

National Trust Cottages Access Guide

Crabtree Lodge

Killerton Estate,
Broadclyst,
Devon
EX5 3LD

Property Ref: 012023



Introduction

Crabtree Lodge is located on the Killerton Estate, next to the Old Chapel with views over countryside and parkland.

The property is spacious and sleeps up to 4 people in 2 bedrooms with a ground-floor bathroom and first-floor toilet. The property is heated by an air source heat pump.

Crabtree Lodge can be booked together with Crabtree Schoolhouse to sleep 10 guests in total. There is an interconnecting door between the living rooms in each property. If booking both cottages, please let us know that you would like this door unlocked at least 7 days before your arrival.

The property is arranged as follows:-

- **Ground floor**

Sitting room with log burner, bespoke kitchen, dining room and bathroom with a separate bath and shower.

- **First floor**

Two bedrooms (one double and one twin, which can be made into a double on request) and a WC.

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 property is approached via hedge-lined countryside lanes and situated just off a T-junction. The driveway is at an acute angle and is made of compacted fine gravel. It gently rises up to the property which is elevated from the lane. Crabtree Lodge is the first of the two properties.

Arrival & Parking Facilities

- There is outside lighting by the front door but if arriving after dark it is advisable to have a torch.
- There are two private parking spaces within the garden of the cottage.
- It is possible to pull up by the front door to unload.



Getting in (and out) of the cottage

A dial combination key box is located to the right of the front door at a height of 1600mm. The front door has a clearance width of 850mm. There are stone steps up to the door with step heights of 140mm, with tread widths of 270mm.

The front door leads into a carpeted hallway with a circulation of 1770mm by 1600mm.

There is a back door, width 760mm, leading out of the kitchen and into a boot room with an external back door at right angles with a width 740mm with a level threshold.

Getting around the cottage

Ground floor:

- Carpeted hallway, circulation of 1770mm by 1600mm. There is a fitted door mat and coat hooks at a height of 1600mm. Self-closing doors lead off to the living room and to the kitchen. From the kitchen there are further doorways off to the bathroom and the dining room. There are level thresholds and no further internal steps within the property.

First floor:

- Half turn main staircase, painted wood with a wide central carpet runner. Even step heights of 190mm, tread widths of 290mm, minimum clearance width 700mm on the half landing. Mid step on half land height 180mm. Central wooden banister to the right when ascending.
- Window at half turn landing with pendant light.
- L-shaped carpeted landing. Minimum clearance width 820mm. Pendant light.



Ground floor:

Sitting Room

- Door from hallway, clearance width 830mm, level threshold.
- Carpet with rug
- 2 x sofas, seat height 420mm.
- 1 x armchair, seat height 410mm.
- 1 x window with countryside views over the lane.
- 1 x pendant light, 1 floor lamp with under lampshade on/off switch.
- Wood burner with optional fireguard
- Good circulation.
- Interconnecting door to Crabtree Schoolhouse, clearance width 770mm.



Kitchen

- Door from hall, clearance width 770mm.
- Linoleum floor.
- Ceramic deep sink, lever taps.
- Height of worktop 910mm.
- Fitted kitchen with oven, separate ceramic hob, built in fridge/freezer, dishwasher, microwave, built in washer/dryer.
- 1 x window overlooking garden, 1 x window overlooking buildings.
- Good circulation.



Dining Room

- Door from the kitchen, clearance width 770mm.
- Carpet.
- Table height 760mm, clearance underneath 690mm.
- 4 x wooden dining chairs with wipe-able seat pads, seat height 470mm.
- 1 x window with far reaching countryside views over the lane.
- 1 x pendant light.
- Armchair, seat height 440mm.
- Good circulation.



Bathroom

- Door off the kitchen, clearance width 670mm, level threshold.
- Linoleum floor.
- Toilet, seat height 440mm, lever to the right.
- Bath, height 560mm, twist taps with rubber washers.
- Sink, height 870mm, twist taps with rubber washers.
- Double shower enclosure, step up of 130mm, entrance width 750mm, fixed shower head and a detachable shower head, and controls at a height of 1340mm.
- Sunken ceiling lights and integrated mirror light.
- Minimum circulation to the bath 520mm.
- Minimum circulation to the shower 810mm.
- 3 x windows overlooking gardens, one obscure, with blinds.



First Floor:

Twin Bedroom

- Door from landing, clearance width 840mm, level threshold.
- Carpet.
- Twin beds with metal head/foot boards width 900mm, length 1900mm, height 690mm, space under bed height 340mm.
- Centre bedside table, bedside lamp, pendant light.
- Window with far reaching views over countryside.
- Single wardrobe, chest of drawers.
- Circulation, 540mm at the end of the beds, 600mm between beds.



Double Bedroom



- Door from landing, clearance width 840mm, level threshold.
- Sloping ceiling at the edges.
- Carpet.
- Double bed, width 1500mm, length 2000mm, height 740mm, space underneath height 360mm.
- 2 x bedside tables.
- 2 x bedside lamps with under lampshade on/off switches. Ceiling pendant light.
- Wardrobe/chest of drawers.
- Window overlooking the front with far reaching countryside views.
- Spacious room with good circulation, space to the sides of the bed 630mm.

Toilet

- Door clearance width 770mm, level threshold.
- Linoleum floor.
- Built in toilet/sink.
- Toilet, seat height 420mm, push flush to the right.
- Sink, height 860mm, single lever lift and turn tape.
- Ceiling light with pull switch.
- 1 x window with blind.



Garden

- Main access to the garden is via the external door from the boot room off the kitchen or through a side gate, width 1170mm from the drive.
- Garden comprises of gently sloping lawns with a brick patio area.
- There are three stone steps up to the lawns/patio area, step heights 180mm, treads 270mm. **Guests are advised to take care as there are no handrails covering the steps in the garden.**
- There are additional benches around the garden.



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.

Facilities at all cottages

The National Trust aims to expand the list of accessible /equipment/items available at each cottage and these may include

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

Please note that we cannot guarantee that all items will be available at the time of your visit. Please enquire at the time of booking regarding any particular requests.

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.

<http://www.redcross.org.uk/standard.asp?id=89425>

Future Plans to improve Access to NT Holiday Cottages

We are currently in the process of writing access 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 Access Guide

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

Phone: 0344 800 2070

Email: cottages@nationaltrust.org.uk

Access for All at the National Trust

We continue to work to improve accessibility at all our holiday cottages. We welcome comments and ideas on improving access.

Phone: 0344 800 2070

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