

ACCESS STATEMENT FOR INGLENOOK 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 two-storey C18th Inglenook Cottage sleeps up to five people and has three bedrooms and a bathroom (with bath, shower and WC) upstairs; and a living room 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 fully renovated in 2010 with double-glazing, 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 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 (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 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

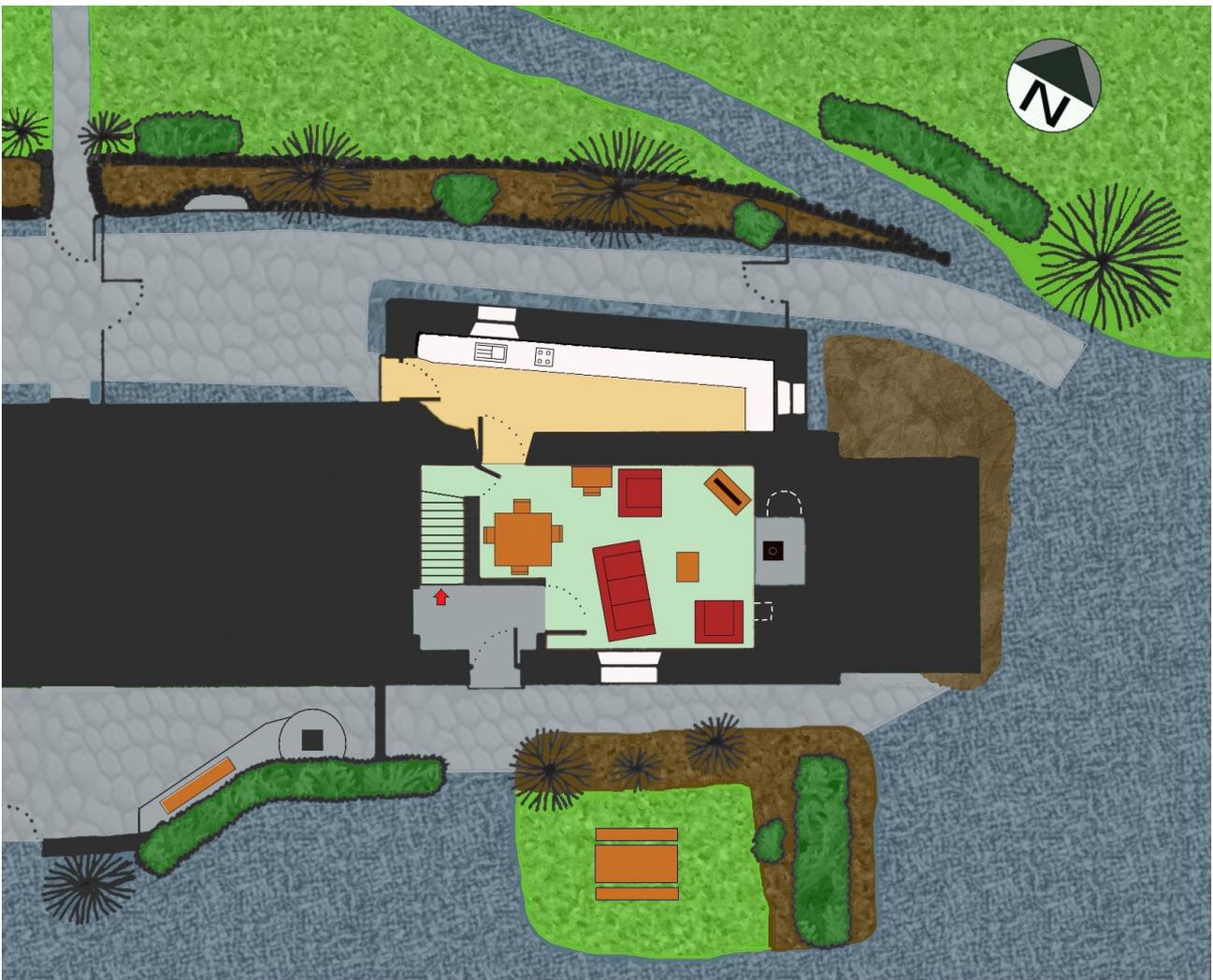
about 26m/28.4yds from the main door. There are no designated disabled parking spaces.

There is no permanent 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 cill (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. To the left is a connecting door to the Farmhouse (790mm/31ins wide) with a small cill (20mm/0.8ins high) which will be locked (insulated and fireproofed) unless you have hired both cottages. There are coat-hooks 1750mm/68.9ins above the floor.



GROUND FLOOR PLAN OF INGLENOOK COTTAGE

Staircase and landing

The staircase and landing are well-lit and carpeted with short-pile carpet. The stairs are 780mm/30.7ins wide and there are 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 small dresser/bookshelf on the landing.

Living room

The living room is on the ground floor to the right of the main entrance. The doorway is 815mm/32.1ins wide.

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

There is a three-person sofa; 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, a small wooden coffee table and a small table & chair. 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 uplights and two ceiling lights.

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

The understairs cupboard is accessed from the living room. The doorway is 595mm/23.4ins wide and there is a small step up of 75mm/3ins and a cill of 75mm/3ins. The Henry Hoover, mop & bucket, fire guard and iron & ironing board are all stored in here.

Kitchen

The galley kitchen is downstairs and accessed from the living room. The doorway is 765mm/30.1ins wide and there is a small step up of 80mm/3.1ins.

There is a stable door from the kitchen to the rear patio 695mm/27.4ins wide with a cill of 90mm/3.5ins.

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 and the handle is 270mm/10.6ins above the floor. There are cupboards under the worktop, the lowest shelf being 160mm/6.3ins above the floor. Above the worktop are wall cupboards, the highest shelf being 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 above the floor. There is a microwave above the fridge, the shelf is 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.



FIRST FLOOR PLAN OF INGLENOOK COTTAGE

King or twin bedroom

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

The floor covering is short-pile carpet.

There are two standard single divan beds, which can be joined together to make a King-size divan bed (610mm/24ins above the floor) with bed linen; a chest of drawers; two bedside tables; and a chair. All of these can be moved. There are two wall mounted mirrors. There are spare blankets in the double bedroom.

Lighting is from a southeast window; an overhead light and two bedside table 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. The doorway is 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 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 table 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. The doorway is 625mm/24.6ins wide and there is a step 230mm/9.1ins down.

The floor covering is short-pile carpet.

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

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 table lamp.

Heating is from an electric night-storage radiator.

Bathroom

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

The bathroom has a towel-rail and small storage drawers (which can be moved); a hand-basin (750mm/29.5ins above the floor) with 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 is 430mm/16.9ins wide and there is a step up of 85mm/3.3ins).

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 1450mm/57.1ins above the floor).

Outside

There is an open front garden, part uneven stone slabs and part grassed, with an 'A' frame style picnic table; and an enclosed rear patio garden, with built-in stone seating, 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).

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 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