



Access Statement for Riverside, Park Mill Farm

Introduction

- Our self-catering cottage is the one of four cottages developed from a barn conversion, completed May 2008. Riverside is a three-bedroom end property. Sleeping accommodation for four guests is on the ground floor as is living accommodation. The top floor sleeps two guests.
- The cottage benefits from three doors. Main entrance door into corridor. French doors to patio from bedroom and stable door in living 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

www.bluechipvacations.com

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. Riverside has two parking spaces. Additional parking is available on request.
- A car can be brought close to the entrance for unloading. There is a paved ramp from the gravel car park onto the footpath for access to the cottage.
- 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 Riverside is a solid wood stable door 90cm wide. It is accessed from the gravel drive, up the ramp and onto a footpath that runs around the barn. The width is between 35" and 38". The door is opposite the ramp.
- Other guests may use the ramp for access to the footpath if they are unable 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 stairs within the property.
- There are natural flagstones and Oak floors within the property with under floor heating sourced by an eco friendly ground source heat pump.

Living Area

- The main part of the room is 19' x 20'.
- 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.
- In some upstairs areas there is limited headroom due to height of door beams and sloping vaulted ceiling.
- The ceiling slopes over the upstairs bed and in the en-suite bathroom.

Kitchen

- There are pale wooden units with black/grey laminate worktops.



Bedrooms

- Three double bedroom with some space around bed.
- There is a freestanding wooden cream wardrobe in two bedrooms and a built in wardrobe in the upstairs bedroom. All other furniture is cream and freestanding, so moveable if required.
- Two double bedrooms are situated off the entrance corridor at ground level. One bedroom has double French doors to paved Patio and is close to the river and has views of the lake. One double bedroom is accessed via wooden staircase with handrails on right hand side.
- Headroom is limited in upstairs bedroom where walls slope down either side of the bed.
- There is a step down from the galleried landing into the en-suite bathroom upstairs.

Bathrooms

- There are two bathrooms and one wet room. The main bathroom is situated off the entrance corridor at ground level, next door to the main bedroom.
- The suite is white and has a bath with shower/mixer taps and shower screen. Half way up the walls and floor are fully tiled in natural Travertine. Under floor heating and heated towel rail provides warmth.
- The second bedroom has an en-suite wet room (shower room) with white suite and fully tiled in natural Travertine. Under floor heating and heated towel rail provides warmth.
- Upstairs there is an en-suite bathroom with freestanding bath, which has shower/mixer taps. The suite is white. Heated towel rail and electric radiator provides warmth.

Patio

- This can be accessed through the double French doors in the bedroom and the second stable door in the living area; so two areas of private patio are allocated. 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 5 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.