

## **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' and offer you a warm welcome. The main part of the cottage is over 300 years old and made of cob which gives the cottage unique shaped rooms and a fairly low lounge ceiling. 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](http://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.

## **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 accommodation 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 28"wide 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**

- The open stairway to the bedrooms comes from the lounge it is 28" wide, has 12 steps and a 7ft 8" handrail on the right hand side. It has a curve after the bottom two steps and at the top before the small landing area.

## **Public Areas - Sitting room, lounges, lobbies etc**

- The lounge is open plan with the dining room and is carpeted throughout. It is not square but an approximate size is 22ft by 10ft going down to 9ft. As you enter the front door the dining area is on the right with a traditional 6ft x 2ft 8" dark oak table usually covered with a tablecloth and 6 chairs. The lounge area on the left is cosy with a three piece suite, a fireplace with remote gas fire, sound system and remote digital TV and DVD player.
- Double doors lead from the lounge into the conservatory 9ft x 8ft 6". This is a light room with tiled floor and has a two seater cane sofa and two chairs and a nest of tables.
- An open doorway 28" wide leads from the lounge to the kitchen which was refurbished in February 2009.

Between the lounge area and dining area are the open stairs to the bedrooms.

## **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 is located in the upstairs back bedroom wardrobe and the iron is in the kitchen.

## **Shops**

- 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 and has 24 hour opening, this is also a petrol station. However petrol can also be bought in Knowle village.

## **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.
- The double bedroom, approximately 12' x 8' looks out at the front of the cottage and has a 4ft 6 bed with access from both sides and a shelf above. There is also a recessed book area where guests welcome to read the books. Another recessed area has a dressing table mirror. There is a wardrobe and a chair and two sets of bedside drawers with reading lights and a clock radio.
- The twin upstairs bedroom an average of 10'6" x 8'6", 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 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.
- A further bedroom, 15' x 13' was added in 2008, this is a downstairs twin room facing the front of the property which is accessed from the conservatory through a 36" door. The flooring is wood effect laminate with rugs and has under-floor heating. The beds are single two metres long and one of them is electric, they can both be accessed from both sides. 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 remote digital TV, and clock radio. There is a wardrobe with drawer in the bottom and shelf in the top and a 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 standard size white bath with overhead electric shower and a shower curtain. A standard white wash basin and toilet with wooden seat. A frosted window faces to the front of the cottage and can be opened at the top for ventilation. There is a vinyl floor with bath and pedestal mats. A nice vanity area approximately 500mm x 700mm is mirrored behind and has a shelf underneath. The towel rail has bath and hand towels supplied.

- The en-suite wet-room off the downstairs bedroom has a 33" door. Ceramic tiling throughout with under-floor heating. It has built in vanity units along one wall with the wash basin built into the top 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.
- Bath mats and towels are supplied.

### **Self-Catering Kitchen**

From the lounge a very small step 1" takes you up to the 28" open doorway leading to the kitchen. This was newly refurbished 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 sink with its extra small 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 a dishwasher. Also a high level microwave oven and a 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 and another door leads to the back undercover area 8' x 6' where mop and bucket and laundry basket are kept and then up 4 steps to the garden.

### **Grounds and Gardens**

From the kitchen back door there is an undercover area 8' x 6', where we keep the barbeque and bucket and spades, then four steps lead up to the garden approximately 30ft x 20ft. Most of this is lawn edged in railway sleepers, with a raised border. There is a nice patio area to the right down a couple of steps which is a lovely sun trap both in the morning and the evening. This has a wooden bench, 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.

## **Additional Information**

- There is a fire extinguisher 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, the conservatory door.
- 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.
- 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 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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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 plan to refurbish the family bathroom over the winter of 2009

### **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](mailto:mandydickinson3@btinternet.com)