

# ACCESS STATEMENT FOR WISTERIA 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 Wisteria Cottage sleeps up to two people and has one bedroom; a shower room (with shower and WC); a sitting room and an open plan kitchen and dining room. There is an enclosed garden to the rear with a decking and a picnic table.

Wisteria Cottage was part new-build and part converted from a farm building in 2012. It is double-glazed and heavily insulated.

We look forward to welcoming you to Wisteria 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 Wisteria 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

There are two steps up (the highest 190mm) to the main door of Wisteria Cottage which opens inward (680mm/26.8ins wide) into a compact hallway (920mm/36.2ins by 980mm/38.6ins). There are coat hooks 1700mm/66.9ins above the floor. The floor covering is ridged carpeting. There is a door straight ahead into the dining room and kitchen.



## PLAN OF WISTERIA COTTAGE

### Dining room & kitchen

The door from the hall is 710mm/28ins wide. The floor surface is cushion vinyl with a mat in front of the door to the living room.

There is a four-person table with four legs (the top is 750mm/29.5ins above the floor with 620mm/24.4ins underspace); four wooden chairs and a standard-sized under-counter front-loading combined washing machine and tumble drier.

The kitchen is open-plan with the dining room.

The 'L-shaped' kitchen worktop (875mm/34.4ins 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 235mm/9.3ins above the floor, and beside the oven is a conventional integrated dishwasher. There are cupboards under the worktop, the lowest shelf being 235mm/9.3ins above the floor. There is a full-height cupboard, containing waste bin and mop & bucket, the highest shelf is 1890mm/74.4ins above the floor. Above the worktop are several storage shelves, the highest shelf being 1725mm/67.9ins above

the floor. Crockery can be moved from the upper shelves to the lower cupboards if required, please ask.

There is a tall fridge and freezer (the lowest shelf is 65mm/2.6ins above the floor and the tallest shelf 1220mm/48ins) with a microwave above, whose shelf is 1510mm/59.4ins above the floor.

Lighting is from southwest and northeast windows; three overhead spotlights, a light over the dining table and lights under the cooker-hood.

### **Living room**

The living room is accessed from the dining room/kitchen. The doorway to the living room is 715mm/28.1ins wide.

There are tri-fold doors from the living room to the rear garden – one door can be opened (the doorway being 605mm/23.8ins wide) or all three can be folded to one side (with an opening 1600mm/63ins wide). There is a small cill 65mm/2.6ins high.

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

There is a two-person sofa; an upright high-backed armchair; a 22-inch digital Freeview TV with integral DVD player (and remote control) on a table; an occasional table; a bookcase; and a coffee table. These can all be moved (although the sofa is very heavy).

Lighting is from a southeast window, fully glazed southwest trifold doors; 4 wall-mounted uplights and there is a standard lamp for reading (which incorporates a book-stand).

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

### **King or twin bedroom**

The king-size or twin bedroom is accessed from the dining room/kitchen. The doorway is 710mm/28ins 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 large chest of drawers (with mirror on top); two bedside cabinets – each with three drawers; and a chair. All of these can be moved. There is a large wardrobe with spare blankets.

Lighting is from a northeast window; an overhead light and a two bedside wall-mounted lights.

Heating is from an electric night-storage radiator.

### **Shower room**

The shower-room doorway (705mm/27.8ins wide) is accessed from the dining room/kitchen. The floor covering is cushion vinyl and there is a rug on the floor.

There is a hand-basin (815mm/32.1ins above the floor) with a mirror above; a low-level WC (435mm/17.1ins above the floor); and a gravity-fed shower inside a large shower cubicle (835mm/32.9ins by 1500mm/59ins). There is a non-slip shower mat. The sliding door into the cubicle is 635mm/25ins wide and there is a step up 205mm/8ins. There is a wooden towel rail.

Lighting is from an overhead light, a light above the shower 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 1595mm/62.8ins above the floor) and a radiator heated by the back boiler in the living room stove.

## **Outside**

There is a large enclosed rear garden, principally of grass but some concreted and an 'A-frame' style picnic table with bench seating. The garden is accessed through the trifold doors from the living room which leads onto a wooden decking (which protrudes 1370mm/53.9ins from the doorway) of conventional decking timber slats (with 12mm/0.5ins gaps between them). There are two steps down to the concreted area, the first 95mm/3.7ins high and the second variable between 110mm/4.3ins at one end and 180mm/7.1ins at the other. There is a double five-bar gate leading to the grounds.

## **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