

## National Trust Cottages Accessibility Guide

**Combe Park Lodge**  
**Lynton**  
**Devon**

**Cottage Ref: 012045**  
**South West Region**



### Introduction

- Combe Park Lodge sits quietly at the entrance of Combe Park, near the West Lyn river
- It is near to the river and in a rural, wooded setting  
The cottage is a two storey building which enjoys a quiet position, set back from the road
- The cottage is heated by a wood-burning stove in the sitting room, air source central heating and oil filled, portable heaters
- The land immediately around the cottage is sloping and uneven with a steep drop from the garden at the rear and sides of the cottage
- The cottage is furnished for four people plus a cot and a high chair
- There is a car park in a beautiful setting by the river. This car park is used by walkers and is approximately 30 metres from the cottage. Cars will pass by the cottage along the lane to reach the car park

The Cottage is arranged as follows:

The dining room/kitchen, plant/utility room, sitting room, hallway is on the ground level.  
On the first floor there is an en-suite double/twin bedroom bathroom with separate shower and double bedroom with separate bathroom

## 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 approach is via steep and winding roads

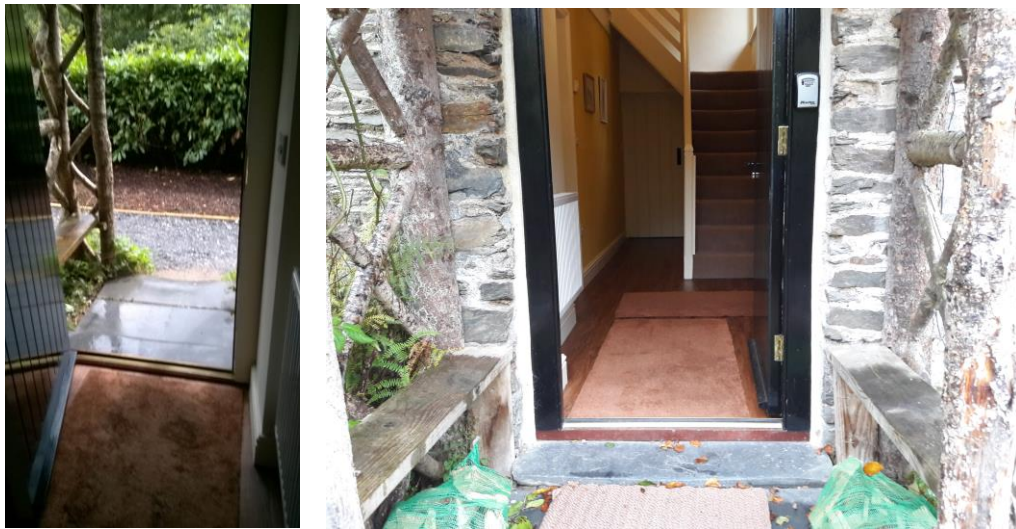
## Arrival & parking facilities

- Parking for two cars is area just opposite the cottage. The spaces are level and reasonably firm, part grass and part gravel
- The distance from the car parking space to the cottage front door is approximately 20 metres across a lane, through a gate and along an uneven but gentle incline
- There is a double, wooden gate with a hinged latch
- There is a gentle slope into the flagstone floor of the porch
- There is a threshold of 8cm into the hall and a door opening width of 780mm
- The key safe is to the right of the front door at a height of 1220mm. 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 porch over the front door
- There is a slope into the porch area. A slate floor within the porch
- The front door has a clear opening width of 780mm
- There is an 80mm high brass threshold into the hall
- The main light switch is on the left hand side as you enter the hallway at a height of 1140mm
- At the rear of the cottage there is a low door and a threshold into the kitchen
- There is an outside light over both doors



## Getting around the cottage

- There is a vinyl tile floor covering throughout the ground floor
- There is a large rug in the sitting room
- There is carpet on the stairs and first floor bedrooms
- There is vinyl flooring in the bathrooms
- Internal doors have clear opening widths from 680mm to 870mm
- There is level access on each floor
- Staircase to first floor from entrance hall. There are 9 treads, a half landing and a further 3 steps to the first floor
- The staircase is 70cm wide. There are deep treads with a rise of 200mm
- The minimum door height is 1640mm – floor to top

## Ground Floor

### Kitchen/Diner

- Three doors into this room. From the back door with a wood and brass threshold of 50mm high, from the hall door or from the sitting room door
- The height of the worktops is 930mm from floor level
- There is an electric range cooker with ceramic hob with controls to front which are 850mm high
- There is an American fridge freezer, dishwasher, microwave, cordless kettle and toaster.
- The kitchen sink has lever taps
- There is a dining table and four, covered spoon-back chairs without arms
- The dining table has a knee clearance of 670mm
- There are 8 LED spot lights, a pendant downlight over the dining table and a floor lamp
- There are 4 windows in this large room with an outlook from the rear windows to the bank above the cottage. From the high windows by the dining table to the trees and sloping garden



## Sitting Room

- The sitting room is approached from the hall
- This is a double aspect room with a large window to the front with an outlook over the front garden towards the road and a window to the side of the cottage at a higher level
- There are four, double wall lights and a table lamp
- There are two sofas with seat heights of 500mm and one-winged arm chair with a seat height of 500mm and a back height of 400mm
- There are cushions with the sofa
- There is a wall mounted 40-inch TV and a separate DVD player
- There is a multi-fuel stove fire



## Utility/Plant Room

- There is a step down into the utility room
- There is a washing machine and a tumble dryer
- The plant for the air source heating is in this room
- There are hooks behind the door for coat hanging
- The heating controls are in this room and are clearly labelled.



## Hallway

- There is a thermostat for the heating on the wall at a height of 1630mm ffl.
- The consumer unit is in the cupboard by the door at a high level/above head height.



## First Floor

### Double Bedroom

- Door from landing
- There is a centralised double bed 1530mm (5 feet) wide x 1980mm long x 700mm high
- The clearance underneath the bed is 50mm
- There are two bedside tables 720mm high with table lamps
- There are two, double wall lights
- There is a built-in wardrobe with a clothes rail at 1760mm
- There is a wooden chair which is 450mm high
- The room is double aspect offering views to the front and up to Combe Park from the side window of the cottage



## Bathroom for Double Bedroom



## Twin/Zip and Link Bedroom

- There is a door from the landing
- There is an open wardrobe on the right behind the door with a clothes rail at 1900mm
- There is a light switch on a dimmer which is 1140mm high controlling 5 LED downlighters
- There is a double bed which can be unzipped to make this a twin room
- As a twin room the beds are 900mm (3 feet) wide x 1900mm long x 700mm high
- The clearance underneath the beds is 50mm
- As a double bed the bed is 1800mm wide
- There is a wooden chair which is 450mm high
- There are two bedside tables at height of 760mm high with table lamps



- The en-suite bathroom is off the double/twin bedroom
- The shower enclosure is 630mm x 630mm
- The step into the shower is 230mm high
- The range of the shower door clearance is 330mm
- The basin is 800mm high
- The bath is 580mm high
- The internal bath width is 500mm high
- Bathroom is lit with led backlit mirror and two wall lights and six downlighters
- There is a large window with obscure glass and two opening windows



## Garden

- The garden to the sides and rear is large and sloping with grass and shrubs
- There is a path in front of the cottage and a bark covered area from the path to the boundary
- The garden is enclosed
- There is a table with four chairs with arms
- There is a washing line to the side of the cottage. To reach this the ground is uneven and sloping
- There is a steep bank behind the cottage which is unfenced



## 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 signal or radio signal but radio is available via the TV
- Wi-Fi provided. It can be turned off

## Facilities at all cottages

- Cordless kettle
- Hollow fibre duvet
- Large handle vegetable peeler





- Easy tin opener
- Non-slip mat for bath/shower
- 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)

**March 2023**