

Access Statement for Badger's Den Holiday Cottage

Introduction

Badger's Den is a grade II listed thatched cottage, surrounded by countryside and approximately one and a half miles from Budleigh Salterton. The owners live in the adjacent 'Fudge Cottage' so there is always someone on hand should you need anything. The main part of the cottage is over 300 years old and the lounge ceiling is fairly low, although the other rooms including the conservatory are higher. It sleeps 6 in three bedrooms with two bathrooms, the new downstairs twin bedroom was added in 2008 with an en-suite wetroom and is ideal for those of limited mobility who do not like the stairs.

Pre-Arrival

- We have a website www.holidaycottagedevon.com with many pictures of the cottage and bedrooms.
- Bookings can be made directly from the website, via e-mail by telephone or letter.
- Directions can be printed from the website or alternatively they are sent to you in the post
- Knowle village has a pub with good food 100 yards down the lane.
- Budleigh Salterton is a good 20 minutes walk away down lanes, where there are many shops and the pebble beach.
- Buses run through Knowle village to both Budleigh and Exmouth from where it is possible to get a train into Exeter.

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Arrival & Car Parking Facilities

- The cottage is located 100 yards up a lane from the village of Knowle.

- It has a good frontage with lawns and flower borders and ample parking off road
- Visitors will be personally met on arrival by the owners or family and shown around.
- To ensure that the accomodation is ready we ask that guests do not normally arrive before 3pm.
- Earlier arrival may, however be possible by arrangement.
- Please advise us if you intend to arrive much later than 3pm
- On arrival please knock or ring the bell to Fudge Cottage

Main Entrance, Reception & Ticketing Area

- The gravel driveway leads to a patio outside the front door. It is possible to drive onto this should anybody need to get out of the car onto a solid surface.
- Badger's Den front door leads straight into the lounge/dining area and you will be given the key on arrival.
- There is an outside light next to the front door which comes on automatically in the dark when it detects movement.
- A folder containing emergency details, fire risk assessment and list of contents will be located in the kitchen.
- Further folders with brochures of activities in the area, maps and walking guides are located in the drawer under the TV.

Public Areas - Hall, Stairs, Landing, Corridors etc

- Not available

Public Areas - Sitting room, lounges, lobbies etc

- The lounge is open plan with the dining room and is carpeted throughout. As you enter the front door the dining area is on the right with a large pine table usually covered

with a tablecloth and 6 chairs. The lounge area on the left is cosy with two, two seat G-Plan sofas and one chair, a fireplace with remote gas fire, sound system and digital TV and DVD player.

- Double doors lead from the lounge into the conservatory. This is a light room with tiled floor and has a two seater cane sofa and two chairs.
- An open doorway leads from the lounge to the kitchen. This was refurbished in February 2009.
- The open stairway is between the lounge and dining area and has a handrail on the right hand side.
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Laundry

- There is no separate laundry but there is a standard size washer/dryer which is front loading, provided in the kitchen.
- There is a washing line in the garden with pegs provided under the kitchen sink.
- Ironing board and iron are located in the upstairs back bedroom wardrobe.

Shop

- The nearest shops are in Budleigh Salterton, a five minute drive away where there is free parking available for short durations. The nearest supermarket is on the way to Exmouth approximately 4 miles away and is 24 hour apart from Saturday night and Sunday, this is also a petrol station.

Outdoor Facilities

- From the kitchen back door there is an undercover area, where we keep the barbeque and bucket and spades, then five steps lead up to the garden approximately 30ft x

20ft. Most of this is lawn with a raised border edged in railway sleepers. There is a nice patio area to the right and down a couple of steps which is a lovely sun trap both in the morning and the evening. This has a wooden bench and a couple of chairs and a table with an umbrella. A gate leads from the garden down three steps to the side of the cottage which is a gravelled parking area. The garden is enclosed and suitable for children and dogs. The exterior of the cottage was rendered with lime plaster and limewashed in 2011.

Bedrooms & Sleeping Areas

- Badgers Den sleeps up to six people in three bedrooms. The original cottage has two upstairs bedrooms both carpeted with a light colour carpet. All rooms have duvets and cotton bed linen although a single bed can be made up with sheets and blankets if preferred.
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- The double bedroom looks out at the front of the cottage and has a 4ft 6 bed with drawers underneath. It can be accessed from both sides and has a shelf above. There is also a recessed book area where guests can help themselves to books to read. Another recessed area has a dressing table mirror. There is a wardrobe and a chair and two sets of bedside drawers with reading lights.
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- The twin upstairs bedroom looks out onto the back garden and the fields beyond where often deer can be seen near the woods. It has two standard size single beds with drawers underneath and a kidney shaped dressing table between. It has a built in wardrobe and a recessed shelf next to one of the beds. Reading lights are on the wall next to the beds.
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- A further large bedroom was added in 2008, this is a downstairs twin room facing the front of the property which

is accessed from the conservatory. The flooring is wood effect laminate with rugs and has underfloor heating. The beds are single two metres long and one of them is electric they can both be accessed from both sides. Bed raisers are available should they be needed. There are bedside drawers each side of the beds and reading lights as well as plenty of overhead and wall lights. A hook has been put above one of the beds should a hoist be needed to pull oneself up. This room has its own digital TV, a wardrobe and set of drawers with mirror on top. Off this room is the en-suite wet room.

Bathroom, Shower-room & WC [Ensuite or Shared]

- The family bathroom is downstairs off the kitchen. It has a key hole shaped shower bath with overhead power shower and a glass curved shower screen. A standard white wash basin and toilet are built into a vanity unit with cupboard. A frosted window faces to the front of the cottage and can be opened at the top for ventilation although there is also a fan which activates when the lights are turned on. There is a Kardean floor with bath and pedestal mats. A nice vanity area approximately 400mm x 700mm is mirrored behind and has a shelf with radiator and towel rail underneath. There is a further towel rail and stand alone vanity mirror. Bath and hand towels are supplied.
- The en-suite wet-room off the downstairs bedroom has a 32 inch door. Ceramic tiling throughout with underfloor heating. It has built in vanity units along one wall with the wash basin built in and the toilet base extending forward. It has a very good thermostatic shower with a seat attached to the wall and shower curtain. The bathroom also has towel rail, hook and mirror. A separate sturdy shower seat with back rest and arms is also available.
- Bath mats and towels are supplied.
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Self-Catering Kitchen

- From the lounge a very small step 1” takes you up to the open doorway leading to the kitchen. This was renovated in February 2009. The gas boiler in the corner of the kitchen provides the thermostatically controlled water along with the central heating to the cottage. The ceramic one and a half sink and draining area has a mixer tap and is built into the laminate work top. There are fitted units and cupboards offering ample storage and worktop space. It is well equipped with a Neff fridge/freezer and fridge drawer for drinks and vegetables. A Neff electric cooker and gas hob and dishwasher. Also a high level microwave oven and a Miele washer dryer. The floor and part of the walls are tiled. A strip light is the main lighting with under cupboard lights if needed. A doorway leads from the kitchen to the bathroom up a 4 inch step and another door leads to the back outside undercover area where mop and bucket and laundry basket are kept and then up 4 steps to the garden.

Grounds and Gardens

- See outdoor facilities

Additional Information

- There is a large fire extinguisher in the conservatory and fire blanket in the kitchen. Also in the kitchen folder is the fire risk assessment and evacuation procedure. There is a lighted fire alarm on the landing and also in the downstairs bedroom. The building can be evacuated via the front door, the kitchen door and the conservatory door and the downstairs front windows.
- We do not permit smoking in the house and request that you do not use candles or other naked flames due to the

roof being thatched.

- Mobile phone reception in the cottage is limited, most of them work upstairs or in the garden and some networks such as vodaphone work everywhere. There is Wi-fi reception in the downstairs bedroom the, conservatory and the rear part of the lounge. Unfortunately it does not work very well through cob walls which is why the reception is very limited in the rest of the house.
- We welcome dogs and have a friendly black labrador ourselves. Dog bowls, towels and toys are available on request. We request that dogs are kept off the furniture. There are plenty of dog walks straight from the door.
- A Miele vacuum is provided in the conservatory.
- Childs cot and high chair are available by request.
- The ironing board is located in the back bedroom wardrobe

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Email: mandydickinson3@btinternet.com

Website: holidaycottagedevon.com

Grid reference: SY 050 829

Hours of operation: Open all year - short breaks available from October to Easter

Emergency number: 07711 787737

Future Plans

- We welcome your feedback both on this access statement or on how you think we can improve our cottage. If you have any comments please e-mail mandydickinson3@btinternet.com or phone 01395-443282 or alternatively you can write to our home address

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01395443282 or email mandydickinson3@btinternet.com

Created: 15 July 2009