

National Trust Cottages Accessibility Guide

**Kipscombe Cottage
Foreland Point
Lynmouth
Devon**

South West Region



Cottage Ref: 012049

Introduction

- Kipscombe cottage is furnished for 3 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 the main farm house and another cottage
- The cottage has Air Source central heating, a multi fuel stove and a heated towel rail
- There is wifi in the cottage and mobile reception is intermittent. There is a phone in the hallway for emergency use

The accommodation comprises the following:

Ground Floor

- Hallway, an open plan kitchen-living room. A small utility room

First floor

- Two bedrooms: one double, one single. A bathroom with 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

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. The surface is uneven
- The key safe is to the right of the front door. 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



Parking on hard standing

Getting in (and out) of the cottage

- Access to the front door from the car parking area is via a narrow entrance way with a gravel surface
- The front door is 740mm wide and has two small threshold steps each of 60mm



Entrance way



Front door

Getting around the cottage

- Floor coverings are wood effect tile downstairs and carpets upstairs in the bedrooms
- Stairs are carpeted and there is a handrail to the right-hand side
- The internal door widths are a minimum of 740mm wide

Ground floor:

- Level access kitchen-living area with small step (110mm) from hallway, also a small step in to the utility room

First floor

- Stairs with 8 steps with wooden handrail on right hand side leading to a small landing area
- The treads are 190mm deep
- From the small landing, a right turn and up further 5 stairs to the bathroom and bedrooms
- The bathroom flooring is vinyl
- Wooden stair gates are available for top and bottom of the stairs

Open Plan Kitchen and Living Area

Kitchen

- Height of worktop is 910mm from floor level. There are cupboards and a drawer beneath the work top
- Multiple power sockets around the work top
- Stainless steel sink with lever taps
- Integrated electric cooker and a ceramic hob with 4 hot spots. Cooker hood with light
- Under work top dishwasher and fridge with small freezer section

- Window which opens and with a roller blind overlooking woodland provides good natural light



Living and Dining Area

- Two-seater sofa with seat height 480mm
- One easy chair with arms
- Lighting comprises free standing lamps and wall lights with LEDs – all controlled independently
- 32inch SMART TV – sub titles available
- One wood burner – fire guard available (in Utility Room)
- Small dinning table 3'x3' with leaf extended. Table height is 750mm. Chairs without arms



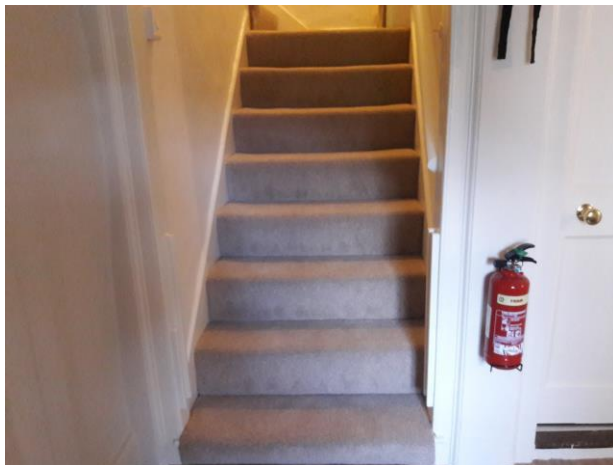
Utility Room

- Washing machine-dryer, ironing board, stair gates, electric heater
- Hooks for coats



Small step of 70mm

Upstairs



Initial set of stairs



Upper set of stairs

Single Bedroom:

- One 3' single bed next to a wall
- Bed height is 620mm. Firm mattress
- One wall mounted light, one bedside table with lamp
- Chest of drawers – with 5 drawers
- Wicker chair with arms
- Wall mounted clothes pegs
- Low level recessed window with view to the front of the cottage. Fitted with child protection safety loop and a roller blind



Double Bedroom

- 5' double bed in a central position in the room
- Bed height is 610mm mm. Firm mattress
- Bedside tables each with a lamp
- Chest of drawers – 2 over 2
- Wicker chair with arms
- Wall mounted light above small cabinet with storage
- Window with view to the north of the cottage. Fitted with child protection safety loop and a roller blind



Bathroom:

- Low threshold step in, adjustable height electric power shower – 200mm threshold
- Shower has twist controls. Separate light within shower unit
- Hand basin is 840 mm from floor level with twist taps with mirror, shaver socket and light above the basin
- Toilet height 420mm. Lever flush
- Heated towel rail



Garden:

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



Steps to gate and then to the field



Seating with view

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
- Mobile telephone signal is very unreliable at Kipscombe Cottage and depends on your network.

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 mat for bath/shower
- Non-slip place mat
- 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

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

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