

THE GATEHOUSE: 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*.

The earliest stone building on site was a C12th single-storey Devon ‘long-house’. This was rebuilt in the C16th, adding a separate two-storey stone building, used as stables, which was converted to a cottage in 1987. We fully renovated this (now The Gatehouse) in 2009, with new kitchen, shower-room, and insulation to the roof and outside walls.

The two-storey Gatehouse sleeps up to four people (and a baby in a cot). Upstairs are two bedrooms (a double and a twin), and a shower room (with WC); downstairs is an open plan living room, with French doors out to an enclosed garden with 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 (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 The Gatehouse. The car park and courtyard

have a gravel surface, and the car park is about 22m/24yds 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.

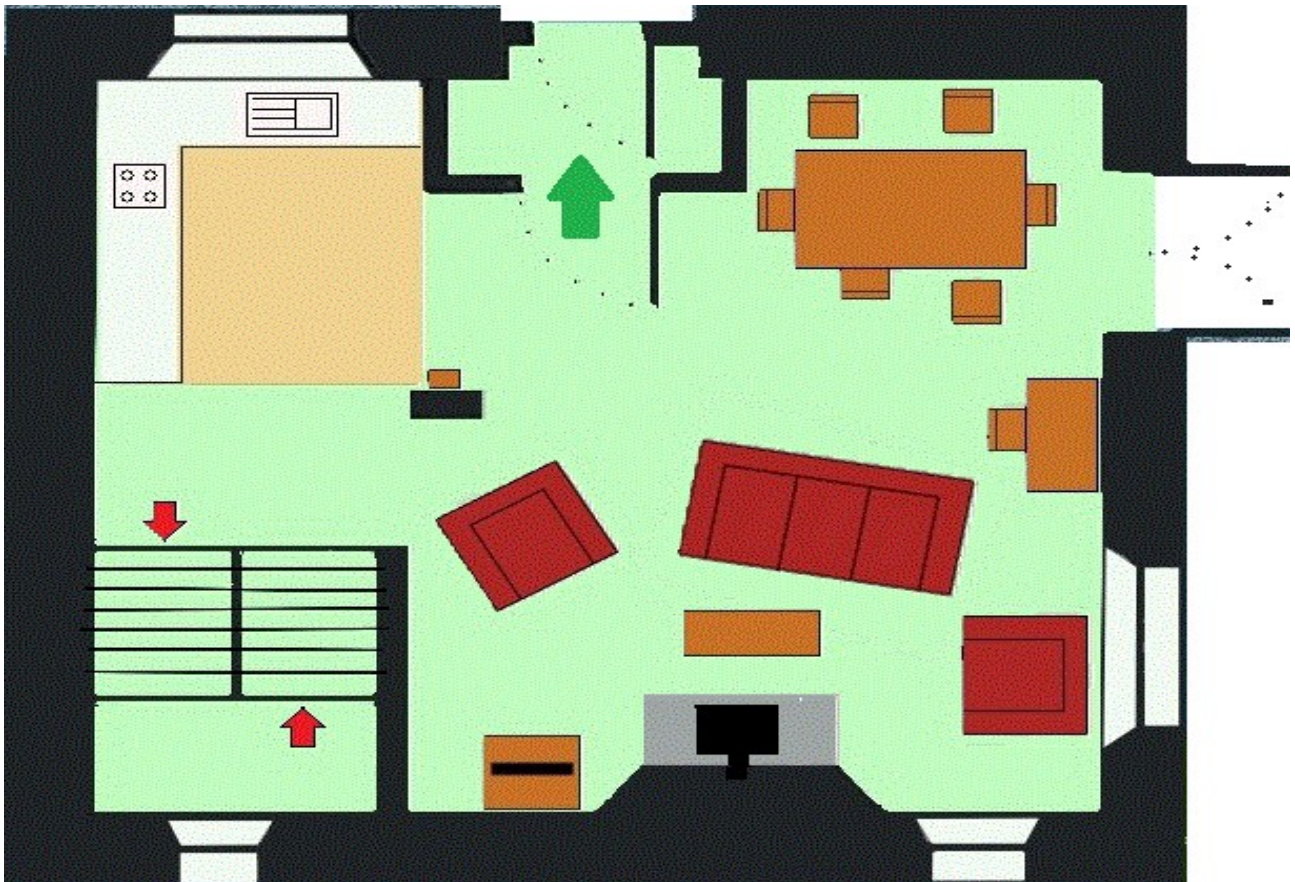
Fire Safety

The Gatehouse has interlinked smoke detectors and alarms in the living room, upstairs landing, and both bedrooms, and a heat detector in the kitchen area. There is a separate carbon monoxide detector in the living-room. These all 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, and a fire-extinguisher on the upstairs landing..

There is an emergency torch in the double bedroom, which will come on 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 (it should stay lit for two hours when fully charged), and used to assist anyone in the bedrooms to escape safely.

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



GROUND FLOOR PLAN OF THE GATEHOUSE (not to scale)

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 sill (65mm/2.6ins high). The floor inside the hall is ridged carpeting.

The door to the living room is straight ahead and there is a row of coat-hooks (1730mm/68.1ins above the floor).

Living room

The living room is on the ground floor and accessed by door (740mm/29.1ins wide) from the hall.

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

The floor covering is short-pile carpeting with a thick wool rug in front of the fire, a rug runner in front of the hall door and rug in front of the French doors..

There is a three-seater sofa; two armchairs; a 32-inch digital Freeview TV with integral DVD player (and remote control) on top of a games cupboard; a five-person dining table with two 'upside-down T shaped' legs (the top 760mm/29.9ins above the floor and 720mm/28.3ins under-space); four wooden chairs and a carver; a small, heavy wooden coffee table and a children's double desk (the top opens and is 635mm/25ins above the floor) with two children's chairs. There is a Henry Hoover under the stairs. These can all be moved. There are two fixed bookshelves.

Lighting is from a south-east and north-east window, and multi-paned glazed French doors; several wall-mounted uprights and a ceiling light. The wall lights are operated by a dimmer switch. There is a standard lamp (with 100 watt equivalent bulb) and a table lamp.

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

Kitchen

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

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. 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 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 an under-counter fridge with a freezer box (the lowest shelf is 70mm/2.8ins above the floor) and a front-loading slimline dishwasher. There is a microwave on the worktop (940mm/37ins above the floor).

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



FIRST FLOOR PLAN OF THE GATEHOUSE (not to scale)

Staircase and landing

The staircase and landings are well-lit with a south-east window and a large chandelier. They are carpeted with short-pile carpet. The stairs (minimum of 750mm/29.5ins wide) has 6 risers straight ahead (each 200mm/7.8ins high) to a small half landing (the narrowest part is 800mm/31.5ins wide) with a handrail on each 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.

There is a large built-in wardrobe, containing extra blankets, accessed from the landing through a door (700mm/27.6ins wide), and an airing cupboard containing a hot water tank.

Double bedroom

The double bedroom is accessed from the upstairs landing through a door (690mm/27.2ins wide).

The floor covering is short-pile carpet and a large wool rug.

There is a standard double divan bed (580mm/22.8ins above the floor) with bed linen, and storage underneath; a bookshelf; and a large chest of drawers with glass top, a wall-mounted mirror, and a cushioned chair. These can all be moved. There are two small wall-mounted bedside cupboards.

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

Heating is from an electric night-storage radiator.

Twin bedroom

The twin bedroom is accessed from the upstairs landing through a door (690mm/27.2ins wide).

The floor covering is short-pile carpet.

There are two standard wooden framed single beds (425mm/16.7ins above the floor) with bed linen and (430mm/16.9ins above the floor) with bed linen, a dressing table with drawers (680mm/26.8ins above the floor and 600mm/23.6ins under-space) and a wall-mounted mirror above; a stool (a second stool is in the bathroom) and a tall narrow chest of drawers. These can all be moved (except the mirror).

Lighting is from south-east and north-east windows and a south-east Velux skylight (with a blackout blind, 2050mm/80.7ins above the floor); two overhead lights; and an individual wall-light for one bed, and a table lamp for the other.

Heating is from an electric night-storage radiator.

Shower Room

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

The bathroom has a hand-basin (790mm/31.1ins above the floor) with a light and shaver socket over a wall-mounted mirror above; a low-level WC (435mm/17.1ins above the floor); and a shower cubicle (raised 240mm/9.5ins above the floor) with an electric shower and sliding doors (515mm/20.3ins wide). There is a wooden towel rail and an electrically-heated towel rail. A non-slip mat is provided.

Lighting is from a north-west 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).

The electric shower is powered from the mains and heats its own water. Hot water for the hot water taps is provided by an immersion heater, the switch is outside the door of the bathroom 1400mm/55ins above the floor.

Enclosed Garden

There is an enclosed garden, with a gravelled surface and large rockery flower beds, with a gate (850mm/33.5ins wide) to the courtyard. A slab path crosses the flower beds to an enclosed gravelled platform with an 'A-frame' style picnic table. There are two steps up (each 170mm/6.7ins high) to the slab path, and 2 steps up (the highest 180mm/7.1ins high) from the slab path to the platform (through an entrance 870mm/34.3ins wide).

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 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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