

National Trust Cottages Accessibility Guide

Higher Brownstone Farm

Coleton Fishacre,
Kingswear,
Devon
TQ6 0EH



Property Ref: 012034

Introduction

Higher Brownstone Farm is a former farmhouse located on the Coleton Fishacre estate. It is relatively remote and surrounded by farmland.

The property is arranged over two floors with two staircases. It is extremely spacious and has good circulation throughout every room. There are heavier fire doors to some of the rooms.

Higher Brownstone Farm sleeps up to 12 people in 6 bedrooms. It has a family bathroom, a shower room and two en-suites bathrooms with shower cubicles. There is one bedroom on the ground floor. All of the bathrooms are located on the first floor. There is a W.C. accessed from the ground floor hallway via a few steps.

There is a small, unfenced spring fed pond in the front garden by the parking area.

The property has oil fired heating and an open fire, with fireguard (on request), in the main sitting room.

The cottage is arranged as follows:

Ground floor

Entrance porch, inner reception room, billiard room, sitting room with open fire, double bedroom, dining room, kitchen, utility room, W.C.

First floor

Five bedrooms (2 doubles with 5' beds and en-suite bathrooms with separate shower cubicles and 3 twins which can also be set up as doubles on request), one bathroom with separate shower cubical, one 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 well-maintained, narrow country lanes with regular passing places. The lanes are bounded with high hedgerows and vegetation-covered, old stone walls. The property is relatively remote and found on a gently sloping bend in the lane. There is a wide, level entrance.

Arrival & Parking Facilities

- There is ample parking in front of the property on a relatively even and level paved area
- There is a large porch leading to the double front door on even level ground from the parking area
- There is outside lighting by the front door but if arriving after dark it is advisable to have a torch



Getting in (and out) of the cottage

Main entrance/exit

- The dial combination key box is located to the left of the front door
- The double front door has a single door width of 800mm and an opening of 1800mm when both doors are open
- There is a slightly raised wooden weather shield, height 90mm
- The main entrance door opens into a boot room (width 1510mm, length 3750mm) with flagstone floor and door mat
- Chandelier light and side window
- Coat hooks at a height of 1510mm and a bench, seat height 420mm
- Inner front door (width 860mm) leading into large hallway, level threshold



Side entrance/exit

- There are two doors to the side garden from the main sitting room via a small hall (internal door width 1040mm). After the first door, there are 2 steps down (step heights of 90mm and 100mm, tread 460mm). This area has tiled flooring. The second of the doors is the external door (width 960mm, metal weather-strip 30mm, 1 x step down height 130mm)



Utility entrance/exit

- Door (width 710mm) with level threshold and suffolk latch

Fire exit

- There is an additional double set of fire exit doors from the ground floor bedroom to the car park area with a step up to the first door and down from the second



Getting around the cottage

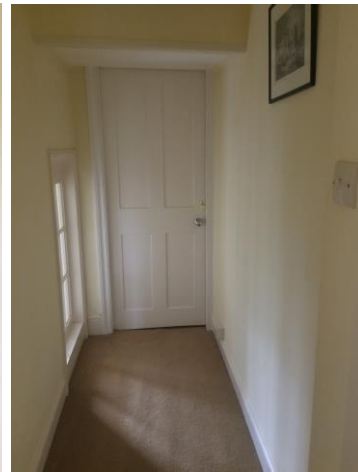
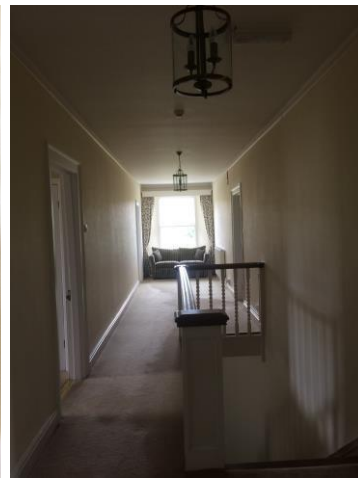
Ground floor:

- There are wide doorways and generous circulation widths throughout the ground floor
- Level thresholds between the main rooms
- Access to the W.C. and utility room is via a wide tiled hallway, through a door off the main entrance hall (width 720mm). There are a series of upward steps with handrails and a mat at the bottom. First two step heights of 220mm then 200mm, tread 300mm. Landing area and door off to the utility then a further four uneven steps with heights of 210mm, 200mm, 200mm and 210mm with treads of 290mm, 290mm and 300mm. Adequate light levels from a pendant light and half glazed door from the W.C.



First floor:

- There are two staircases within the property which lead to the same central landing.
- The first staircase rises from the Billiard room. Straight wooden stairs with a quarter turn angular winders at the bottom. Step height 200mm, tread 250mm, width 870mm, with banister rail
- The second staircase rises from the main hall. Straight stairs with half turn mid landing area. Step height 200mm, tread 240mm, width 890mm, central banister. Half landing area width 870mm, length 1790mm, carpet.
- Central carpeted landing (minimum width 960mm, maximum width 2100mm). Good lighting with 4 pendant lights and windows at the end overlooking the side garden and lane. Two-seater settee at the window, seat height 470mm.



Main hall/sitting room

- Partly uneven flagstone floor and partly fitted rush matting with a large rug
- Electric “wood burner” effect fire
- Two-seater settee, seat height 450mm
- Two armchairs, seat height 400mm
- Window with views over front drive and garden
- Chandelier light and pendant light



Sitting room

- Main door from billiard room (width 860mm)
- Level wooden floorboards, level thresholds
- Rug with anti-slip underlay
- Open fire with fire guard (on request)
- 2 x three-seater sofas
- 1 x four-seater sofa
- 2 x winged back armchair
- Dual aspect windows with views over the gardens and farmland beyond
- 2 x chandelier lights, floor lamp and 2 pairs of wall lights



Dining Room

- Door (from the billiard room) width 880mm, level threshold
- Parquet floor
- Formal dining table, height 720mm, clearance underneath 520mm
- 12 x wooden dining chairs with fabric seat pads, seat height 460mm
- Window with views over back garden and farmland beyond
- 2 x chandelier lights, 4 x table lamps with under lampshade on/off switches
- Good circulation



Kitchen

- Door width (from hall) 880mm, level threshold
- Flagstone floor
- Height of worktop is 910mm
- Fitted kitchen with electric double range and ceramic hob, “American” style fridge/freezer, dishwasher, microwave
- Sink with twist mixer tap with washers
- Architectural hanging frame with sunken spotlights
- Central island, circulation around minimum of 1000mm
- Window with views over back garden



Utility room

- Door from hallway (width 820mm, level threshold) with Suffolk latch
- Tiled floor
- Separate washing machine and tumble dryer
- Ironing board
- Door to outside back garden and clothes line (width 710mm) with Suffolk latch
- 2 x windows over the back garden, strip lighting
- Good circulation



Cloakroom

- Door from hallway (width 740mm) level threshold
- Tiled floor
- Sink (height 810mm) with mixer tap with turn taps with ceramic washers
- Toilet, (seat height 420mm) with push flush
- Circulation space between toilet and sink 400mm
- Window over side garden, wall lights



Central billiard room

- Entrance doorway from hall
- Level and even Parquet floor
- 3 x chairs, seat height 470mm
- 3 x pairs of wall lights, 1 x floor lamp with foot switch on the cable, billiard table light, window over the front parking area and garden
- 1 x electric wood burner effect fire
- Full sized billiard table, height 860mm
- Good circulation around the table



Ground floor bedroom

- Door from billiard room (width 890mm) level threshold, fire door
- Door width from sitting room (width 890mm) level threshold, fire door
- Wood floorboards with a large rug
- Double bed width 1500mm, length 2000mm, height 600mm, space under height 360mm
- 2 x bedside tables, 2 x bedside lamps with on/off switch on the cable
- Ceiling pendant light, 1 x floor lamp with foot switch on the cable
- Window with views over side garden, farmland and agricultural building beyond
- 2 x glazed fire exit double doors, width 1600mm, step up 180mm, exiting onto car park area
- 2 chairs with table
- Wardrobe, towel rail
- Good circulation



First floor:

Double bedroom

- Door from landing (width 790mm) level threshold
- Carpet
- Double bed width 1500mm, length 2000mm, height 580mm, space under height 300mm
- 2 x side tables, bedside lamps with on/off switch on the cable
- Ceiling pendant light
- Dual aspect window with views over side and back gardens and to farmland beyond
- Chair with a seat height 300mm
- Separate dressing area with fitted wardrobes, tall chest of drawers
- 2 x chairs and table, seat height 420mm
- Good circulation



En-suite bathroom

- Door width 780mm, level threshold
- Linoleum floor
- Toilet, sink, bath and separate shower
- Toilet height 400mm with lever handle flush
- Double shower, tray height 100mm, shower height to controls 1700mm, sliding shower door
- Large sink, height 840mm with washer twist taps
- Shaver socket 1480mm
- Bath, height 480mm, with taps in the wall, turn mixer tap with washers
- NB bidet not in use
- Window over the back garden, 2 x ceiling lights



Double bedroom

- Door width, 790mm threshold
- Carpet
- Double bed width 1500mm, length 2000mm, height 600mm, clearance underneath 300mm
- 2 x side tables, bedside lamps with under lampshade on/off switches, ceiling pendant light
- Window with views over the side garden and the front parking area, garden and farmland beyond
- 2 x armchairs, seat height 410mm
- Fitted wardrobe
- Good circulation



En-Suite Bathroom

- Door from bedroom (width 780mm), level threshold
- Linoleum floor
- Toilet, sink, bath and separate corner shower
- Toilet height is 420mm with lever flush
- Corner shower, tray height 140mm, sliding doors, shower height 1650mm
- Sink height 840mm with washer twist taps
- Bath height 480mm, mixer tap with hand-held shower attachment
- Round window overlooking front of the property, ceiling light



Twin Bedroom

- Door width 790mm threshold
- Carpet
- Twin divan beds width 900mm, length 1900mm, height 600mm
- 1 x bedside table with bedside lamp with on/off switch under the lampshade
- Pendant Light
- Window with views over the back garden and to farmland beyond
- Wardrobe, chest of drawers
- Good circulation



Twin Bedroom

- Door width 800mm, level threshold
- Carpet
- Twin divan beds width 900mm, length 1900mm, height 600mm
- 2 x bedside tables and 2 x bedside lamps with under lampshade on/off switches
- Pendant light
- Views over the front garden
- Wood chair with arms, seat height 470mm with small dressing table
- Fitted wardrobe, chest of drawers
- Good circulation



Twin Bedroom/zip & link double

- Door width 780mm threshold
- Carpet
- Twin divan beds width 900mm, length 1900mm, height 600mm
- 1 x bedside table with bedside lamp with on/off switch under the lampshade
- Pendant Light
- Window with views over the front parking area and to farmland beyond
- Hook on the wall with hangers, height 1700mm
- Good circulation, end of bed circulation width 850mm, sides of bed 1000mm



Family Bathroom

- Door width 800mm, level threshold
- Linoleum floor
- Toilet, sink and bath with electric shower
- Toilet height is 420mm with push flush
- Bath height 600mm, twist taps with ceramic washers
- Sink height 840mm with mono block mixer tap with ceramic washers
- Mirror light with shaver socket, height 1840mm
- 2 x ceiling lights
- Good circulation, minimum width by the toilet 850mm
- Window over back garden and farmland beyond



Family Shower Room

- Door width 730mm, opening into space of 840mm before opening out into shower room
- Linoleum floor
- Toilet, sink and shower
- Toilet height is 470mm with front push flush
- Shower, low level, 70mm step up
- Sink height 820mm, twist taps with washers
- Shaver socket height 1430mm
- Obscure window to the front, ceiling light
- Chair, seat height 440mm
- Good circulation, restrictive sloping ceiling and beam by the toilet, height 1800mm



Garden

- Two shallow, spring-fed ponds in the front parking area
- Paved area adjacent to the house
- Private rear garden with large area of lawn
- Terraced lawn area with bench in the front garden
- Two 6-seater metal tables (750mm leg clearance) and 12 chairs with armrests
- The parking area is not fenced off from the garden and there is no front gate from the lane



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



National Trust

- 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.

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Date: May 2026