



Access Statement for The Smithy, Park Mill Farm

Introduction

- Our self-catering cottage is the one of four cottages developed from a barn conversion, completed May 2008. The Smithy is a two-bedroomed property. Living and sleeping accommodation is on the ground floor.
- 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

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Arrival/Parking

- 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. The Smithy has one parking space. 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. If necessary access can be arranged through the French doors at the back of the property which is on a level surface.
- 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 The Smithy is a solid wood stable door 90cm wide. It is accessed from the gravel drive, along a small pathway. The width is between 35" and 38". Access is via a paved ramp close by. 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 avoid step up from hallway to sitting area although there is a step up to French doors.

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 flagstones floors within the property with under floor heating sourced by an eco friendly ground source heat pump.

Living Area

- From the entrance hall there is a step up into the living area.
- The main part of the room is 17' 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.
- There are double French doors to the outside with a step down to patio.

Kitchen

- There are cream units with black/grey laminate worktops.



Bedrooms

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

Bathrooms

- There is a main bathroom and an En-suite wet room.
- The main bathroom is situated off the entrance hall 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.

Outside spaces

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.