

## National Trust Cottages Access Guide

Crabtree School House  
Killerton Estate,  
Broadclyst,  
Devon.

Property Ref: 012019



### Introduction

Crabtree School House 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 6 people in 3 bedrooms (one ground floor) with a ground floor bathroom and first floor shower room.

The property is heated by an air source heat pump with an additional wood burner in the living area and open fire in the snug.

With the exception of the bathrooms, all doors have self-closers.

Crabtree School House can be booked together with Crabtree Lodge to sleep 10 guests in total. There is an interconnecting door between the living rooms in each property.

The house is arranged as follows:

### Ground floor

Open plan kitchen, dining area and sitting room. Separate snug with open fire, double bedroom and bathroom with handheld shower over the bath.

### First floor

One double, one twin (which can be made into a double on request) and a shower room.

## 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 School House is the second 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 left of the property at a height of 1480mm. The front door has a clearance width of 830mm with ascending stone steps leading up to it with uneven step heights of 120mm, 170mm, 160mm, 140mm and uneven treads of 320mm, 290mm, 280mm, 180mm. There is a wooden handrail to the right.

The front door leads into a spacious vinyl-tiled hallway with a minimum width of 860mm. There is a fitted doormat.

There are two back doors. One is along a concrete path, width 1180mm with a single low step of 110mm. The back door leads into the open plan living/dining area. Door width 790mm.

The other back door leads into the back hall, with a door width of 720mm and two stone steps, heights of 800mm and 120mm, treads 270mm and 200mm.



## Getting around the cottage

### Ground floor:

- Main vinyl-covered entrance hall, minimum width 860mm. Coat hooks to the right, height 1900mm. Doors off to the snug and to the open plan living area with stairs ahead. A further door leads to the ground floor bedroom.
- An inner doorway, width 790mm and with no threshold, leads to a back hall with a minimum clearance width 700mm. The bathroom, back door and utility are off the back hall.
- All doors are self-closing, with the exception of the bathroom, and have turn knob handles. There are no internal steps.



## First floor:

- Half turn main staircase of painted wood with a wide central carpet runner. Even step height 180mm, tread 240mm, minimum clearance width 700mm on the half landing. Mid step on half landing, height 180mm. Central wooden banister to the left when ascending. Window at half turn landing. Chandelier
- Carpeted landing with minimum clearance width 730mm. Ceiling light. Large wardrobe with drawers set back in an alcove.



## Ground floor:

### Open Plan Living/Dining/Kitchen Area

Door from main hall, clearance width 810mm.

Interconnecting door to Crabtree Lodge, clearance width 770mm.

Wooden floorboards.

Series of 4 x large pendant lights over dining/living area.

### Open Plan Kitchen Area

- Wooden floorboards with central rug.
- Double ceramic sink, with lever taps.
- Height of worktop 910mm.
- Fitted kitchen with range, free standing tall fridge/freezer, dishwasher, microwave.
- 3 x double pendant lights, 1 x pair of wall lights.
- 1 x window overlooking back garden, 1 x window overlooking adjacent Lodge buildings.
- Good circulation with 1540mm clearance width between units.



## Open Plan Dining Area

- Table height, 730mm, clearance height underneath 540mm.
- 8 x wooden dining chairs with fabric seat pads, seat height 470mm.
- 2 x wooden dining chairs with arms and wipe-able seat pads, seat height 470mm.
- Child's high chair.
- 1 x large window with views over the back garden and parkland beyond.
- 1 x lamp with foot controlled on/off switch.
- External door, width 790mm, leading to undercover area and back garden. Stone step down, height 110mm.
- Good circulation.



## Open Plan Sitting Area

- Wooden floorboards with rug.
- 1 x large settee, seat height 520mm.
- 1 x smaller settee, seat height 520mm.
- 2 x armchairs, seat height 410mm.
- 1 x window with far reaching views over countryside.
- 1 x floor lamps with on/off foot switch.
- Wood burner with fire guard.
- Good circulation.



## Snug

- Door from main hall, clearance width 810mm, level threshold.
- Wooden floorboards with large rug.
- 2 x settees, seat height 460mm.
- 1 x armchair, seat height 400mm.
- 1 x window with far reaching views over countryside.
- Pendant light, 1 x floor lamp with under lampshade on/off switch, 1 x table lamp with on/off switch on the cable.
- Open fire with fire guard.
- Good circulation.



## Ground Floor Bedroom

- Door from main hall, clearance width 730mm, level threshold.
- Carpet.
- Double bed, wooden head/foot boards, width 1400mm, length 1900mm, height 700mm, clearance height underneath the bed 310mm.
- 2 x bedside tables. 2 x bedside lamps with on/off switches on the cables, pendant light.
- 1 x window with views over the side garden and parkland.
- 2 x wooden chairs with rush seating, seat height 350mm.
- 2 built in cupboards with shelves, hook on back of the door.
- Circulation clearance width at the end of the bed 620mm, from side of the bed to window, 460mm, from side of the bed to door 1100mm.



## Ground Floor Bathroom

- Door from the back hall, clearance width 710mm, level threshold.
- Linoleum flooring.
- Toilet, seat height 450mm, lever handle to the right.
- Bath, height 560mm, hand held shower attachment with twist taps with rubber washers and lever mixer.
- Sink, height 870mm, twist taps with rubber washers.
- Series of 3 x sunken down lighters, 1 x mirror with integral light.
- Minimum circulation clearance around the bath 700mm.
- 2 x windows with blinds overlooking gardens.



## Utility Room (small)

- Door off the back hall, clearance width 700mm, low door height 1550mm, level threshold.
- Combination washer/dryer and a drying rack.
- Linoleum floor.
- Small window over garden.
- Ceiling light.



## First Floor:

### Twin Bedroom

- Door from landing, clearance width 820mm, level threshold.
- Carpet.
- Twin beds with metal head/foot boards width 900mm, length 1900mm, height 630mm, clearance height underneath bed, 270mm.
- Centre bedside table. 1 x bedside lamp with on/off switch on the cable, pendant light.
- Window with views over the side garden and parkland.
- Wooden chair, seat height, 430mm.
- Circulation 1320mm at the end of the beds, 410mm between beds, side of the bed from the door 430mm.



### Double Bedroom

- Door from the landing, clearance width 700mm, level threshold.
- Carpet.
- Double bed width 1500mm, length 1900mm, height 630mm, clearance height underneath bed 160mm.
- 2 x side tables. 2 x bedside lamps with under lampshade on/off switches. Ceiling pendant light.
- Side table with 2 drawers.
- 1 x window with far reaching countryside views.
- Circulation at the end of the bed 650mm, on the far side 460mm, and from the door to the bed 800mm.



## Shower Room

- Door clearance width 740mm, level threshold.
- Linoleum floor.
- Toilet, seat height 440mm, flush lever to the right.
- Sink, height 870mm, twist taps with rubber washers.
- Corner shower enclosure, step up of 140mm, , detachable shower head and electric shower controls at a height of 1570mm.
- 3 x sunken ceiling lights, integral mirror light.
- Minimum circulation between toilet and shower, 720mm.



## Garden

- Main access to the garden is via the external door from the open plan living/dining/kitchen area or through a side gate, width 1170mm from the drive.
- Garden comprises of gently sloping lawns with a brick patio area with garden table, height 740mm, clearance height underneath of 650mm, 2 x benches, seat height 430mm, 2 x wicker effect tub chairs, seat height 440mm.
- 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](mailto: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.

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Date 18 March 2024