

## National Trust Cottages Access Guide

### Mattress Cottage

Broadclyst,  
Devon,  
EX5 3JL

Reference: 012014



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### Introduction

- Mattress Cottage is located near the village of Broadclyst, just outside of Exeter. The cottage forms part of a former farmhouse which has been split into three holiday apartments.
- Mattress Cottage has accommodation for five guests in three bedrooms.

### Pre-Arrival

- See the main webpage for booking and location details.
- Please contact us prior to booking if you have any specific access requirements.
- Detailed directions are provided with booking confirmation.
- Please bring a torch if arriving in the dark as there are no street lights at the cottage and a torch is useful to see the key safe combination lock numbers.

### Approach

- The cottage is located off Mooredge Lane, a quiet, single carriageway road.
- The cottage is accessed via a pea-shingled drive which leads to an area for parking cars at the rear.
- Please be aware that the pathway is grassed and uneven in places.
- There is a large, shared garden with three picnic tables. One picnic table is intended for the use of Mattress Cottage guests.

The cottage is arranged as follows:

### Ground Floor:

Entry into small hallway with utility cupboard to the right, entry to the kitchen in front and large sitting / dining area on the right. Spiral staircase leading to the first floor of the cottage.

## First floor:

Staircase leads to small landing space with twin bedroom to the right. There are two 2 steps to the next corridor with the king-size bedroom, single bedroom and bathroom off of this corridor

Please see cottage website for a floorplan.

## Arrival & Parking Facilities

There is undefined parking to the rear of the property. The entrance is to the front of the building, accessed via the peashingled drive and grass pathway.

## Getting in (and out) of the cottage

- The key is held in a key safe which is 1320mm from the ground, to the left of the front door.
- The doorway has a small step 80mm high, the doorway is 890mm wide and 1810mm high.
- The lock is 870mm from the ground. There is a mat well inside the doorway.



## Ground floor

### Entry hallway

- The hallway is max 1860mm x 3500mm and is L-shaped.
- There is a 100mm step to the stairway and sitting/dining room the width of the hallway is 890mm.
- The ceilings and doorways are of varying heights the lowest being 1770mm.
- There is a spiral staircase to the first floor.
- The lobby has vinyl flooring.
- The utility cupboard in the hallway houses the washer / drier machine and a small freezer.



## Kitchen



- The kitchen has vinyl flooring.
- The doorway into the kitchen is 810mm wide.
- There are units on two walls with a small wall cupboard.
- The height of the worktop is 910mm.
- The kitchen has an integrated oven and grill, an under-counter fridge freezer, a dishwasher and a microwave.
- There is a table that is 750mm high with 3 stools (530mm high with a knee height of 210mm) and a chair (seat height is 430mm)
- Heating in this room is provided via a wall-mounted electric heater.

## Sitting / Dining room



- This room is carpeted with a hearth rug.
- The doorway into the sitting / dining room is 760mm wide.
- There is a dining table (720mm high with knee height of 270mm) and 5 chairs (seat height 460mm).
- There is a large inglenook fireplace with a log burner and a wall-mounted electric heater provides further heating.
- There are two sofas (seat height 400mm and depth 570mm) and an armchair (seat height 500mm).
- Other furniture in this room includes a small side table and a chest which can be used as a coffee table.
- There are two overhead lamps, a standard lamp and a table lamp.



## First Floor

The staircase is spiral with 11 treads. The narrowest width is 760mm. The treads are between 170mm and 200mm deep. The steps are triangular from 1mm– 350mm. There is a rope handrail anchored by steel pins.



## Twin Bedroom

- The doorway into the twin bedroom is 700mm.
- The height of the two single beds are 560mm and they are 900mm wide.
- There is a ceiling light and table lamp.
- There is a small fitted wardrobe and a small chest of drawers.
- Heating is provided by a wall-mounted electric heater.



## Double Bedroom



- The doorway to the double bedroom is 810mm wide.
- The height of the bed is 620mm and the width is 1540mm.
- There is a ceiling light and two table lamps on bedside tables.
- There is a fitted wardrobe and a small chest of drawers.
- Heating is provided by a wall-mounted electric heater.

## Single Bedroom



- There is a small corridor leading to the single bedroom with two steps down into the room.
- The height of the bed is 570mm and the width is 90mm.
- There is a shaker rail for hanging garments and a chest of drawers.
- There is a ceiling light and table lamp.

## Bathroom

- There is vinyl flooring in the bathroom.
- There is a bath (530mm high with internal dimensions of 560mm wide, 1520mm long and 400mm deep) with two grabrails.
- An electric shower is fitted over the bath.
- The sink is a pedestal basin (800mm from the floor to the basin).
- The toilet height is 400mm.
- There is a shaver lamp and a ceiling lamp.



## Garden

- There is a large, shared garden in front of the cottage.
- Outdoor seating is provided for each cottage on the site.
- There are bench seats next to each cottage entrance.



## 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 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](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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