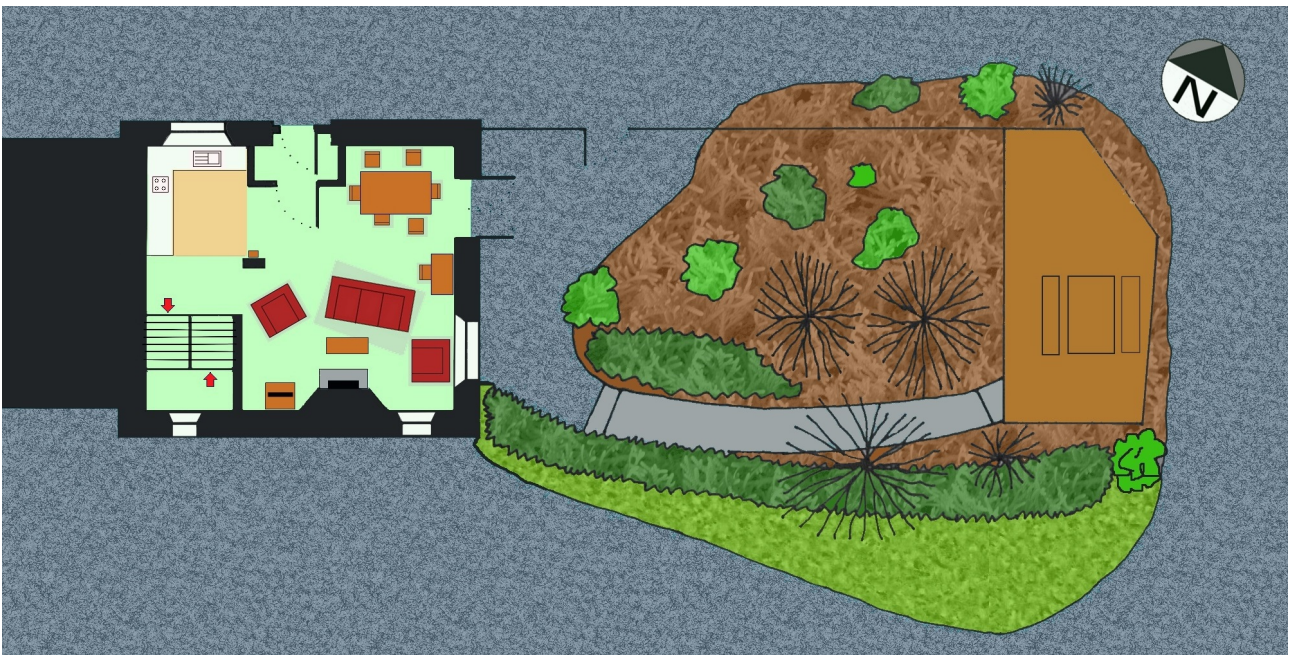
disabled parking spaces.

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

Entrance

The main door to the Gatehouse (690mm/27.2ins wide) opens inward into a compact hall (990mm/40ins by 1160mm/45.7ins) over a small cill (65mm/2.6ins high). The floor inside the hall is ridged carpeting.

The door to the living room is straight ahead and there are coat-hooks 1730mm/68.1ins above the floor.



PLAN OF THE GROUND FLOOR OF THE GATEHOUSE

Living room

The living room is on the ground floor and is accessed from the hall. The doorway to the living room is 740mm/ wide.

There are a pair of French doors (1070mm/42.1ins wide) from the living room to the side garden, with a cill 120mm/4.7ins high.

The floor covering is short-pile carpeting with a rug runner and a thick rug in front of the fire.

There is a three-person sofa; two armchairs; a 22-inch digital Freeview TV with integral DVD player (and remote control) on a games cupboard; a six-person dining table with two 'upsidedown T shaped' legs (the top 760mm/29.9ins above the floor and 720mm/28.3ins underspace); six chairs; a small wooden coffee table and a washstand table with drawers (the top 740mm/29.1ins above the floor) with a chair. There is a Henry hoover under the stairs and a towel rail. These can all be moved. There are two fixed bookshelves.

Lighting is from southeast and northeast windows, multi-paned glazed French doors; several wall-mounted uprights and ceiling light. The wall lights are operated by a dimmer switch.

Heating is from an electric night-storage radiator, a separate electric convector heater and a multi-fuel fire.

Kitchen

The kitchen is open-plan with the living room. The floor covering is cushion vinyl.

The 'L-shaped' kitchen worktop (900mm/35.4ins 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 and the handle is 240mm/9.4ins above the floor. There are cupboards under the worktop, the lowest shelf being 150mm/5.9ins above the floor. Above the worktop are wall cupboards, the highest shelf being 1900mm/74.8ins above the floor. Crockery can be moved from the upper to the lower cupboards if required, please ask.

There is a undercounter fridge with a freezer box (the lowest shelf is 70mm/2.8ins above the floor) and a slimline dishwasher. There is a microwave on the worktop, the shelf is 940mm/37ins above the floor.

Lighting is from a northwest window; three overhead spotlights and lights under the cooker-hood.



PLAN OF THE FIRST FLOOR OF THE GATEHOUSE

Staircase and landing

The staircase and landings are well-lit with a southeast window and a large chandelier. They are carpeted with short-pile carpet. The stairs are a minimum of 750mm/29.5ins wide and there are 6 risers straight ahead (each 200mm/7.8ins high) to a small landing, with a handrail on one side. The staircase turns 180 degrees to the left and there are a further 6 risers (each 200mm/7.8ins high) to the top landing, with a handrail on one side. The narrowest part of the landing is 800mm/31.5ins wide.

There is a large built-in wardrobe accessed from the landing through a doorway 700mm/27.6ins wide and an airing cupboard.

Double bedroom

The double bedroom is upstairs to the right of the stairs and is accessed from the landing. The doorway is 690mm/27.2ins wide.

The floor covering is short-pile carpet.

There is a standard double divan bed (580mm/22.8ins above the floor) with bed linen and an underneath storage cupboard; a bookshelf; a large chest of drawers with a mirror and a cushioned chair. These can all be moved. There are two wall-mounted bedside cupboards and a built-in wardrobe and airing cupboard off the landing (containing spare blankets).

Lighting is from a northeast window and a Velux skylight (with a blackout blind 2050mm/80.7ins above the floor); two overhead lights and two bedside table lamps.

Heating is from an electric night-storage radiator.

Triple bedroom

The triple bedroom is upstairs to the right of the stairs and is accessed from the landing. The doorway is 690mm/27.2ins wide.

The floor covering is short-pile carpet.

There is a standard wooden framed single bed (425mm/16.7ins above the floor) with bed linen; a dressing table with drawers (680mm/26.8ins above the floor and 600mm/23.6ins underspace); two stools (with a third in the bathroom) and a tall narrow chest of drawers. These can all be moved.

There is a large wooden bunk with two standard-sized beds, the lower being 430mm/16.9ins above the floor; the higher being 1270mm/50ins above the floor. There is a fixed ladder to reach the top bunk.

Lighting is from southeast and northeast windows and a Velux skylight (with a blackout blind 2050mm/80.7ins above the floor); two overhead lights, and individual wall-lights for each bunk.

Heating is from an electric night-storage radiator.

Bathroom

The bathroom doorway is 690mm/27.2ins wide accessed from the landing. The floor covering is cushion vinyl.

The bathroom has a hand-basin (790mm/31.1ins above the floor) with a mirror above; a low-level WC (435mm/17.1ins above the floor); and a bath (550mm/21.7ins above the floor) with an electric shower over and a shower screen.

Lighting is from a Velux skylight (with a blackout blind 2050mm/80.7ins above the floor); an overhead light and a strip-light above the basin (with a shaver point).

Heating is from a cord-operated wall-mounted hot-air blower (the cord is 1260mm/49.6ins above the floor). There is an electrically-heated towel rail.

Outside

There is an enclosed side garden, part gravel with planted flower beds. There is a gate (850mm/33.5ins wide) from the gravelled area to the courtyard. A concrete slab path crosses the flower beds to a fully enclosed timber decking with a picnic table. There are two steps up (170mm/6.7ins high) from the gravel area to the concrete path, and 2 steps, (the highest 180mm/7.1ins high) from the path up to the decking (and an opening in the fence around the decking 870mm/34.3ins wide). The decking is rough-finished sawn timber slats with variable gaps between them (about 12mm/0.5ins 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