

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Bramblemoor Cottage

Introduction

The Cottage, Bramblemoor is predominantly a granite single-storey structure under a slate roof. It occupies a stunning position overlooking a steeply wooded valley, with only the gentle sounds of the river and surrounding nature. The cottage is off a narrow lane which climbs steeply from the River Dart valley, and is situated on a sharp angled bend about 3/4 mile above the river.

The cottage has one bedroom, for 2 people, and is situated within our grounds. The properties originate from early 1800, but at the turn of the century the land was run as a bulb farm. and the cottage originated as the bulb drying shed. Whilst being converted to a cottage in the 1950s, and completely refurbished and modernised by us since then, the intrinsic designs are still original. It is therefore inevitable that the cottage may present a challenge for the less able-bodied who require more modern day access designs and aids and specifically rely on a wheelchair for mobility. Additionally the terrain necessitates numerous steps required for garden access.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01364 631410 or email helen.hull@eclipse.co.uk.

Pre-Arrival

- Almost all visitors arrive by car. Bramblemoor is located on the central southern slopes of Dartmoor, 5 miles inside the National Park. It is accessed from the A38 Exeter to Plymouth dual carriageway via the second Ashburton exit (B3352) when arriving from the east. The road onto the moor winds through

beautiful scenery and becomes progressively narrower and steeper. Please refer to the map on the back of the brochure for details, also our website has travel details available.

- There is no bus service available. We are 4 miles up onto the moor from Ashburton. Collection from Ashburton can be arranged
- The nearest railway station is Newton Abbot at 14 miles distance. Exeter is our nearest airport with Bristol the next most convenient. Local taxi service contact numbers can be supplied.

Key Collection, Welcome and Car Parking

- Off-road parking is alongside our garage, a short distance above the large wooden entrance gate to our main house (the duckpond in the dip of the road serves as an alert that you are at our property) Please park alongside the garage. From your vehicle, on arrival, you might wish to walk back down to the wooden gate and down the drive (gravel and grass) to meet the owners at the house. If we have heard you we will come up to meet you. Please do not come through the small gate opposite the garage, as this has steep steps and traverses a slate pathway which can be slippery). After introducing you to the cottage we shall be pleased to help you off-load your luggage, similarly on departure.
- Parking is for one car comfortably, but 2 are possible. The access route to the cottage is 50m down the grassy path straight down from the garage, which has some gravel sprinkled on it. There is a fairly steep slope to the path for the last few metres as it approaches the small cottage gate.
- This access route does not belong to us, being Common Land. Lighting at the cottage end is from the porch light which only lights the outside area. Due to moorland animals we do not have motion sensors at the garage end. A strong re-chargable torch is supplied, but guests arriving after dark should bring their own.

Entrance to Property

- Immediately inside narrow gate from trackway are 2 steps down (10cms(4in) and 14cms(5 1/2in(7in)) down onto slate crazy paving at a slight slope, followed by an 18cm step down onto more paving and then a 10cm(4in) step up into the porch.
- A glazed stable door leads to the glazed front door which opens to 740mms wide.
- All other doors are of non-standard width .
- Boots and logs are stored in this area where a low small bench allows for putting boots on. 2 collapsible chairs reside here.
- Central ceiling light serves as lighting for this area and the paved area.

Halls, Stairs, Landings, Passageways

- Very small hallway, carpeted with one light above the door.
- The floor covering is short pile carpet which extends throughout the living room which is accessed by a doorway to the left hand side. One dining chair positioned at base of coat hanging pegs.
- To the right side, ascending are 2 steps (200mms/8in and 150mm/6in each) giving access to the bedroom

Sitting Room/Lounge

- The living room has level entry from the hallway covered in the same short pile carpet
- The door opening is 660mms wide.
- The floor is level apart from one 50mms step to front of open fire area where 2 chairs are positioned either side of the fireplace. The fire has a back boiler.
- Night store heater with integral convector.
- 2 seater sofa. Pembroke dining table with 3 dining chairs
- 2 low occasional tables

- Flat wide screen digital TV/DVD/Radio, Sound system including CD and Cassette. Docking station. Free Wi-fi.
- Low chest stocked with maps, games, and information brochures.
- A light sunny room with large windows on 2 aspects. Central light supplemented with one spot light, 2 table lamps and one floor lamp with 2 integral halogen lamps
- Furniture can be moved

Dining Room

- Dining area is within the sitting room

Kitchen

- Doorway through from sitting room into kitchen (730mm). Level access.
- Equipped with electric cooker with 2 ovens, both with drop down doors. Top of lower one 560mm/22ins above the floor Hob is 915mm/36ins above the floor. Worktop 915mm/36ins above the floor.
- Microwave on shelf at 1470mm/58in
- Butler sink with old fashioned brass taps.
- Under counter fridge with 4star ice box. Further freezer space can be available.
- Washing machine with integral tumble drier, under counter.
- Wall cupboard, bottom shelf 152mm/60ins. Higher shelves available. Non standard cupboard housing pans & crockery can have items re-arranged if shelving too high
- Cordless kettle revolving 360deg.
- Velux skylight plus one window. 2 spotlights above sink and worktop.
- Flooring is Amtico tiling.
- Ecowarm electric radiator

Bedrooms and Sleeping Areas

- There is 1 bedroom with either 2 single beds, or joined together as super king size, accessed from the hallway by 2 steps as previously described.
- Furniture moving is limited to separation of beds. Narrow access either side of bed as a double. As singles, one bed against the wall - again narrow access.
- Bed height to top of beds with bedding on 660mm/26in
- Non-allergenic duvets. Pillows either feather or non-allergenic can be supplied as requested.
- 1 chest of drawers with mirror
- 1 fitted wardrobe with fixed hanging rail and airing cupboard with extra bedding.
- Central light with 2 bedside lights. Small bay window.
- Short pile carpeting with 1 Flokati rug which can be removed.
- Sofa-bed in sitting room available
- Ecowarm electric radiator
- Electric underblankets. Bedside clock radio. Hairdryer

Bathrooms, Shower-rooms and Toilets

- To access the bathroom it is necessary to descend the 2 steps from the bedroom, traverse the small hall, and go through the sitting room. No steps into the bathroom, but very narrow doorway -560mm(22in)
- Shower over bath, no grab rails. Rubber mat supplied.
- WC height to seat 430mm(17in)
- Washbasin height 760mm(30in) Screwtop taps
- White paint with mushroom coloured short pile carpet.
- Heated towel rail
- Convector heater with shaver point

Garden

- Immediately outside the cottage is a small slate paved area with a slight slope to it. 1 small wooden seat & collapsible garden seats available.
- Just inside the gate a narrow woodchip surface path leads to a viewing spot with a garden bench.
- Steep, small difficult steps lead down to a flat lawned area with table, bench and chair.
- All paths in the garden are rather uneven due to the difficulty of the terrain. There are unfenced steep drops off the edge of our lawn and terracing in the garden.
- Sun loungers for use on our flat lawn are available.

Additional Information

- We do welcome dogs including trained assistance dogs, however, due to the extensiveness of the garden (2 acres) it is not securely fenced. Herbaceous and vegetable areas mean that dogs untrained to such zones have to be controlled, but open grassy areas are available. We are a smallholding with a paddock above the path that leads down to the cottage where hens and sheep graze. At the furthest end of the land away from the cottage, ducks and goats live.
- Mobile phone signal is patchy, depending on service provider, O2 is probably best. Landline back-up in owner's house.

Contact Information

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Hours Of Operation: Open all hours