

## **National Trust Cottages Accessibility Guide**

**Kipscombe Belve  
Foreland Point  
Lynmouth  
Devon**

### **South West Region**



**Cottage Ref: 012053**

### **Introduction**

- Kipscombe Belve Cottage has been designed to be accessible and is furnished for 2 people. It is located just inland from the dramatic coast around Foreland Point and set within the grounds of a working farm.
- The cottage adjoins Kipscombe Cottage. There is an interconnecting door for a combined booking. There are 3 steps to access Kipscombe Cottage through this door
- The cottage is step free access throughout with a 'Doc M' equipped accessible toilet and shower room. It has Air Source central heating and a heated towel rail
- There is good color contrast throughout and a high level of natural light
- There is wifi in the cottage. This cannot be turned off. Mobile reception is intermittent. The nearest BT phone is in the farmhouse or adjoining Kipscombe Cottage

The accommodation comprises the following:

### **Ground Floor**

- Hallway, an open plan kitchen-living room, toilet-shower room and a bedroom. Small store 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 eg require use of a Deafguard
- Directions provided with booking

## Approach

From the A39 turn-off the track is tarmac but with numerous potholes. The final 100m approach has several sharp bends. There is a gate to open and close just before the parking area



Approach track



Gate to open

## Arrival & Parking Facilities

- There is a large parking area close to the cottage.
- From the reserved parking space, marked with a wall mounted sign, to the front door is approx 10m. The surface is uneven and there is a slight incline
- The key safe is to the left of the front door at a height of 1330mm. 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
- There is a PIR sensor light covering the entrance way



## Getting in (and out) of the cottage

- Access to the front door from the car parking area is via a ramp way with a shallow incline. Part of the surface is loose stone and in front of the door is large stone slab to make access and turning easier
- The width of the ramp way is 1150mm. There is handrail to the right. The height is 960mm
- The front door is 890mm wide. It is opened with a lever handle (height 1010mm) and opens outwards. There is a small 20mm threshold which is ramped inwards
- The hallway has a motion sensor which will operate a ceiling light as the front door is opened. The light will stay on for approx 10mins



## Getting around the cottage

- Floor coverings are wood effect vinyl in the hallway and open plan living room and carpet upstairs in the bedroom. The accessible bathroom has a non-slip floor
- The internal door widths are a minimum of 820mm wide
- There is emergency lighting installed to cover all escape routes

### Hallway:

- The hallway provides access to the bathroom, bedroom and open plan living area
- There are 2 sets (each of 4) wall mounted coat hooks. Lower set is at height is 1220mm





## Open Plan Kitchen and Living Area

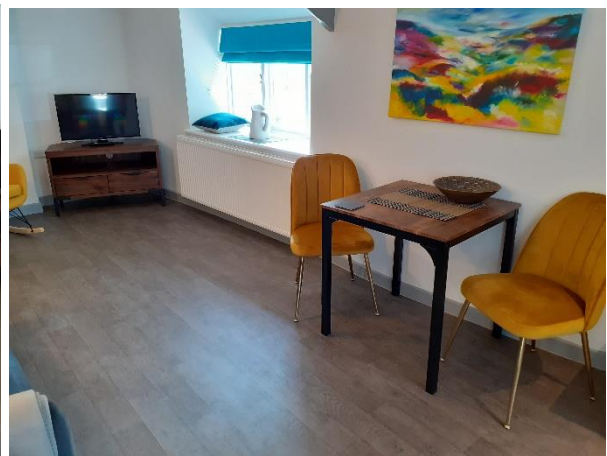
### Kitchen

- Height of the main worktop is 900mm from floor level. Most electrical items such as microwave and kettle are on this work top
- There is a lower level work top at 810mm with under counter space close to the oven
- There are cupboards and drawers beneath the work top. Each has a single knob to pull open. There are several cupboards wall mounted above the work tops
- There are power sockets around the work tops
- Stainless steel sink with separate hot and cold lever taps. The height is 810mm.
- Integrated electric cooker with separate grill and a hob with 4 hot spots. Cooker hood with light. The oven has twist control knobs
- Under work top dishwasher and fridge with small freezer section
- The crockery is white. The place mats are grey slate? There are some 'easy use' utensils?
- Lighting is from 5 ceiling spotlights
- There are 2 windows with roller blinds



### Living and Dining Area

- Large two-seater sofa with seat height 450mm. There are several loose cushions
- One easy chair with arms. Seat height is 460mm
- Nest of tables with small lamp operated with a button switch. Height of largest table is 450mm
- 32inch SMART TV – sub titles available
- Small dark colored dining table 700x700mm. Table height is 750mm. Two soft chairs without arms. Seat height is 460mm
- There is shelving with books, games and a portable radio
- Lighting comprises ceiling light and 2 wall mounted lights which can be operated independent of the ceiling light
- There is one window with a roller blind
- Wall mounted thermostat to adjust heating temperature. Height is 1300mm



## Bedroom

- Access is through a sliding door. It opens to the left. Handle height is 800mm
- There is shallow incline to enter the room
- To the left there is support handrail. Height is 960mm
- The light switch is to the right as you enter. Height is 1100mm
- Zip and link beds arranged to make a 6-foot double. On request can be arranged as twin. Mattress height is 690mm. The mattress is firm. No space under the beds
- Bedside tables, with a single drawer, each with a touch operated bedside light
- Chest of drawers – 2 over 3. Top height of 1130mm
- Dressing table with fixed mirror. Height of table is 760mm
- There are 2 ceiling lights
- There are 2 windows each with a roller blind





## Bathroom:

- Door opens inwards. Handle height is 850mm. Safety lock fitted for emergency opening
- Doc M equipped room with grab rails for toilet and shower
- Toilet seat height is 490mm. Direction of transfer is to the right. Space in front is 1300mm. Space to side is 1100mm. Flush is push lever
- Electric shower with wall mounted fold away shower chair. Seat height is 500mm.
- Adjustable height shower head. Shower has twist controls. Height of controls is 1000mm
- Wall mounted hand basin. Height is 860 mm from floor level with a single lever tap.
- Adjustable wall mounted swing mirror. Height is 1200mm
- Heated towel rail
- Lighting is from 3 spotlights operated by a low-level pull cord by the door
- There is a window with a roller blind



## Garden/Open space:

- From parking area there are small steps up to nearby a field. There is seating in the field.





## Additional Information

- Assistance dogs are welcome at all our cottages. The nearest dog toilet area is in the field close to the cottage
- 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 currently no external charging point for a mobility scooter. There are sockets inside

## 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 place mats
- 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](mailto: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](mailto:accessforall@nationaltrust.org.uk)

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