

## National Trust Bothy Accessibility Guide

Heddon Orchard Bothy  
Heddon Valley  
Near Parracombe

South West Region

Cottage Ref: GSW009



### Introduction

- Heddon Orchard Bothy is located in Heddon Valley, near to Hunter's Inn
- It comprises two levels with the sleeping area suitable for 4 visitors upstairs
- There is a separate sink with running water and a toilet about 100m from the bothy
- There is no electricity or heating in the bothy. It is fitted with a battery powered combined smoke and CO detector
- There is poor phone reception in the valley. Public phone box by Hunter's Inn

### 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

**By car** - Follow the A39 from Blackmore Gate towards Lynton. Past the Parracombe turnoff, next turning on the left signposted Heddon Valley and Hunters Inn. From Lynton take A39 towards Blackmore Gate – signed on right to Heddon valley before Parracombe

**On foot** – South Coastal path route is within 0.5 miles of the bothy. Location is grid reference SS655 481

## Arrival & Parking Facilities

- There is a National Trust parking area close (~100m) to the bothy. The surface in the car park is uneven
- From the car park area there is step-free access to lower entrance by the road. Then a steep walk, up a narrow track with zig zags, for about 50m to top entrance gate and front door
- The key safe is to the right of the front door. It is operated by a spin dial combination lock mechanism. As this is a dark skies area a torch is vital as the numbers on the lock can be difficult to see
- There are currently NO PIR sensor lights covering the entrance route



Zig Zag access track



Top entrance gate

The bothy comprises the following:

### Ground Floor

- Entrance doorway with small 70mm threshold step. Door width is 880mm
- L shaped wooden seating area – seat height is 480mm
- Table by window with view to front outside area
- Stone floor



Entrance door



L shaped seating



Stairs to first floor

### First floor

- Accessed by 11 steps with handrails – small landing after 7 steps – step height is 200mm and width of stairs is 670mm
- Wooden floor sleeping area with window overlooking rear garden



Sleeping area with window

## Washroom (separate building):

- Located next to the Pantry and near the car park
- Route is back down grass zig zag path then step free access along road
- Door width is 730mm with small threshold of 50 mm
- Toilet – height is 450mm. There are no grab rails
- Sink with twist taps – cold water and separate electrically heated water tap
- Window – in toilet room
- Ceiling light



Entrance to wash room



Inside

## Garden:

- There is an outdoor area to the front (gravel) and rear (grass) of the bothy
- Bench type seating by the front door with view across to Hunter's Inn
- There is a picnic table by the lower entrance opposite from Hunter's Inn



Outside seating



Seating and table by lower entrance

## Additional Information

- Assistance dogs are welcome at all our bothies
- In the event of a fire, it is the responsibility of the guests to evacuate themselves. Mobile telephone signal is very unreliable at Heddon Valley and depends on your network

## Future Plans to improve Access to NT Holiday Properties

- We are currently in the process of writing accessibility guides for all our holiday properties 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 properties. We welcome any comments or ideas from you about access at this bothy 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: [cottages@nationaltrust.org.uk](mailto:cottages@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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