

## National Trust Cottages Accessibility Guide

Warcleave Cottage  
Newton Abbot  
Devon



Property Ref: 012028

### Introduction

The property is an elevated raised bungalow, accessed by a woodland pathways and a series of uneven steep steps.

The rooms are all on one floor with level thresholds throughout, good circulation and with plenty of natural light.

The property is remotely located and isolated, with a semi- wild, unenclosed garden and bounded by a river.

Sleeps up to 4 people in 2 bedrooms and with a single sofa bed in the living area.

The property has night storage heating and a wood burner

The Cottage is arranged as follows:

### Ground floor

Sitting/dining room with sofa bed (single) and multi-fuel stove, balcony with sliding patio doors, kitchen, two bedrooms (1 double, 1 single), bathroom with shower over bath.

### 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 approach is via country lanes where there are some width restrictions of 2.1m if coming from the south. Access is then through a field gate and along a level track through fields to another field gate.



## Arrival & Parking Facilities

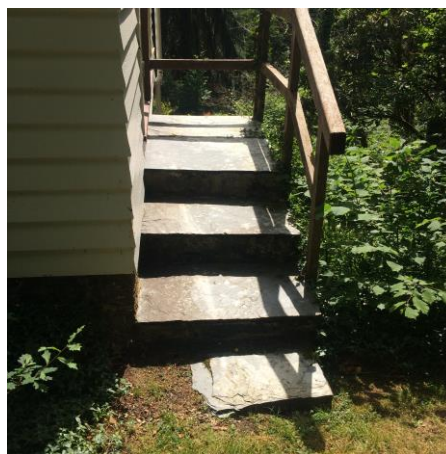
- Parking is within the grounds of the cottage and below the property on a permeable uneven concrete base.
- There is an initial long path up ascending towards the property with a series of steps at 5 metre intervals. Path width 750mm, step height 100mm, gravel with wood step.
- There are 3 granite stone steps followed by a series of 10 steep, uneven stone steps and angular winders of concrete, brick and granite, maximum step height 260mm, no rail.
- The final series of 5 steps to the front door are slate, handrail to the left. Step height 190mm, tread 370mm, width 1170mm. The last step is concrete paving, height of 120mm.
- There is outside bollard lighting along the path and steps and lighting by the front door. If arriving after dark it is advisable to have a torch





### Getting in (and out) of the cottage

- Stable front door, width 790mm, bottom stable door opens outwards
- Step up of 210mm
- Opens into porch, width 840mm, length 890mm, seat to the side, seat height 560mm
- Press combination key box to the left of the front door, height 1440mm
- Inner door width 790mm, step up of 170mm into main hall
- There is a fire exit from the living area of the property, door width 820mm and out onto steps, steps height 190mm, tread 510mm, width 860mm with rail leading onto a steep grassy bank



## Getting around the cottage

### Ground floor:

Hall is 1300mm by 1900mm narrowing to 870mm before the sitting room

Coat hooks, height 1600mm

Linoleum floor



## Open plan sitting room/dining room

- Door width 750mm, level threshold
- Level wooden floor
- 3 rugs with anti-slip underlay
- Wood burner
- 2 x 2 seater settees (one a single sofa bed), seat heights 480mm
- 1 x armchair, seat height 460mm
- Window with views over the woodland valley
- Sliding patio doors opening onto a balcony area with views over gardens/woodland valley
- 2 x ceiling pendant lights, 1 x floor lamp with on/off foot switch on the cable
- Dining table, height 760mm, clearance underneath 630mm
- 6 x wooden dining chairs, seat height 470mm
- Spacious with good circulation





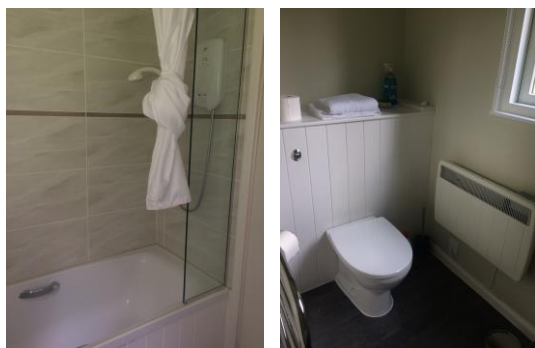
## Kitchen

- Door width 730mm threshold
- Linoleum floor
- Galley kitchen with space between units, 1000mm
- Height of worktop 930mm
- Fitted kitchen, electric double oven, ceramic hob, under-counter freezer, freestanding refrigerator, washer/drier, slim dishwasher, microwave
- Sink with mixer tap with washers
- Ceiling track lighting with 6 spotlights and high back window
- Main window with views over entrance path and down onto side woodland gardens



## Bathroom

- Door width 550mm, level threshold
- Linoleum floor
- Fitted toilet, height 420mm with push flush in the wall to the left
- Bath height 550mm with washer twist taps, grab handles
- Shower controls, height 1550mm, shower curtain
- Sink height 850mm with washer twist taps
- Shaver socket, height 1800mm
- Ceiling light, window with views down over the parking area and woodland gardens
- Circulation width between bath and toilet 1370mm



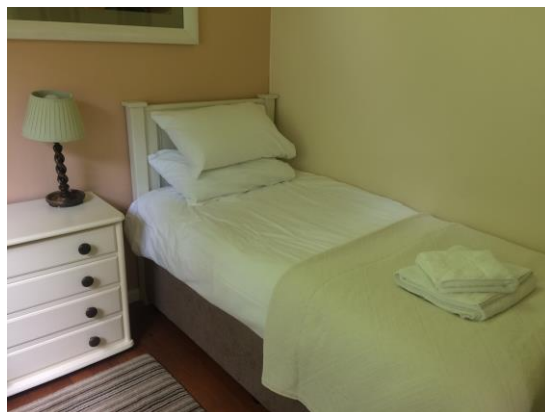
## Double Bedroom

- Door width, 730mm level threshold
- Level wooden floor with rug
- Double divan bed width 1500mm, length 2000mm, height 630mm
- 2 x side tables, bedside lamps with under lampshade on/off switches
- Ceiling pendant light
- 2 x windows with views down onto the garden and woodland valley
- Chair with a seat height 460mm
- Fitted wardrobe and dressing table, stool with a seat height of 440mm
- Good circulation



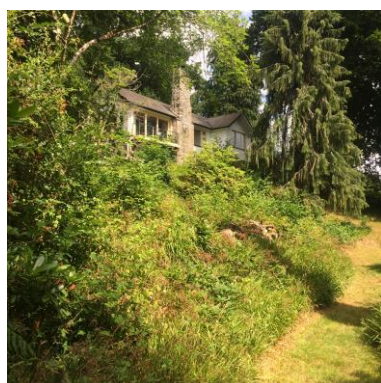
## Single Bedroom

- Double doors, width 1340mm, level threshold
- Continuation of living area wooden floor, rug with anti-slip underlay
- Single divan bed, width 900mm, length 1900mm, height 620mm
- Chest of drawers, bedside lamp with under lampshade on/off switches
- High window and window with views over side semi wild garden
- Good circulation, width from bed to window 1100mm



## Garden/Outside

- Access to the garden is via the front door
- Access is also available via the door in the living room
- The unenclosed garden is semi wild with woodland, woodland glades, and areas of lawn
- There is direct, open access to the river
- Wooden garden table/benches on lawns, outdoor chairs on balcony, table/chairs by house



## 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 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](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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