

ACCESS STATEMENT FOR GARDEN 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 Garden Cottage sleeps up to four people and has two bedrooms and a wet-room (with shower and WC) and an open plan living room, dining area and kitchen. There is an enclosed garden to the side with a picnic table.

Garden Cottage was converted from a farm building in 1987 and fully renovated in 2008 with a new kitchen and wet-room. Photo-voltaic solar panels were added to the roof in 2015.

We look forward to welcoming you to Garden 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 (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 Garden 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

The main door to Garden Cottage (770mm/30.3ins wide) opens inward into an 'L-shaped' hallway over a small sill (35mm/1.4ins high). The floor is short-pile carpeting with ridged carpeting inside the main door.

There are coat-hooks in the hall (790mm/70.5ins above the floor) and doors off to the living room, wet-room and both bedrooms.



PLAN OF GARDEN COTTAGE

Living room

The living room is accessed from the hallway through a doorway (760mm/29.9ins wide).

There are a pair of French doors from the living room to the side garden (the width when opening one door is 790mm/31.1ins; when opening both is 1400mm/55.1in) with a sill (60mm/2.4ins high) to the inside and a step down (165mm/6.5ins) to outside.

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

There are two leather armchairs and a leather two-seater sofa, all with cushions; a 32-inch digital Freeview TV with integral DVD player (and remote control); a four-person dining table with two 'upside-down T-shaped' legs connected with a spacer (the table top being 740mm/29.1ins above the floor); four chairs; a small wooden coffee table and a large dresser. These can all be moved. There is a built-in shelf for the TV with bookshelves above.

Lighting is from a southeast window, fully glazed southwest French doors; three wall lights, two ceiling lights and there is a standard lamp.

Heating is from an electric night-storage radiator and a multi-fuel stove.

Kitchen

The kitchen is open-plan with the living room.

The floor covering is cushion vinyl.

The 'U-shaped' kitchen worktop (915mm/36ins 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 260mm/10.2ins above the floor). 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 165mm/6.5ins above the floor).

There is an undercounter fridge with a freezer box (the lowest shelf is 65mm/2.6ins above the floor) and a microwave on the worktop (965mm/38ins above the floor).

Lighting is from a southwest window; an overhead light, and lights under the cooker-hood.

Double bedroom

The double bedroom is accessed from the hall through a door (780mm/30.7ins wide).

The floor covering is short-pile carpet.

There is a standard double divan bed (700mm/27.5ins above the floor) with bed linen; two wall-mounted bedside tables; a folding chair and a built-in wardrobe with a large drawer. There is a storage cupboard under the bed (containing spare blankets). This room has limited space either side of the bed.

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

Heating is from an electric night-storage radiator.

Twin bedroom

The twin bedroom is accessed from the hall through a doorway (750mm/29.5ins wide).

The floor covering is short-pile carpet.

There are two standard single divan beds (each 610mm/24ins above the floor) with bed linen; a chest of drawers, a folding chair and a built-in wardrobe (with Henry Hoover inside). There are storage cupboards under both beds. The beds and drawers can be moved, but there is limited space in this bedroom.

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

Heating is from an electric night-storage radiator.

Wet room

The wet-room door (750mm/29.5ins wide) is accessed from the hall with a small sill (28mm/1.1ins high). The floor covering is ceramic tiles and there is a shower-mat.

There is a hand-basin (825mm/34.5ins above the floor) with a mirror above; a low-level WC (405mm/15.9ins above the floor); and a gravity-fed shower. There is a non-slip shower mat. There are grab-handles on the wall beside the WC and beside the shower.

Lighting is from a northwest window; an overhead light 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 1690mm/66.5ins above the floor). There is an electrically-heated towel rail – the switch is outside the door to the wetroom (1100mm/43.2ins above the floor).

The hot water is provided by an immersion heater, the switch is outside the door to the wetroom (1200mm/47.3ins above the floor).

Water heating is supplemented by solar power and occasionally the solar boost switch must be pressed – this switch is outside the door to the wetroom (2010mm/79.1ins above the floor).

Enclosed Garden

There is an enclosed side garden of uneven crazy-paving and planted flower beds with an 'A-frame' style picnic table and bench seating. The garden is accessed through the French doors from the living room which has a sill (60mm/2.4ins high) to the inside and a step down (165mm/6.5ins) to outside, onto a large concrete step (which protrudes 860mm/33.9ins from the doorway) which has a step down (105mm/4.1ins) to the garden. Off the garden is a wooden gate (875mm/34.4ins wide with a wide sill 105mm/4.1ins high) onto a concreted path which slopes gently 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.

There is a laundry room available whenever we are on site, with a washing machine, washing powder, tumble drier, iron and ironing board that you may use free of charge. Access to the laundry room is across a gravelled courtyard, through a doorway opening inwards (635mm/25.0ins wide, over a sill 80mm/3.25ins high) onto a small platform (220mm/8.7ins deep), then a step down (170mm/6.75ins) to a vinyl floor. The washer and dryer are conventional domestic floor-mounted and front-loading models.

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 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