

# ACCESS STATEMENT FOR GARDEN COTTAGE

## 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 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 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.

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. 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](http://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 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 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 cill (35mm/1.4ins high). The floor is short-pile carpeting with coir matting 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 cill 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 two-person sofas with 6 cushions; a 22-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, half glazed southwest French doors; three wall lights, two ceiling lights and there is a standard lamp for reading.

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 and the handle is 260mm/10.2ins above the floor. There are cupboards under the worktop, the lowest shelf being 165mm/6.5ins above the floor.

There is a undercounter fridge with a freezer box (the lowest shelf is 65mm/2.6ins above the floor) and a microwave on the worktop, the shelf to this being 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. The doorway is 780mm/30.7ins wide.

The floor covering is short-pile carpet.

There is a standard double divan bed (580mm/22.8ins 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. The doorway is 750mm/29.5ins wide.

The floor covering is short-pile carpet.

There are two standard single divan beds (each 530mm/20.9ins above the floor) with bed line; 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 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 doorway is 750mm/29.5ins wide accessed from the hall with a small cill 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.

### **Outside**

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 leads onto a large concrete step (which protrudes 860mm/33.9ins from the doorway and there is a step down of 105mm/4.1ins). Off the garden is a wooden gate (875mm/34.4ins wide with a wide cill 105mm/4.1ins high) out into a concreted area which leads gently down to the road.

### **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](http://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