

## ACCESS STATEMENT FOR INGLENOOK COTTAGE

This Statement was last updated December 2021. 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 up to six people) converted from a former farm, all with log fires and enclosed gardens.

The two-storey Inglenook Cottage sleeps up to five people and has three bedrooms and a bathroom (with bath, shower and WC) upstairs; and a living room, dining area and kitchen downstairs. There is a small enclosed patio to the rear, and an open garden to the front with a picnic table.

Inglenook Cottage was built in the C16th, when it was unusual to have an upstairs, and it was then the principal manor for Challacombe. In the C18th the upper floor was raised, the window openings enlarged, and a rear extension added. It was fully renovated in 2010 with double-glazing, a new kitchen and bathroom, and insulation to all the outside walls.

We look forward to welcoming you to Inglenook Cottage. If you have any queries please telephone us on 01598763320 or [send us an email](#).

Please note that plans are schematic and NOT to scale, 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](http://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 one vehicle. You may drive into the courtyard to load and unload - the main door to Inglenook Cottage is about 7m/7.7yds from the courtyard, the ground

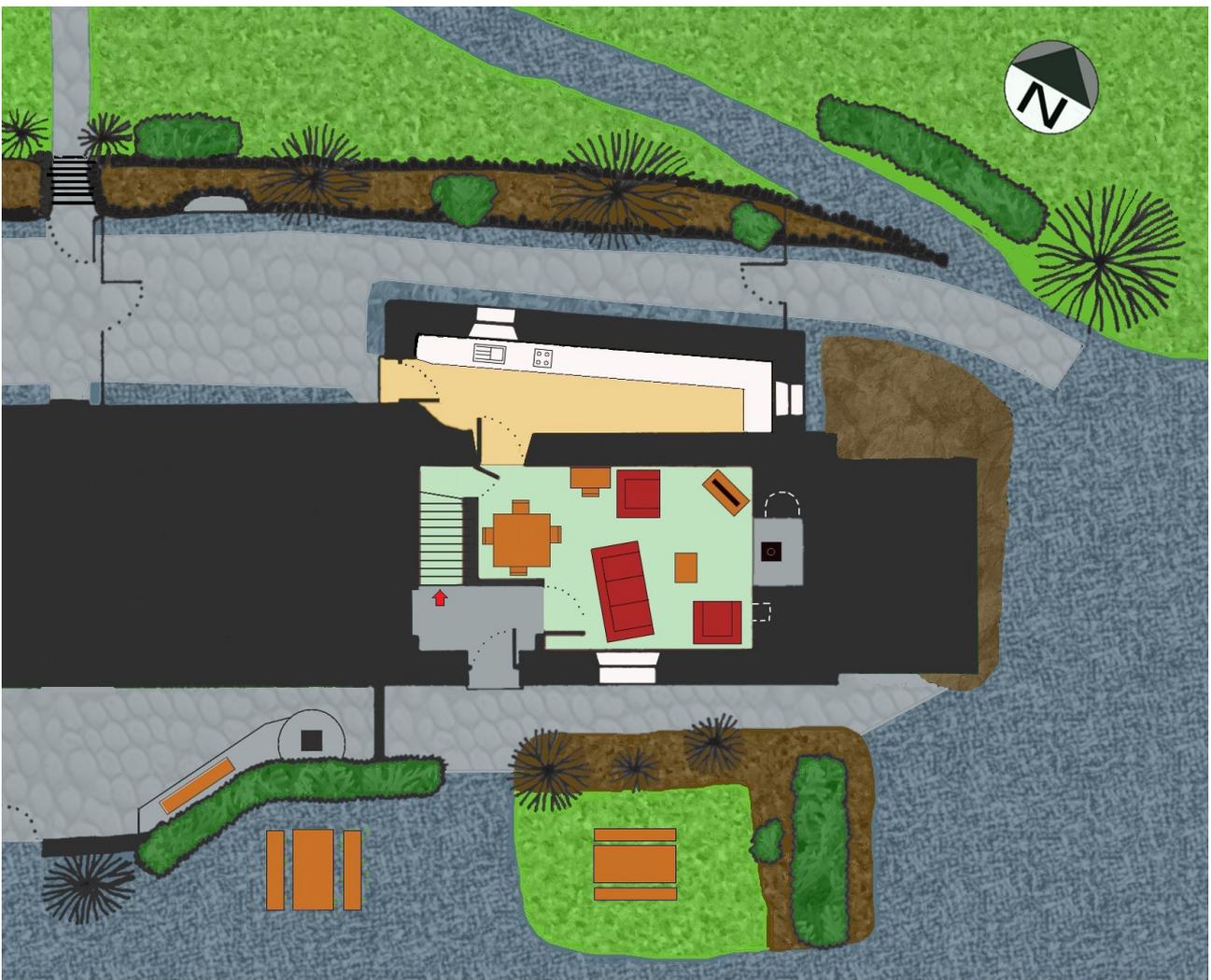
surface is gravel and uneven stone paving. The car park and courtyard have a gravel surface and the car park is about 26m/28.4yds from the main door. There are no designated disabled parking spaces.

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 Inglenook Cottage (815mm/32.1ins wide) opens inward into a hallway (1220mm/48ins by 1330mm/52.4ins) over a small sill (45mm/1.8ins high). There is a Yale lock and a latch, which have to be operated simultaneously. The floor is stone slabs with coir matting just inside the door.

The door to the living room is to the right and the stairs are straight ahead. There are coat-hooks in the hall (1750mm/68.9ins above the floor) and a table and chair.



**GROUND FLOOR PLAN OF INGLENOOK COTTAGE**

## **Living room**

The living room is on the ground floor to the right of the main entrance through a door (815mm/32.1ins wide).

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

There is a three-seater sofa and two armchairs; a 32-inch digital Freeview TV with integral DVD player (and remote control) on a table; a four/six-person extending dining table (745mm/29.3ins above the floor) with four legs (610mm/24ins underspace); four chairs, and a small wooden coffee table. These can all be moved. There is a bookshelf on the wall beside the door.

Lighting is from a large southeast window; several wall-mounted uprights and two ceiling lights.

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

The under-stairs cupboard is accessed from the living room through a door (595mm/23.4ins wide) with a small stone step up (75mm/3ins) then over a sill (75mm/3ins high). The Henry Hoover, mop & bucket, fire guard and iron & ironing board and spare chair are all stored in here.

## **Kitchen**

The galley kitchen is downstairs and accessed from the living room through a door (765mm/30.1ins wide) with a small stone step up (80mm/3.1ins).

There is a stable door (695mm/27.4ins wide with a sill 90mm/3.5ins high) from the kitchen to the rear patio.

The floor covering is cushion vinyl with coir matting in front of the external door and a rug in front of the sink.

There is a long kitchen worktop (915mm/36ins above the floor) with 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 270mm/10.6ins 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 is 160mm/6.3ins above the floor). Above the worktop are wall cupboards (the highest shelf is 1680mm/66.1ins above the floor). Crockery can be moved from the upper to the lower cupboards if required, please ask.

There is a tall fridge with a separate freezer above (the lowest shelf is 50mm/2ins above the floor and the highest 1220mm/48ins). There is a microwave above the freezer (1500mm/59.1ins above the floor). There is an under-counter dishwasher, washing machine and tumble drier which are all standard-size and front-loading.

Lighting is from northwest and northeast windows, part glazed stable door; several overhead spotlights and lights under the cooker-hood.

Hot water for bath and sinks is provided by off-peak electricity (which comes on during the night), this can be supplemented during the day if required by an immersion heater, the switch is just inside the rear door (1780mm/70ins above the floor) marked 'water heater'.

### **Staircase and landing**

The staircase and landing are well-lit and carpeted with short-pile carpet. The stairs (780mm/30.7ins wide) has 8 risers straight ahead (each 215mm/8.5ins high) with a handrail on both sides. The stairs then turn to the right with four triangular steps up to the landing (the narrowest part of the landing is 740mm/29.1ins wide). There is a low level night light to help illuminate the top of the stairs. There is a small dresser/bookshelf and a rug-runner on the carpet.



**FIRST FLOOR PLAN OF INGLENOOK COTTAGE**

### **Superking or twin bedroom**

The twin (or superking) bedroom is upstairs to the right of the stairs and is accessed from the landing through a door (805mm/31.7ins wide).

The floor covering is short-pile carpet.

There is a ziplink bed which can be arranged as two standard single divan beds, or a superking-size divan bed (610mm/24ins above the floor) with storage drawers under and bed linen; a chest of drawers; two bedside tables; and a chair with padded seat. All of these can be moved. There are two wall mounted mirrors.

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

Heating is from an electric night-storage radiator.

## **Double bedroom**

The double bedroom is upstairs to the right of the stairs and is accessed from the landing through a door (805mm/31.7ins wide).

The floor covering is short-pile carpet.

There is a standard double divan bed (590mm/23.2ins above the floor) with bed linen; two bedside cupboards; a large chest of drawers with a three-part vanity mirror, and a chair with a cushion. These can all be moved. There is a built-in wardrobe (containing spare blankets).

Lighting is from southeast and northeast windows; an overhead light and two bedside lamps. There is a shaver point/adaptor in a power socket.

Heating is from an electric night-storage radiator. There is a feature Georgian fireplace (not functioning).

## **Single bedroom**

The single bedroom is upstairs to the right of the stairs and is accessed from the landing through a door (625mm/24.6ins wide) and a step down (230mm/9.1ins). The ceiling slopes down on the north side, where there is limited headroom.

The floor covering is short-pile carpet.

There is a standard single divan bed (575mm/22.6ins above the floor) with storage compartment under and bed linen; a dressing table with drawers (765mm/30.1ins above the floor and 615mm/24.2ins underspace); a padded stool, a chair and a bedside table, which can all be moved although there is limited space. There is a wall mounted mirror.

Lighting is from a northeast window; an overhead light, a pull switch light above the dressing table (1600mm/63ins above the floor) and a bedside lamp.

Heating is from an electric night-storage radiator.

## **Bathroom**

The bathroom door (595mm/23.4ins wide) is accessed from the stairs. The floor covering is cushion vinyl.

The bathroom has a towel-rail, two free-standing drawer units (which can be moved); a hand-basin (750mm/29.5ins above the floor) with light over mirror above; a low-level WC (400mm/15.7ins above the floor); a bath (535mm/21.1ins above the floor) and a quadrant shower cubicle with an electric shower (the doorway to the shower is 430mm/16.9ins wide and there is a step up of 85mm/3.3ins). A non-slip mat is provided.

Lighting is from a southwest window; an overhead light and strip-light above the basin. The light pull switch operates an extractor fan.

Heating is from a cord-operated wall-mounted hot-air blower (the cord is 1170mm/46ins above the floor).

The electric shower is powered from the mains and heats its own water.

## **Front and Rear Garden**

To the south of the cottage is an open front garden, mostly mown grass surrounded by flower beds, and partly uneven stone slabs, with an 'A-frame' style picnic table. To the north is an enclosed rear patio garden with built-in stone seating and a wooden bench seat, which can be accessed from the kitchen or via a path around the side of Inglenook Cottage from the car park along uneven stone paving and through a gate (920mm/36.2ins wide). There is a gate (920mm/36.2ins wide) leading to the garden of the adjoining Farmhouse.

## **Grounds and Play Area**

The courtyard and car park have a mostly gravelled and level surface. From the car park is a five-bar gate leading to a mown grassed area, with a path to a bench overlooking the pond, and a path around a wild-flower meadow. This area is often 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.

## **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.

WiFi is available free of charge. The main connection is 80Mbps 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 T-Mobile/EE network, but reception on other networks is improving. In an emergency, a 999 call from a mobile will automatically use any network that is 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.

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.

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

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 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. 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 when here please ask.

About 250m/274yds away from the cottages is a traditional Inn [www.blackvenusinn.co.uk](http://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