

ACCESS STATEMENT FOR THE GATEHOUSE

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 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, dining area 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. 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).

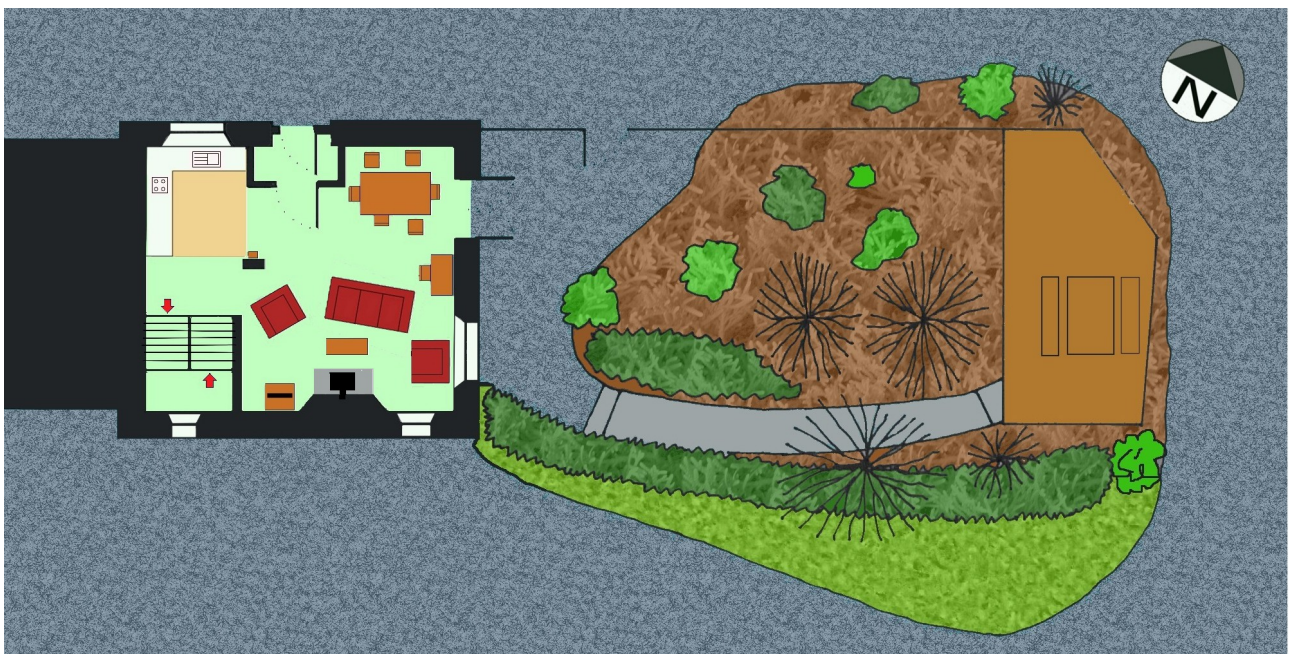
There is ample parking in the car park but please let us know if you intend to bring more than one vehicle. You may drive into the courtyard to load and unload - the main door to the Gatehouse is 2m/2.2yds from the courtyard. The car park and courtyard have a gravel surface and the car park is about 22m/24yds from the main door. There are no designated disabled parking spaces.

There is no permanent 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 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).



PLAN OF THE GROUND FLOOR OF THE GATEHOUSE

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 French doors (1070mm/42.1ins wide) from the living room to the side garden (with a sill 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-seater sofa; two armchairs; a 32-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. 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 uplights and ceiling light. The wall lights are operated by a dimmer switch.

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 '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 (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 a undercounter 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 northwest window; three overhead spotlights and lights under the cooker-hood.

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 (minimum of 750mm/29.5ins wide) has 6 risers straight ahead (each 200mm/7.8ins high) to a small 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 accessed from the landing through a door (700mm/27.6ins wide) and an airing cupboard containing spare blankets.

Double bedroom

The double bedroom is upstairs to the right of the stairs and is accessed from the landing through a door (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.

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 through a door (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 and mirror above (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 single beds (the lower is 430mm/16.9ins above the floor; the higher is 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.



PLAN OF THE FIRST FLOOR OF THE GATEHOUSE

Bathroom

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 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. There is a wooden towel rail.

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.

The electric shower is powered from the mains and heats its own water. Hot water for the bath and sinks 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 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 (each 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 (entrance to the decking is 870mm/34.3ins wide). The decking is rough-finished sawn timber slats with variable gaps between them (about 12mm/0.5ins wide).

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 a 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