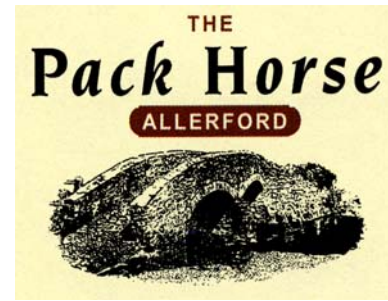


## **Holiday Apartments and Cottage Exmoor National Park**



### **Access Statement**

#### **Introduction**

The Pack Horse offers 1 detached 2 storey cottage, 4 single storey apartments.

The property is circa 100 years old set in approx 0.75 of an acre.

Due to the age and construction of the property access is restricted in some areas and 3 of the accommodation is 1<sup>st</sup> floor reached via a flight of stairs with hand rail.

#### **Public Transport**

The nearest train station is Taunton (approx 25 miles), there is a good bus service from Taunton to Minehead and then from Minehead to Allerford the 39 & 300 buses run every hour.

Alternatively taxis are easily accessible in Minehead.

Travel information and telephone numbers can be found in our welcome guides in each accommodation.

Should you require travel information prior to your stay we will be happy to provide you with this.

#### **Arrival/Parking**

On arrival you will enter through an arch onto a level tarmac driveway, this continues into the courtyard where the cottage and apartments are situated, here you will be greeted and shown to your accommodation.

You will be offered help with luggage from your vehicle to your accommodation if required. Once unloaded you will be guided to our parking area which is situated across the courtyard, there is a very slight incline at the entrance of the car park.

There is ample parking for up to 8 vehicles, the car park surface is tarmac and is lit at night by automatic lighting triggered by movement.

Here you will also find a large walled garden area laid to lawn and outbuildings which can provide guest with safe storage for mountain bikes, top boxes, equipment etc

**Courtyard** surface is tarmac and level, there are patio style tables and chairs for guests use, from the courtyard you can access the:-

Laundry room for guests use

Office used mainly by proprietors

Proprietors accommodation

Outside toilet with low level wc & wash hand basin, hot water is via a supply on demand

water heater

**River Aller** runs alongside the apartments, there are 2 areas from the courtyard where you can sit by the river, there is a 50cm high retaining wall and wooden benches for seating. One area is covered and accessed as you enter the courtyard from the drive, the other area is accessed from the courtyard by the stairs to Wisteria apartment, this area has a shingle surface

### **Laundry**

There is a 10cm step up into the laundry room

There is a large 10kg washing machine and large tumble drier

Lighting is via florescent tube on ceiling

Door is of standard size

### **Pets**

Only well behaved pets are welcome and are to be kept on a lead at all times whilst in the courtyard

We have a garden, but there is also fields and woods a short walk away for your dog(s) to exercise and play in

### **Accommodation**

**Bridge View Suite** is a first floor apartment all on one level, it is accessed via a covered staircase, there are 14 steps from ground to corridor. Enter the accommodation through the front door (width 72cm) into lobby, 1<sup>st</sup> left is a single bedroom, 1<sup>st</sup> right is a large bathroom, 2<sup>nd</sup> left is a large kitchen/diner, onto a hallway, 1<sup>st</sup> right is a large double bedroom with access to the bathroom, 1<sup>st</sup> left is a double bedroom, ahead is a spacious lounge with balcony.

All flooring is carpeted except for the bathroom and kitchen area which is ceramic floor tiles.

**Kitchen** is fully fitted with dishwasher, microwave and fridge freezer (additional freezer space available).

Cooker is electric

Hot water is via an immersion tank set at 60°C

Lighting is via 2 ceiling lights on a dimmer

Door is of standard size (width 72cm)

**Bathroom** has a standard sized bath with a mira shower over, there is no hand rail fitted to the wall

Toilet is a standard size

Wash hand basin is large with a courtesy light and shaver point

Hot water is via immersion set at 60°C

Lighting is via 3 ceiling down lighters

Extractor fan activated by light switch

Bathroom can be access from lobby and bedroom 1, both doors are lockable from inside the bathroom and of standard size (width 67cm)

**Bedroom 1** has a king size double bed

Wash hand basin with courtesy light and shaving point

Lighting is via a central ceiling light and 2 bedside lamps

Electrically fed smoke alarm

Access to bathroom

Doors are of standard size (width 64cm)

**Bedroom 2** has a standard size double bed

Lighting is via a central ceiling light and 2 bedside lamps

Door is of standard size (width 75cm)

**Bedroom 3** has a single bed or bunk beds if required

Wash hand basin with courtesy light and shaving point

Lighting is via a central ceiling light and 1 bedside lamp

Door is of standard size (width 74cm)

**Lounge** has a 3 piece suite (3 seater, 2 seater & chair) conforming to fire standards

Lighting is via 5 bulb central ceiling fitting, 2 table lamps and a standard lamp

Door is of standard size (width 74cm)

**Stable Cottage** is a 2 storey detached cottage accessed from the courtyard. There is a 3cm doorstep to this accommodation. Enter the accommodation through a standard sized stable door (width 73cm) into lobby, 1<sup>st</sup> left is the bathroom, on through door into kitchen/diner, right into spacious lounge, up 12 step wooden staircase (width 61 - 54cm) to bedroom 1, through door on left into bedroom 2

Flooring is ceramic tiles in lobby, bathroom and kitchen, carpet in lounge and bedrooms

**Kitchen** is fully fitted with dishwasher, microwave and fridge freezer (additional freezer space available).

Cooker is electric

Hot water is via an immersion tank set at 60°C

Lighting is via a ceiling fitting and a fluorescent tube light

Door is of standard size (width 80cm)

**Bathroom** has a standard sized bath with a mira shower over

There is a hand rail fitted to the wall to aid the getting in and out of the bath

Toilet is a standard size

Wash hand basin with a courtesy light and shaver point

Hot water is via immersion set at 60°C

Lighting is via a single covered ceiling light

Extractor fan activated by light switch

Bathroom is accessed from lobby

Door is of standard size (width 74cm)

**Bedroom 1** has a king size double bed  
Lighting is via a central ceiling light and 2 bedside lamps  
Electrically fed smoke alarm

**Bedroom 2** has a 2 single beds that can be zip-linked together to make a Queen sized bed  
Lighting is via a central ceiling light and 2 bedside lamps  
Access is via bedroom 1 over a 40cm high threshold  
Door is of standard size (width 80cm)

**Lounge** has a 3 piece suite (3 seater & 2 chairs) conforming to fire standards  
Lighting is via 4 double wall lights, 2 table lamps and a standard lamp  
Entrance aperture is 80cm wide

**Rose** is a ground floor apartment accessed from the courtyard. There is a 2cm doorstep to this accommodation. Enter the accommodation through a standard size stable door (width 80cm) into lobby, to the left is a single bedroom, ahead is the bathroom, to the right is the lounge/kitchen, through this area into the main bedroom. Flooring is ceramic tiles in lobby, bathroom and kitchen area, carpet in lounge area and bedrooms.

**Kitchen/Lounge** is fitted with microwave and fridge freezer (additional freezer space available).  
Cooker is electric  
Hot water is via an immersion tank set at 60°C  
Lighting is via a ceiling fitting and table lamp  
There is a 3 seater settee conforming to fire standards  
Door is of standard size (width 78cm)

**Bathroom** has a standard sized bath with a mira shower over  
There is a hand rail fitted to the wall to aid the getting in and out of the bath  
Toilet is a standard size  
Wash hand basin with a courtesy light and shaver point  
Hot water is via immersion set at 60°C  
Lighting is via a single covered ceiling light  
Bathroom is accessed from lobby  
Door is of sliding type and standard size (width 70cm)

**Bedroom 1** has a king size double bed  
There is a small 3cm step up into the bedroom  
Lighting is via a central ceiling light and 2 bedside lamps  
Battery fed smoke alarm  
Door is of standard size (width 64cm)

**Bedroom 2** has a single bed

Lighting is via a central ceiling light and 1 bedside lamps  
Door is of standard size (width 82cm)

**Honeysuckle** is a first floor apartment, it is accessed via a covered staircase, there are 14 steps from ground to corridor. Enter the accommodation through front door (width 73cm) into the lounge, ahead is the kitchenette, on through into the bedroom and left into the bathroom.

Flooring is ceramic tiles in kitchen, laminate in bathroom and carpet in lounge and bedroom.

**Kitchen** is fitted with microwave and fridge freezer (additional freezer space available).

Cooker is electric

Hot water is via an immersion tank set at 60°C

Lighting is via a ceiling fitting

Entrance aperture is 74cm wide

**Bathroom** has a large enclosed shower

Toilet is a standard size

Wash hand basin with a courtesy light and shaver point

Hot water is via immersion set at 60°C

Lighting is via a single covered ceiling light

Bathroom is accessed from the bedroom

Door is of standard size (width 66cm)

**Bedroom** has a double bed

Lighting is via a central ceiling light and 2 bedside lamps

Battery fed smoke alarm

Door is of standard size (width 74cm)

**Lounge** has a 3 seater settee conforming to fire standards

Lighting is via a ceiling fitting, and a standard lamp

**Wisteria** is a first apartment accessed via an open staircase, there are 13 steps from ground to front door.

Enter the accommodation through a standard sized door (width 74cm) into the kitchen/diner, through into main bedroom, 1<sup>st</sup> left is a small single bedroom, 2<sup>nd</sup> left is the bathroom

Flooring is ceramic tiles in kitchen area, laminate in bathroom and carpet in lounge and bedrooms.

**Kitchen/Lounge** is fitted with microwave and fridge freezer (additional freezer space available).

Cooker is electric

Hot water is via an immersion tank set at 60°C

Lighting is via a ceiling fitting and table lamp

**Bathroom** has a standard sized bath with a mira shower over  
Toilet is a standard size  
Wash hand basin with a courtesy light and shaver point  
Hot water is via immersion set at 60°C  
Lighting is via a single covered ceiling light  
Bathroom is accessed from main bedroom  
Door is of standard size (width 67cm)

**Bedroom 1** has a double bed  
Lighting is via a central ceiling light and 2 bedside lamps  
Battery fed smoke alarm  
Door is of standard size (width 72cm)

**Bedroom 2** has a single bed  
Lighting is via a central ceiling light and 1 bedside lamps  
Bi-fold door is of standard size (width 66cm)