

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 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, 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 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. 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 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. To the left is a removable insulated and fireproofed panel which covers a connecting door to the Farmhouse (790mm/31ins wide) with a small sill (20mm/0.8ins high) which will be locked unless you have hired both cottages. There are coat-hooks in the hall 1750mm/68.9ins above the floor.



GROUND FLOOR PLAN OF INGLENOOK COTTAGE

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-seater 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 under-stairs 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 sill 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 sill 90mm/3.5ins high.

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. 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 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.

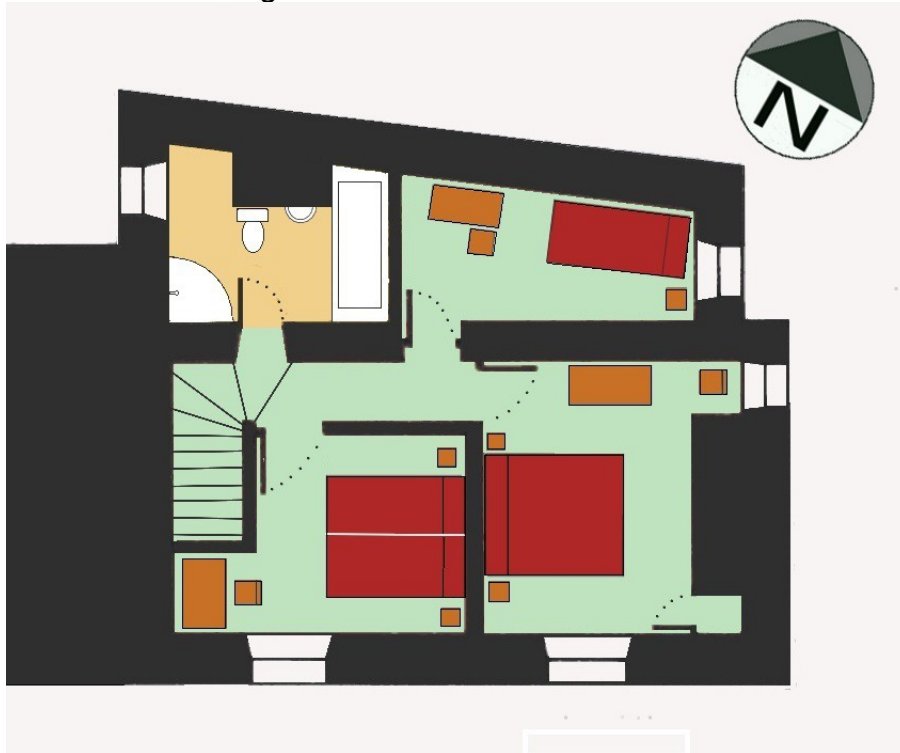
Lighting is from northwest and northeast windows, part glazed stable door; several overhead spotlights and lights under the cooker-hood.

Hot water for bath and sinks is provided by off-peak electricity (which comes on during the night), this can be supplemented if required by an immersion heater, the switch is just

inside the 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 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.



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.

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.

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 to the shower 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).

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, 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. 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 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.

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 up of 85mm/3.3ins). The first inward opening door, for waste and recycling, is 630mm/24.8ins wide and there is 560mm/22ins wide access 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). The second inward opening door, for extra logs and kindling, is 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. 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.

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. We are usually happy to wash and dry your clothes for you, free of charge, so that you can enjoy your day in full. 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 to a small step 220mm/8.7ins deep, then down 170mm/6.75ins to a vinyl floor. The washer and dryer are conventional domestic floor-mounted and front-loading models.

We provide additional services if required (at an additional charge, see the information book for full details) including daily and mid-stay cleaning, bed-making service, provision of towel sets, additional bed linen, logs and kindling, ironing, breakfast packs of local produce (and cooking them if required), baby-sitting and dog-sitting. If you are interested in any of these services please ask.

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