

National Trust Cottages Accessibility Guide

1 Forge Cottage

Branscombe,
Seaton,
Devon
EX12 3DB

Property Ref: 012006



Introduction

Forge Cottage is located within Branscombe village. It is a thatched cottage sleeping up to 4 people in 2 bedrooms. There is reduced circulation in the twin bedroom due to layout of beds and internal steps within the property. Upstairs there are some low sloping ceilings with exposed roof trusses and beams.

The property has electrical wall-mounted heaters and a wood burner in the living room.

The Cottage is arranged as follows:

Ground floor

- Kitchen/dining room and sitting room with wood burning stove

First floor

- Two bedrooms (1 double, 1 twin), 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

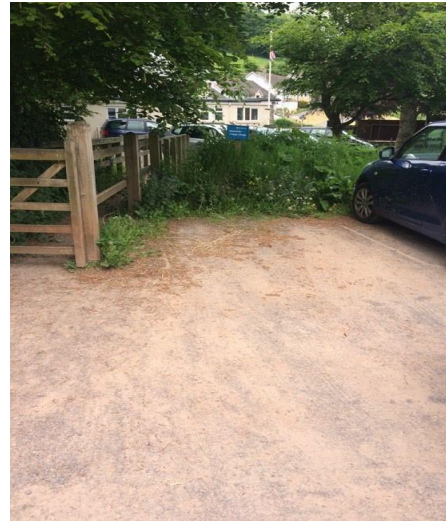
The approach is via narrow country lanes, single lane with passing places. The lane is steeply sloping at the property.

Arrival & Parking Facilities

- There is allocated parking in the level car park approximately 50m from property and on the opposite side of the lane. The parking area is compacted fine gravel. The lane slopes upwards from the parking area to the cottage.
- It is possible for a vehicle to stop and unload directly outside the property although extreme care should be taken.
- There is outside lighting by the front door but if arriving after dark it is advisable to have a torch



View from car park up the road towards the cottage



Designated parking space in car park

Getting in (and out) of the cottage

- Access through a side gate, width 870mm and along a concrete footpath, width 800mm
- A dial combination key box is located to the right of the back door at a height of 1540mm
- Entrance via the back door, width 810mm, height 1650mm, Suffolk latch
- Wooden door threshold step up 35mm, tread 85mm, step down 20mm
- Door enters directly into the kitchen, circulation space 1280mm by 1430mm, linoleum floor
- Front stable door width 800mm, height 1700mm, Suffolk latch, opening into hall with carpet



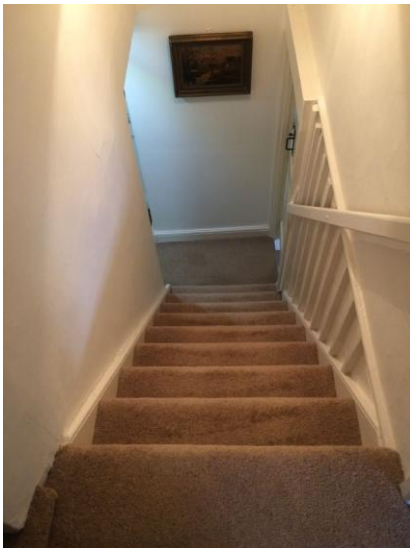
Getting around the cottage

Ground floor:

- Hall minimum width of 480mm, length 1010mm access to the stairs and front door
- 2 steps down from the hall to the living room, height 200mm, tread 290mm
- 2 steps down from the hall to the kitchen, height 170mm, tread 270mm
- Carpet and a sunken door mat 20mm
- Spotlight

First floor:

- Carpeted straight stairs with wooden handrail
- Stair height 200mm, tread 220mm, width 720mm
- Split level landing with uneven small step up of approx. 80mm
- Pendant lights on stairs and landing
- Walk in cupboard with low hanging rail on landing



Sitting Room



- Door width from kitchen 780mm, 20mm step down threshold
- Door width from hall 730mm, 2 steps down, height 200mm, tread 290mm
- Carpet with rug
- Wood burner (fireguard provided on request)
- 1 large 2 seater settee, seat height 420mm
- 1 winged back armchair, seat height 460mm
- 2 window seats, seat height 560mm overlooking front lane
- 1 window seat, seat height 500mm overlooking back garden
- Ceiling chandelier light, 2 x table lamps with on/off switch on the cable

Kitchen



- Door to hall width 730mm, 2 x steps, height 170mm, tread 270mm
- Linoleum floor
- Height of worktop and sideboard 920mm

- Fitted kitchen with electric double oven and ceramic hob, fridge/freezer, dishwasher, microwave, washer/dryer
- Sink, mixer twist taps with washers
- 2 x 3 spotlight track lighting
- Dual aspect windows, views over back garden and over front lane, high window seat to front window, seat height 620mm
- Table height 770mm, clearance space underneath height 600mm
- 4 x wooden chairs, seat height 460mm

Double Bedroom



- Door width 820mm, height 1790mm no threshold, Suffolk latch
- Carpet, uneven sloping floor
- Double bed width 1400mm, length 2000mm, height 760mm, space underneath 350mm
- 2 x side tables, 2 x bedside lamps with on/off switch on the cable • Ceiling pendant light
- Dual aspect low windows with views over front lane and back garden to countryside beyond
- Wooden chair with tapestry seat pad, seat height 460mm
- Chest of drawers
- Restrictive ceiling height, low sloping sides and exposed trusses/beams
- Circulation, 1250mm each side of bed, 820mm end of bed

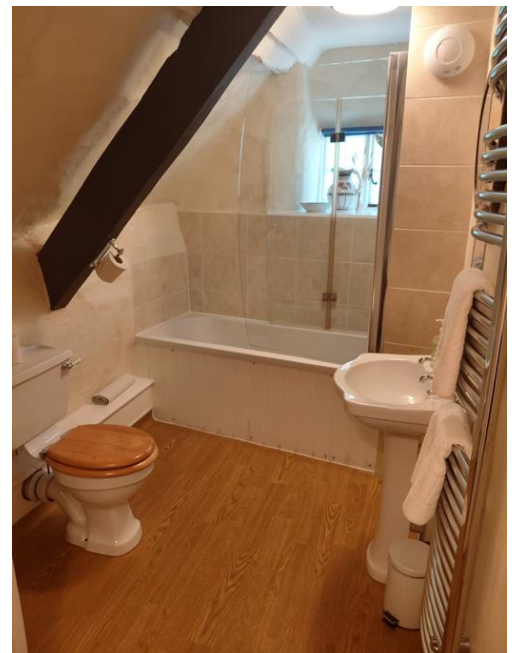
Twin Bedroom



- Door width 740mm, height 1930mm, no threshold
- Carpet
- Twin beds width 900mm, length 2000mm, height 780mm, space under bed height 360mm
- Restrictive space between beds where beds overlap by 500mm of 300mm
- Circulation space, 1080mm end of bed to wall, 1300mm bed to door
- 2 x bedside tables with 2 x bedside lamps, on/off switch on the cable
- Ceiling pendant light, additional light pull by first bed
- Window with views over the front lane
- Chair, seat height 440mm
- Sloping ceiling with exposed low roof trusses/beams

Bathroom

- Door width 720mm, height 1930mm, Suffolk latch, no threshold
- Linoleum floor
- Toilet height 420mm, lever flush handle
- Bath height 570mm, twist taps with washers
- Electric shower, height 1420mm, pivoted shower screen
- Sink height 810mm, twist taps with washers
- Rush chair, seat height 460mm
- Ceiling light and window
- Good circulation but with low sloping ceiling and exposed roof trusses on one side



Garden

- Access to the garden is via the back door from the kitchen
- Enclosed flat rear garden with gravelled area and lawn with table and four chairs
- The garden is next to the Old Bakery tearoom's garden and is separated by a dense, tall hedge



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 Accessibility to National Trust 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. 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

Email: cottages@nationaltrust.org.uk

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