



Access Statement for the Old Dairy, Park Hill Farm

Introduction

- Our self-catering cottage is the one of four cottages developed from a barn conversion, completed May 2008. Old Dairy is a one-bedroom property. Sleeping and living accommodation is on the ground floor.
- The cottage benefits from two doors. Main entrance door into hallway. French doors to patio from Living/Kitchen area.
- We have aimed to provide as much information as possible. If you have any further queries then please contact Blue Chip Vacations on the below numbers.
- We hope you enjoy your stay.

Pre-arrival

For bookings please contact:

Blue Chip Vacations

Tel: 01803 855282

Fax: 01803 881029

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info@bluechipvacations.com

Arrival and Car parking facilities

- Park Mill Farm Estate is in a rural location set in a valley. A lane of about one mile long leads from the centre of Chulmleigh to the property. Blue Chip Vacations will provide you with directions and a map of the location can be found on the Blue Chip Vacations website.
- There is a good-sized gravel car park with marked spaces. Old Dairy has one parking space. Additional parking is available on request.
- A car can be brought close to the entrance for unloading although you will need to go down two small steps in order to access the main front door.
- If necessary access can be arranged through the French doors at the back of the property which is on a level surface, so no need to go down steps.
- The car parking area, in addition to creating an attractive entrance has also been designed with flood defences in mind, even though there is no known history of the barn



flooding. So, as a precaution we have built a retaining wall around the barn with two main entrance points for access, which can be closed off in an emergency.

Entrance

- The door to Old Dairy is a solid wood stable door 90cm wide. It is accessed from the gravel drive, down two steps and along a footpath between the barn and a small retaining wall. The width is between 35" and 38".
- A paved ramp is available at the end of the barn but it would then be necessary to follow the pathway around the barn to access the front door without going down the steps. As previously mentioned it is possible to arrange access via the French doors at the back of the property which is on a level surface, so again, no need to go down steps.

General

- Lighting is good throughout the property. Ceiling lighting is provided by either spotlights or ceiling down lighters.
- There is a reasonable amount of free space throughout the property.
- There are natural flagstone floors within the property with under floor heating sourced by an eco friendly ground source heat pump.

Living Area

- Open plan layout so access to kitchen and dining area are from the sitting room.
- There is a reasonable amount of free space and furniture is moveable.
- There are double French doors to the patio area with a step down.

Kitchen

- Part of main living area.
- There are cream units with black/grey laminate worktops.



Bedroom

- One double bedroom with some space around bed.
- There is a freestanding wooden cream wardrobe. All other furniture is cream and freestanding, so moveable if required.
- The bedroom is situated off the entrance hall at ground level

Bathroom

- The bathroom is situated off the entrance hall at ground level.
- This is a spacious bathroom which has shower/mixer taps.
- The suite is white.
- Half way up the walls and the floor are fully tiled in natural Travertine.
- Under floor heating and heated towel rail provides warmth.

Patio

- This can be accessed through the double French doors in the Living area. There is natural stone paving across the area. This is not completely level due to the nature of the fossil stones and grouting.

Walled Garden and BBQ Area

- A communal grassed area is available with a small summerhouse containing a telephone, tourist information, books, CD's etc.,
- Brick built BBQ and outside tap.
- Tables and chairs provided for seating and eating.
- Footpaths measuring between 35" and 47" wide in natural stone paving, so not completely level.

Grounds/Lake and Rivers

- Grounds are available for guests to use and explore at own risk
- Access to Riverside area via large five bar farm gate with gravel entrance
- Grassed path areas are available for walking. Grass is often wet and some areas can be muddy and slippery.



- Public Bridle Path runs through grounds.
- Hillside, unused old slate quarry and woodlands are again accessed at own risk.

Additional Information

- The nearest main line train station is Eggesford – four miles away. Taxis would need to be booked in advance as rural station.
- The nearest bus stop is in the centre of Chulmleigh – one mile away
- There is a steep hill from the property to the centre of Chulmleigh
- The nearest A&E hospital is Barnstaple, 23 miles away
- Mobile phone reception is poor but can be received by walking for a few minutes up hill. Credit card payphone available in summerhouse, which offers free emergency service calls and can take incoming calls.