



Martinhoe Cleave Cottages Access Statement

Introduction

Martinhoe Cleave Cottages are located in the Exmoor countryside on the side of a steeply wooded valley. The nearest town is Lynton which is a 15 minute drive away and has a range of shops including two convenience stores. There is a medical centre with a minor injuries unit and there is a pharmacy.

Access to the cottages is via a private driveway which gradually slopes up for some 300 metres from Kings Lane which is a very steeply sloping and narrow country lane.

Gardener's and Chauffeur's Cottages each have one double bedroom on the ground floor, whilst Gamekeeper's Cottage has a ground floor double bedroom and a first floor twin bedroom.

Pre-Arrival

This is a very rural area accessed via narrow, steep, winding and uneven country lanes.

The nearest railway station is in Barnstaple some 19 miles away with services to Exeter St Davids.

The nearest bus service is at Martinhoe Cross on the A39. This is 2.5 miles away from the cottages. Service numbers 309 and 310 travel between Lynton and Barnstaple approximately hourly. This is a small shuttle bus service.

Accessible taxi hire is available through local companies including Lyn Valley Taxis (01598753800) and Riverside Taxis (01598753442).

A battery-powered 'tramper' is available to hire from the National Trust office in the valley. This will provide access for people with access difficulties to some of the beautiful paths in the vicinity.

Toilets with disabled access are available at the National Trust Office in the valley bottom.

Arrival

Key access to the properties is provided by key safes mounted next to the doors. If you require us to meet you at the cottage on your arrival this can usually be arranged.

Parking is located directly opposite the cottages (about 10 metres from the front doors) in wide labelled bays. The driveway and parking area is tarmacked and generally level. There is a step up to a slate patio area in front of the cottages. The patio has an uneven surface.

There are lights on the driveway at the entrance to the cottages. Outside lighting is also provided in front of the cottages until around 11pm (this is a dark sky reserve area). Each

cottage has its own outside light which illuminates the front door area activated by switches next to the doors.

Inside the Cottages

Both Gardener's and Chauffeur's Cottages have two steps from the patio up to the front door. Gamekeeper's Cottage has one step from the patio to the door. All cottages have a raised threshold. Front door widths vary with 78cm for Gardener's and Chauffeur's, and 75cm for Gamekeeper's. Internal door widths are as follows: Gardener's 72-74cm, Chauffeur's 70-74cm, Gamekeeper's 74-82cm.

The first floor in Gamekeeper's is accessed via a narrow spiral staircase with some restricted head height.

All cottages have floor-level coir door mats at the entrance and short-pile carpeting in the living rooms and bedrooms. The kitchens and bathrooms have vinyl floor covering.

Lighting includes ceiling and wall lights throughout. Supplementary lighting is generally available with standard lamps and table lamps provided. Bedside reading lamps are provided.

Furniture and Appliances

Living Rooms

The living rooms in all the cottages contain a dining table and chairs, sofa and chair, footstool and TV cabinet. Furniture in these rooms is moveable (subject to electrical connections).

Subtitles are available on all TVs. Digital radios and bedside clock radios are provided.

Kitchens

Kitchen appliances include eye-level double ovens with integrated grills, counter-top microwave ovens, and under-counter larder fridges with small freezer compartments and under-counter dishwasher. Kitchen worktops are 91-93cm high. Crockery and glassware is stored in below counter cabinets and wall cabinets. The base of the wall cabinets is 1.4 meters high. Items stored in wall cabinets can be moved to lower cabinets if required (this will of course reduce the amount of lower storage available for the guests own items).

Mixer taps are provided in the kitchens operated by round turn hot and cold taps (without levers). Cordless kettles (360 degree turn) are provided in the cottages.

Bedrooms

Zip and link beds are provided in Gardener's Cottage meaning that twin beds or a king size bed can be made up. The bed(s) is 65cm high. The space between the wall and king size bed is 45cm, while the space between twin beds is 80cm. Walls are painted white with a feature colour wall at the bed head. Carpet is mid brown. The bathroom leads directly off the bedroom.

A king size bed is provided in Chauffeur's Cottage. The bed is 60cm high. The space between the bed and wall is 60cm. Walls are painted white with a feature colour wall at the bed head. Carpet is mid brown. The bathroom leads directly off the bedroom.

A king size bed and a single bed are provided in Gamekeeper's Cottage on the ground floor. The height of the beds is 55cm. The distance from the king size bed to the wall is 1.5 meters and the space between the king and single beds is 50cm. The walls are painted cream with a feature colour wall behind the bed heads. The carpet is dark blue with a lighter motif pattern. The bathroom is located opposite the bedroom across the hallway. Twin beds are provided on the first floor.

Bathrooms

Bathrooms in all three cottages are large and each contains a toilet, washbasin, bath and separate walk-in shower. Floor coverings are light patterned vinyl. Walls are painted white. Shower enclosures have contrasting marble-effect wall coverings: cream-coloured in Gamekeeper's; salmon-coloured in Gardener's; and dark green in Chauffeur's.

The height of the toilets is 40cm. The height of the washbasins is 84cm. Washbasins in Gardener's and Chauffeur's Cottages have a pedestal. The washbasin in Gamekeeper's is fitted into a vanity unit/cupboard. All washbasins and baths have separate hot and cold taps. The washbasin taps in Gamekeeper's Cottage are quarter-turn taps with levers.

All the showers have lipped shower trays. Gamekeeper's has a shower enclosure with a door while the other cottages have enclosures with no doors. Hand grabs are provided at the entrance to all the showers. An additional hand grab can be fitted where required.

Laundry Room

The Laundry Room adjoins the garage and is nearest to Chauffeur's Cottage. The Laundry has a threshold with double opening doors. The opening is 50cm (single door) and 105cm (both doors). The floor is covered with light-coloured vinyl. The walls are painted white. There are some pictures and a shelving unit (1.2 – 1.9 meters shelf height) housing games and phone directories.

The Laundry houses a sink unit with single bowl sink and separate hot and cold taps. There is an under-counter washing machine with separate tumble dryer above (1.25 meters height to door opening and 1.65 meters height to controls). There is an under-counter three-drawer freezer. A wall-mounted payphone is also provided (1.2 meters height).

Outside

Beyond the carpark there is access through a wide gate to a fenced garden area. The area is flat and lawned. There is garden bench seating provided. This area is also suitable for exercising dogs.

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