



## Swincombe Mill, Challacombe Accessibility Statement



### Introduction

Swincombe Mill 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.

There is step free access directly into the open plan living room / diner through a 150cm wide double front door with a 5cm high door frame cill.

### Ground Floor

Except where otherwise stated, flooring is hard slate floors. The living room / diner is spacious and level. The adjoining kitchen is accessed through a 78cm wide door with a single 18cm step down. There is a downstairs toilet beyond the kitchen, reached through a 62cm wide door, on the level with the kitchen.

Two small 12cm steps lead down from the living room / diner into a carpeted corridor / hallway. There are two carpeted bedrooms leading off the hall, as well as a bathroom, shower and toilet in a separate room between them. All these rooms are on the same level as the hall and accessed through 70cm wide doors. The bathroom's position makes it conveniently close to both bedrooms and is quite spacious.

### Garden

The garden area to the rear of the cottage is accessed through doors from the living room or kitchen, or outside round either side of the building. The garden is reached by 4-9 steps (depending on the route taken) and features a large south facing wood decking with picnic table, BBQ and a gently sloping lawn.

### Contact Information

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