

## National Trust Cottages Accessibility Guide

**Mortuary Cottage**  
**Loxhore**  
**Barnstaple**  
**Devon**

**South West Region**



Cottage Ref: 012002

### Introduction

Mortuary Cottage is situated at the end of narrow, Devonian lanes just before an old bridge under which the River Yeo rushes by.

There are mains electric wall heaters, a multi-fuel stove and a heated towel rail in the bathroom.

Phone signal is dependent on the provider. There is wifi.

The accommodation comprises the following:

- Kitchen/dining room, sitting room and a mezzanine bedroom with a small en-suite shower room with WC. There is a secluded garden which enjoys a sunny aspect with views to the woods. The River Yeo rushes past at the bottom of the garden. There is an unfenced, steep bank which drops down to the River from the cottage garden
- The cottage is furnished for two people and is unsuitable for children

### Pre-Arrival

- See the main webpage for booking and location details
- Please contact us prior to booking if you have any specific access requirements
- Directions provided with booking



## Approach

- The cottage is approached via narrow, country lanes. The lane down to the cottage is quite steep and narrow. A five bar gate, with slide bolt, opens into a large parking area with the banks of the River to one side



View of the river



Car park area

## Arrival & Parking Facilities

- Five bar gate to car parking area. There is room to park temporarily in order to open the gate
- The level, gravel parking area offers ample space for up to two cars
- A movement sensor illuminates the corner of the cottage which gives some light when parking the car in the dark
- The river bank is unfenced. Care needs to be taken when turning your car in the car park near the river bank
- The car can be parked almost right outside the main entrance, which is to the rear of the cottage
- The key safe is on a post in the porch to the right of the entrance door. It is operated by a combination lock mechanism. A torch is recommended, especially if arriving in the dark, as the numbers on the lock can be difficult to see



## Getting in (and out) of the cottage

- There is a high step up into the porch 165mm
- The porch has wooden seating at 590mm
- There is a movement sensor light above the front door
- The entrance door has a clear opening width of 670mm
- There is a wooden threshold up into the cottage which measures 90mm high
- The light switch is on the right-hand side at a height 1400mm
- There is a door at the front of the cottage which opens directly into the sitting room. This door cannot be opened from the outside and is largely unused



Entrance and wooden seating in porch

## Getting around the cottage

### Ground floor:

- Step down into the kitchen from the porch 75mm onto level access.
- Flagstone flooring in kitchen and sitting room
- Internal door clear opening width kitchen /diner to sitting room 690mm wide
- Carpet on stairs which lead right into the bedroom
- Door to lane at front of cottage which is rarely used
- Understairs cupboard for storage (eg ironing board), door opening width is 300mm. internal light switch is on the left

## Kitchen/dining room

- The door from the porch entrance opens directly into the kitchen/dining room
- Electric built in cooker with ceramic hob with 4 heat points. Controls on the front
- Sink with Lever taps
- Well-lit room with 6 inset ceiling lights
- Fridge with freezer compartment, dishwasher, microwave, cordless kettle, toaster
- Worktops at 910mm from floor level with plenty of underneath storage
- Wooden dining table and two wooden dining chairs, without arms
- Table height is 710mm and has a knee clearance of 680mm. Dining chairs seat height 380mm
- Portable CD/Radio
- Window with curtains and views to the river and woods beyond

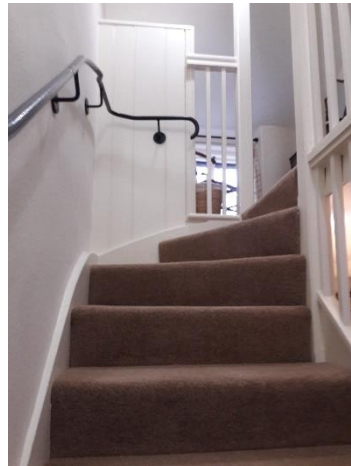


## Sitting room

- Door from the kitchen to sitting room opening width 690mm
- Two seater sofa with a seat height of 450mm and a back height of 550mm
- Firm armchair with a seat height of 340mm and back height of 580mm
- Multi-fuel stove in inset fireplace, fender and fireguard. Electric wall heater
- 32inch TV with integrated DVD
- The lighting is provided by one floor lamp, table lamp and a double wall light
- Two occasional tables, height 600mm
- Log Basket
- Large rug with anti-slip underlay
- Two windows, both with curtains



- Winding, open plan stairs with handrail leading from sitting room into bedroom. There are 11 steps each with a height of 200mm. handrail is on the left



## First Floor

- Double bedroom, en-suite shower room with WC
- Sloping ceiling in shower room with minimum headroom into the eaves
- Wood floors in bedroom and vinyl floor covering in shower room

## Bedroom

- Directly off open staircase
- Double bed 4'6" wide/1370mm wide x 6'3/1900mm long x 620mm high to top of mattress.
- Circulation space at the end of the bed is limited to 150mm
- The bed is in an off-centre position. The gap between the wall and the bed on the one side is 380mm
- Two bedside tables with bedside table lamps
- 4 drawer chest of drawers with mirror
- Built in wardrobe with a low hanging rail height of 1200mm from floor level
- Low level window opposite bed
- Electric wall heater
- Wooden chair
- Small rug with anti-slip underlay
- Low level window, with curtains, with view onto lane below



## Shower Room

- Directly off bedroom
- Door minimum opening width is 580mm
- Step into shower is 180mm
- Shower width is 700mm with a shower curtain. Shower height is adjustable. Controls are push button and twist
- WC is 400mm high - small shelf above and behind
- Wall hung small handbasin is 830mm from floor level with twist taps and with a wall mounted mirror above. Shaver socket is to right of the mirror
- Mirror with light and shaver point
- Low level window with roller blind
- Heated towel rail
- Single ceiling light – switch is in bedroom



## Garden

- Five steps to upper level garden for the washing line and a small grassed area
- There is no handrail to this level
- Log Store
- Picnic table with separate chairs with arm rests
- Riverbank





## Additional Information

- Assistance dogs are welcome at all our cottages
- In the event of a fire, it is the responsibility of the guests to evacuate themselves. Vibrating fire/smoke detectors are available if requested at time of booking. Please contact us if you have any other specific access requirements in this respect.
- There is no mobile telephone signal at Mortuary Cottage.

## Facilities at all cottages

In addition to the standard equipment and facilities, each cottage is equipped with the following:

- Cordless kettle
- Chair with armrests in dining room and living room
- Good reading light
- Large handle vegetable peeler
- Easy tin opener
- Non-slip mat for bath/shower
- Non-slip place mat
- Information in alternative formats (on request)

We aim to provide these items in all cottages but please check when booking as to their availability and to check if new items have been added to the list.

## Specialist equipment

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information.

<https://www.redcross.org.uk/get-help/borrow-a-wheelchair>

<https://www.redcross.org.uk/get-help/hire-a-toilet-aid>

## Future Plans to improve Access to NT Holiday Cottages

- We are currently in the process of writing accessibility guides for all our holiday cottages and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access to all our cottages. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.

## About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the cottage that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.

Phone: 0344 8002070

Email: [holiday.enquiries@nationaltrust.org.uk](mailto:holiday.enquiries@nationaltrust.org.uk)



## Access for All at the National Trust

- The Access for All office works to improve access at all National Trust cottages and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531

Email: [accessforall@nationaltrust.org.uk](mailto:accessforall@nationaltrust.org.uk)

**February 2023**

