

National Trust Cottages Accessibility Guide

**Combe Cottage
Peppercombe
Horns Cross
Bideford
Devon**

South West Region

Cottage Ref: 012024



Introduction

- Combe Cottage is in a secluded position in the heart of the Peppercombe Valley
- The cottage has many original features including slate and wood floors
- A very steep, winding staircase with a fireman's pole type wooden handrail is one of the cottage's features
- The cottage has electrical eco-radiators a multi-fuel stove, portable oil filled heaters and a heated towel rail in the bathroom
- There is a phone in an outbuilding behind Coastguard Cottages which sit just 100m below Combe Cottage. There is no mobile phone signal. Wifi is available. It can be turned off
- The terrain is uneven all around the exterior of the cottage. The garden is sloping

The accommodation is arranged as follows:

Ground Floor:

- Sitting room, dining room with open plan kitchen
- The cottage is furnished for 4 people
- One dog is permitted in Combe Cottage
- The minimum clear opening door width inside the cottage is 640mm

First Floor:

- Bathroom, double bedroom with 5' bed. Two single bedrooms; one is roomy and the other is small

Garden/outside

- A cart is provided to carry luggage to the cottage. This is found in the small shed to the side of the cottage. Many people find it easier/prefer to carry their luggage by hand, in small loads



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

- From the main road, a narrow lane leads you to a padlocked, five bar gate. A combination lock secures this and a torch is necessary as the numbers on the combination can be difficult to read, especially in the dark
- There is no illumination at the top of the track and it is strongly recommended that you arrive before dark
- Once through the gate, there is an approximately 800m rough and stony track, with a steep slope to the left, to drive down to the cottages. Low slung vehicles must take particular care and no vehicle should be driven at more than 10mph



Track to cottage



Junction at bottom of hill – turn left

Arrival and parking facilities

- The sloping, uneven, graveled, car parking area offers one parking space per cottage.
- Here a movement sensor illuminates the corner of the building at Peppercombe Cottages, which gives some light when parking the car in the dark
- From the car parking area, there is a steep climb of approximately 100m to the cottage. This unmade track is rough and can be wet, muddy and sometimes slippery
- Another movement sensor light is wall mounted on the corner of Combe Cottage. This illuminates the track around the entrance to the cottage
- A wicket gate with a sliding bolt opens into the cottage garden
- The key safe is on the wall in the canopied porch area mounted on the frame on the left of the front 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



Car park area



Route from car park area

Getting in (and out) of the cottage

- The wicket gate is 1120mm wide
- The entrance door is just a few paces from the gate along a gravel path
- There is a movement sensor light above the front door

- The entrance door has a clear opening width of 830mm
- There is a small, stone 40mm threshold drop into the cottage
- The light switch is on the left hand side, behind the curtains, at a height 1320 mm
- The door opens into the sitting room which has a flagstone floor



Getting around the cottage

Ground floor:

- Two doors lead from the sitting room: one to the dining area which is open plan with the kitchen. The other door leads to the utility room, off which is the staircase.
- Floor coverings are tiled in the utility room, laminated in the kitchen/dining room and flagstones in the sitting room.
- 9 carpeted stairs. The minimum stair tread is 50mm depth and the maximum width of the tread is 200mm wide. Height of each step is 200mm. Handrail on left and central pole on right

• First floor

- Double bedroom, two single bedrooms, bathroom and WC
- Wood floors in bedrooms and vinyl floor covering in bathroom

Sitting room

- Slightly recessed sash window seat looking up towards the track and over the garden. Window has full length curtains
- A two-seater sofa with seat height 435mm, low back height of 340 mm. Two armchairs with a seat height of 420mm
- Lighting comprises two floor lamps and one central ceiling light
- Main light switch by door at a height of 1320mm
- 32inch TV with integral DVD
- Wood burning stove
- Side table – height 600mm



Kitchen

- Height of worktop is 910mm from floor level with under storage
- Sink with twist taps
- Integrated oven and ceramic hob with 4 heat spots
- Microwave, cordless kettle, toaster
- 4 x ceiling spotlights
- Integrated fridge-freezer
- Integrated washing machine/dryer
- 450mm dishwasher
- Window with drape overlooking the valley



Dining area

- Table, height 750mm, with 4 ladder backed, rush seated chairs. The ladder back rests are 560mm high and the seat height is 430mm
- The table has a knee clearance of 703mm
- One armchair, seat height 450mm and depth of 560mm
- Ceiling light with 3 adjustable spotlights
- Recessed window with full length curtains overlooking the garden



Utility/rear hallway

- Understairs cupboard with a low height where bending would be necessary to re-set the consumer unit switches
- Two cupboards – one with wifi router on shelf
- Central light
- Window overlooking the valley and path from car park area
- Stairs to first floor



Upstairs Landing area

- One wooden chair

Bathroom

- P shaped bath without grab rails and adjustable shower above bath
- Bath is 550mm wide x 1500mm long x 550mm high with twist taps
- The WC is 420mm high
- Hand basin is 780mm high with twist taps
- Mirror and shaver point integrated in light above
- The room is well lit with 4 inset spotlights
- There is a heated towel rail
- Window with drape



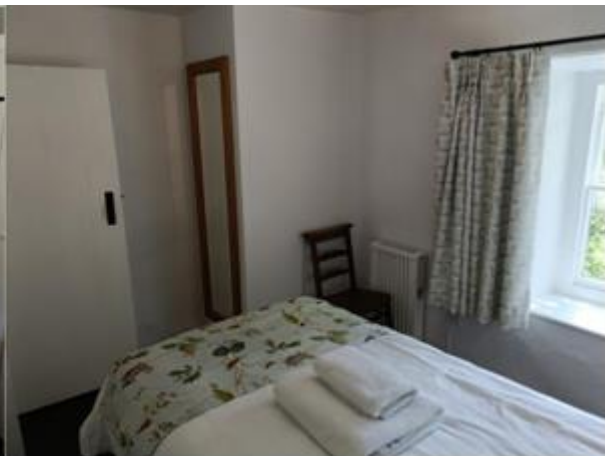
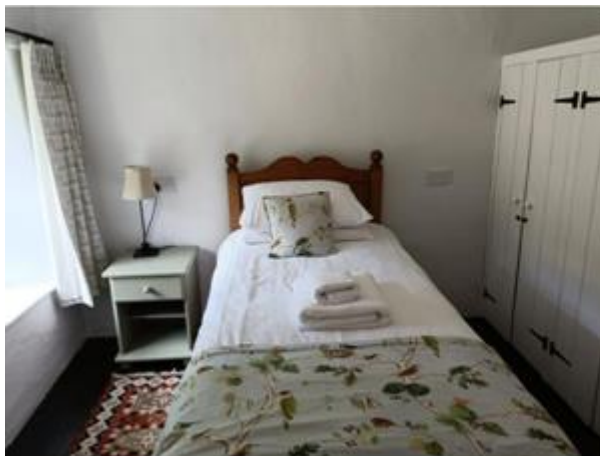
Double Bedroom

- 5' double, iron frame bed
- Bed length is 2000mm, bed height 500mm with memory foam mattress
- 2 bedside tables each with a lamp
- Low level recessed window, with curtains, looking up the track and over the garden. Window fitted with opening restrictor
- 2 over 2 chest of drawers with mirror
- Built in wardrobe with hanging rail at 1660mm
- Limited circulation space
- Ceiling light



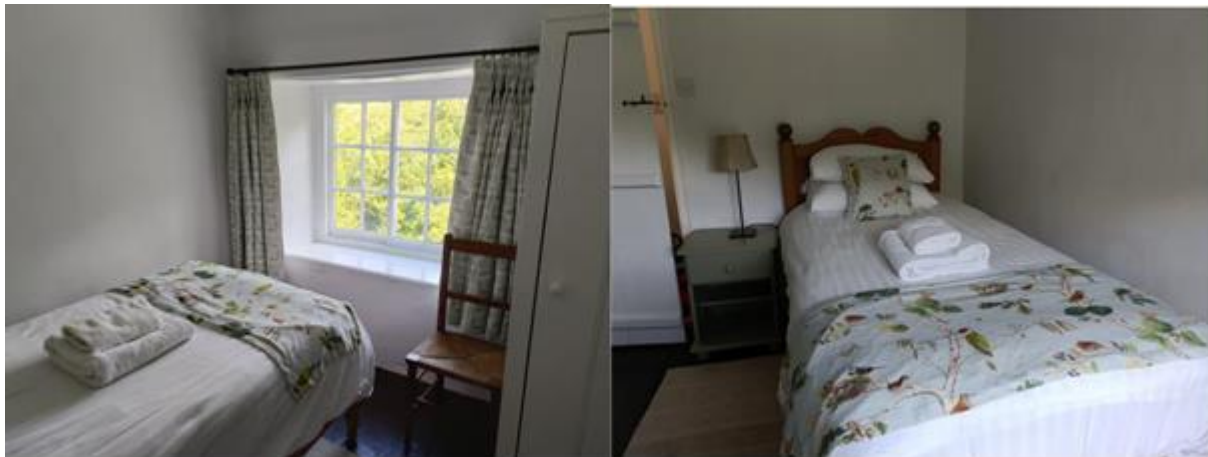
Single Bedroom

- 3' single bed with bed length of 1850mm and a bed height of 550mm
- Bedside table with a drawer
- Table lamp
- Built in wardrobe with hanging rail. Storage area above
- Chair
- Wall mounted near full length mirror
- Rug with anti-slip underlay
- Ceiling light
- Recessed, low level window, with curtains, overlooking garden. Window fitted with opening restrictor



Second, single bedroom (small)

- 3' single bed with bed length of 1850mm and a bed height of 550mm
- Bed faces window
- Bedside table with lamp
- Built in wardrobe with hanging rail at 1620mm
- Low level, sliding sash, recessed window with curtains. View over the valley. Window fitted with opening restrictor
- Small, wooden chair
- Rug with anti-slip underlay
- Limited circulation space available



Garden

- Sloping, lawn garden to the front and side. Round table with chairs with arms
- No completely secure area
- Rotary washing line at rear of cottage



Rear of cottage

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 Peppercombe

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 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

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

November 2023