

## ACCESS STATEMENT FOR THE FARMHOUSE

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 two to six people) converted from a former farm, all with log fires and enclosed gardens.

The two-storey Farmhouse sleeps up to six people and has three bedrooms, a bathroom and shower-room (both with WC's) upstairs; and a sitting room, dining room, kitchen (with Rayburn cooker) and laundry-room (with WC) downstairs. There is a small enclosed patio to the front, and an enclosed garden to the rear with a bench seat, picnic table and BBQ.

The rear wall of The Farmhouse is probably C11th, when it was a single-storey manor-house for Challacombe. The front wall, and the inglenook fireplace, were probably rebuilt in the C17th; and the window openings enlarged and a second floor added in the C18th.

The Farmhouse was renovated in 2007 with the addition of a new kitchen and downstairs WC, and was fully double-glazed in 2011. Photo-voltaic solar panels were added above the roof in 2015. The downstairs rooms were completely redecorated in 2020, with the addition of insulation to the dining room and laundry room/WC.

We look forward to welcoming you to the Farmhouse. 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; and 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 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 the Farmhouse is 7m/7.7yds from the courtyard, the ground surface is gravel and uneven stone paving and there is a wooden gateway (890mm/35ins wide).

The car park and courtyard have a gravel surface and the car park is about 35m/38.3yds 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

There are two front entrances to the Farmhouse. The main doorway (860mm/33.9ins wide) opens inward into a compact hallway (960mm/37.8ins x 1120mm/44ins) over a small sill (45mm/1.8ins high). The door is opened by a large old-fashioned key, inserted into the lock upside down, and turned clockwise. There is coir matting on the floor. There are doorways either side to the kitchen and sitting room, and a staircase straight ahead.



**GROUND FLOOR PLAN OF THE FARMHOUSE**

The other front door (680mm/26.8ins wide) opens inward to the laundry room over a sill (125mm/4.9ins high). The floor inside is ceramic tiles. There is an outside light operated from the laundry room.

## **Sitting room**

The sitting room is on the ground floor to the right of the main entrance. The door (785mm/30.9ins wide) from the hall has a small sill (60mm/2.4ins high).

The floor is slightly uneven stone slabs, with an entrance carpet runner, and a central carpet/rug.

There is a leather three-seater sofa, and a leather two-seater sofa (and an armchair in the kitchen); a 32-inch digital Freeview TV with integral DVD player (and remote control) on a table; a small writing table, two small occasional tables (which can all be moved) and a large wall-mounted mirror and large wooden dresser (with games inside) and a plate display rack.

Lighting is from a large southeast window; several wall-mounted uplights and there is a standard lamp.

Heating is by an electric night-storage radiator and a multi-fuel stove in a large inglenook fireplace. There is a small fire guard.

## **Kitchen**

The kitchen door (803mm/31.6ins wide) is on the ground floor to the left of the main entrance.

There is a stable door from the kitchen to the rear garden (675mm/26.6ins wide) with a small step up (65mm/2.6ins high). There is a light outside operated from the kitchen.

The floor covering is cushion vinyl, which is slightly uneven being laid upon an old ashlar floor. The floor rises over a hearth in front of the Rayburn by 15mm/0.6ins.

There is an upright high-backed armchair beside the Rayburn; a small breakfast table (top 740mm/29.1ins above the floor) with a leg at each corner (the legs are joined together 170mm/6.7ins above the floor) and two gate leg extensions, seating up to four persons. There are two chairs (not cushioned) and extra chairs are available in the dining room. There is a free-standing storage rack. All of these can be moved.

There is a wooden dresser (the top is 865mm/34ins above the floor) with five drawers below and a cupboard either side (the lowest shelf being 180mm/7ins above the floor).

There is an 'L-shape' kitchen worktop (910mm/35.8ins above the floor), with a sink-and-a-half and drainer (with lever mixer taps), and an electric 4-ring hob. Under the hob is an electric oven, the door of the oven drops down (the handle is 260mm/10.2ins 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 170mm/6.7ins above the floor). Above the worktop are wall cupboards (the highest shelf being 1700mm/66.9ins above the floor). Crockery can be moved from the upper to the lower cupboards if required, please ask.

There is an under-counter fridge and separate freezer (both with lowest shelf 215mm/8.5ins above the floor) and a slimline front-loading dishwasher. There is a microwave (on a shelf 1035mm/40.7ins above the floor).

There is an oil-fired Rayburn cooker with a top-plate (970mm/38.2ins above the floor – the covering lid is heavy to lift), an oven for slow cooking (510mm/20.1ins above the floor) and a warming oven (200mm/7.9ins above the floor). The Rayburn provides constant hot water and space-heating for the kitchen and for one radiator upstairs. Cooking pans are stored on a rack over the Rayburn (1700mm/66.9ins above the floor).

Lighting is from a large southeast window, a northwest part-glazed stable door; a central overhead light, wall-lights, and under-cupboard (and cooker-hood) lights above the work surface.

## **Dining room**

The dining room on the ground floor is accessed from the kitchen and from the laundry room. The kitchen door (845mm/33.3ins wide) has a small sill (25mm/1ins high).

The floor covering is short-pile carpet. There is wainscotting on all four walls (to a height of 820mm/32.3ins). There are several small rugs on the carpet.

There is a heavy oak eight-person dining table (760mm/29.9ins above the floor - the four legs are joined together with a long central stretcher 125mm/4.9ins above the floor) with six heavy wooden chairs; a two-person sofa; a 21-inch wall-mounted digital Freeview TV (with remote control), and a toaster on a hostess trolley (865mm/34ins above the floor). All these can be moved. The dining table can be extended (please ask) and there are two extra chairs in the kitchen. There is a wall-mounted bookshelf.

Lighting is from a large southwest window and a small northwest window; two overhead lights over the table, and a picture light.

Heating is from an electric night-storage radiator and a separate electric convector heater.

## **Laundry room**

The laundry room is on the ground floor and is accessed from the outside and through a door from the dining room (845mm/33.3ins wide). The floor slopes slightly downwards (for 610mm/24ins) and then there is one step down (85mm/3.3ins).

The floor covering is ceramic tiles with a mat in front of the external door.

There is a washing machine and tumble dryer, both standard-size and front-loading; a worktop with sink and drainer (915mm/36ins above the floor); coat-hooks (1670mm/65.7ins above the floor); an iron & ironing board; a Henry Hoover and a mop & bucket.

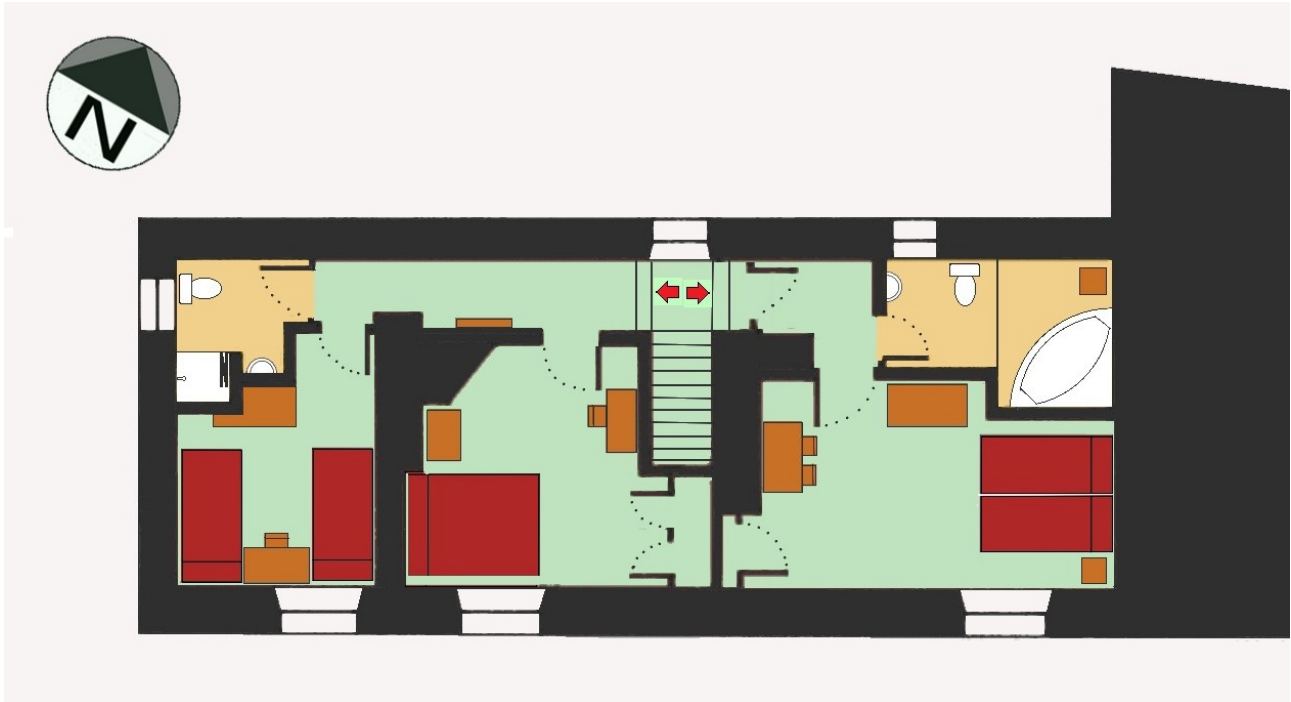
A door (715mm/28.1ins wide) leads to a cloakroom which has a small hand-basin (885mm/34.8ins above the floor) and a low-level WC (430mm/16.9ins above the floor).

The laundry room is lit by a dim overhead light, the cloakroom by an northeast window and a wall light – the pull switch also operates an extractor fan.

## Staircase and landings

The staircase and landings are well-lit and carpeted with short-pile carpet, with a rug runner on the landing. The stairs (minimum of 865mm/34.1ins wide) has 11 risers in a straight run (each 190mm/7.5ins high). There is a handrail on one side. At the top of the stairs the landing (the narrowest part is 750mm/29.5ins wide) goes to the left and to the right, in both cases there are two further steps up (each 205mm/8.1ins high), without handrails. There is a wall-mounted bookshelf and towel rail on the main landing above a radiator (heated by the Rayburn in the kitchen).

Lighting is from a northwest window and two ceiling lights.



**FIRST FLOOR PLAN OF THE FARMHOUSE**

## King or twin bedroom

The larger twin (or King) bedroom is upstairs to the right of the stairs. There is a doorway (795mm/31.3ins wide) from the stairs to a small hallway, off which is the bedroom and a bathroom. By closing the door to the stairs, this bedroom can be en-suite. There is a door to the bedroom (715mm/28.1ins wide).

The floor covering is short-pile carpet with a thick wool rug.

The ziplink bed can be arranged as two standard single divan beds, or a King-size bed (610mm/24ins above the floor). Bed linen provided. There is a large chest of drawers; a pair of tall bedside units; a marble top wash stand (740mm/29ins above the floor) with two drawers, a vanity mirror on top, and a chair with a padded seat. All of these can be moved. There is a wall mounted mirror and a built-in wardrobe (containing spare blankets) with a large lower drawer.

Lighting is from a southeast window and two overhead lights and two bedside table lamps.

Heating is from an electric night-storage radiator.

## **Bathroom**

There is a door to the bathroom (715mm/28.1ins wide). The floor covering is short-pile carpet. There is a step up to the bath area (150mm/6ins high).

The bathroom has a small chest of drawers (which can be moved); a hand-basin (765mm/30.1ins above the floor) with a light and shaver point over a mirror above; a low-level WC (415mm/16.3ins above the floor) and a large corner bath (535mm/21.1ins above the floor). There is another wall-mounted mirror. The plug on the bath is operated by a large 'dial' – this is quite hard to turn, but the plug can be lifted off and replaced with a rubber plug (kept on the shelf above the WC). A non-slip mat is provided.

Lighting is from a northwest window; two overhead spotlights and a strip-light above the basin (with a shaver point). The light pull switch also operates an extractor fan.

Heating is from a cord-operated wall-mounted hot-air blower (the cord is 1220mm/48ins above the floor). There is an electrically heated towel rail.

Hot water is provided by the Rayburn, this can be supplemented by an immersion heater, the switch for this is in the double bedroom (1200mm/47.5ins above the floor).

## **Double bedroom**

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

The floor covering is short-pile carpet with a thin rug.

There is a standard wooden framed double bed (515mm/20.3ins above the floor) with bed linen; a chest of drawers; and a large dressing table with drawers and glazed top (770mm/30.3ins above the floor, 590mm/23.2ins underspace) with a vanity mirror and a chair with padded seat. These can all be moved. There are two built-in wardrobes (containing spare blankets), a wall-mounted mirror, and an airing cupboard.

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

Heating is from an electric night-storage radiator.

## **Twin bedroom**

The twin bedroom is upstairs to the left of the stairs and is accessed from the landing through a door (715mm/28.1ins wide).

The floor covering is short-pile carpet with a rug runner.

There are two standard single divan beds (both 570mm/22.4ins above the floor), with bed linen. Both beds have storage compartments underneath. There is a chest of drawers with a glass top (760mm/30ins above the floor), which can all be moved although there is limited space. There is a built-in wardrobe and a wall-mounted mirror.

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

Heating is from an electric night-storage radiator.

## **Shower room**

The shower room is upstairs, accessed through a door (720mm/28.3ins wide) from the landing. The floor covering is cushion vinyl.

There is a hand-basin (815mm/32.1ins above the floor) with a light with shaver point over a mirror above; a low-level WC (425mm/16.7ins above the floor) and a shower cubicle with an electric shower. The shower cubicle (690mm/27.2ins by 725mm/28.5ins) has a concertina door (entrance 540mm/21.3ins wide) and a step up (300mm/11.8ins high). A non-slip mat is provided.

Lighting is from a southwest window; an overhead light and a strip-light above the basin (with a shaver point).

Heating is from an electric cord-operated hot-air blower (the cord is 1440mm/56.7ins above the floor).

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

## **Front and Rear Gardens**

There is a small enclosed patio front garden with uneven stone slabs. The enclosed rear garden is part uneven stone slabs and part mown grass, and has an 'A'-frame' style picnic table, a built-in stone bench, a wooden bench seat, and a built-in stone BBQ. There is a gate to the grounds (1550mm/61ins wide), and a gate to the patio behind Inglenook Cottage which leads to the car park through a second gate over uneven stone paving (both gates are 920mm/36.2ins wide).

## **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