



Old Dairy Barn, Challacombe Accessibility Statement



Introduction

The Old Dairy Barn is a stone built detached character cottage on Exmoor. Bookings and enquiries can be made via the website, by email, phone or by letter. The 310 bus to Lynton and Barnstaple can be hailed where it passes on the junction with the A399, 2.8miles away. Mini buses and taxis can be hired through Webbers Travel in Challacombe 01598 763467.

Entrance

A 400m road/track leads from the main road at Challacombe to the property. The roadway is hard surfaced for the duration but is of fairly uneven terrain with some moderate gradients. The area outside the cottage is of a Tarmac surface with ample space for a family size vehicle including turning room. The parking area is gently sloping away from the cottage.

From the parking area there are six steps of 16cm, leading up to a rear door (entering a hallway to the bedrooms). Still outside, a further fourteen steps lead up to the main door and the garden. The main door is 88cm wide with a single 20cm step. All steps are accompanied by handrails.

First Floor

The main door leads straight into the first floor and the open plan kitchen / diner area. A high chair is available for young visitors if requested at time of booking. Level with the kitchen is an adjoining cosy living area, between which is a staircase with handrail leading down to the groundfloor.

There are twelve carpeted stairs of 19cm leading down to a stone floored hallway. The top of the stairs includes an appropriate and discrete child gate which may be used for young visitors' protection.

Ground Floor

The groundfloor bedrooms are both carpeted. There is a twin bedroom, adjacent to a shower/toilet/bathroom, all on the same level. A further single 20cm step down leads into a double bedroom with an ensuite shower, WC and basin.

Garden

There is a large level wood decking and level lawn area in a secluded spot, immediately outside the main front door. There is a garden gate at the top of the steps that lead down to the parking area, providing protection for families. The decking area includes a round wooden picnic table and BBQ for visitors' use.

Additional Notes

The property is incredibly cosy and characterful with visitors always falling in love with it. Unfortunately it is definitely not wheelchair friendly, and equally visitors with substantial difficulty using stairs should possibly look at an alternative property. The cottage would ideally suit more able individuals, couples, or families.

Contact Information

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