

ACCESS STATEMENT
FOR
WIDMOUTH FARM COTTAGES
Watermouth, Ilfracombe, N Devon EX34 9RX
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Introduction:

Widmouth Farm has 11 self-catering cottages set in 35 acres of land on the North Devon coast half way between Combe Martin and Ilfracombe and north of the A399. Our Ordnance Survey map reference is 546843 and our postcode is EX34 9RX.

Pre-arrival:

Our location and directions to the Farm are on the 'How to Find Us' page of our website. We also send out a printed sheet of directions to everyone who makes a booking and requests a 'paper confirmation'.

- National Express coaches run to Ilfracombe in the summer months and to Barnstaple throughout the year.
- The nearest station is Barnstaple, however if travelling from London, Birmingham, Bristol (or anywhere outside the South West) and meeting people already in the area who have a car, it is a much shorter train journey to travel to Tiverton Parkway and be met by car. The drive from Widmouth Farm to Tiverton Parkway takes about 75 minutes.
- There are buses (No. 3, 3A & 3B) and taxis between Barnstaple and Ilfracombe
- We are on the Bus Route 3 & 3A between Ilfracombe and Combe Martin but about half a mile from the nearest stop.
- There are NO PAVEMENTS on the A399, it is a windy country road and it is NOT SAFE to walk on this road. It is safer, if carrying luggage, to get a taxi from Ilfracombe – in 2009 this costs £7.50.
- The SW Coastal Footpath runs between Ilfracombe and Combe Martin, and across the seaward border of our land, with 2 access points. However, this is very hilly and can be muddy and is not suitable if carrying more than a rucksack.
- For up-to-date information on Public Transport (timetables etc.) please contact Ilfracombe Tourist Information Centre on 01271 863001

Arrival & Car Parking Facilities:

We provide information on arrival times and how to collect your key when we confirm your booking.

We try to greet people personally on arrival and on Fridays this is always between 4pm and 9pm.

Special arrangements can be made for other days or later on a Friday evening.

We have 15 parking spaces for 11 cottages. None of the parking spaces are more than 50 metres from the cottages. Each cottage has one named space, as close as possible to the cottage.

Woodpecker Lodge – parking space about 20m from the lodge, you cannot get any closer by car

Round Barn - parking space opposite the cottage

Wren Cottage - " " "

Robin Cottage - " " "

Partridge Cottage - parking space to the side of the cottage

Pheasant Cottage - parking space apx. 10m from cottage but you can pull up outside to unload

Kestrel Cottage - parking space about 30m from the cottage, on a level. You cannot get closer

Swallow Cottage - parking space about 30m from the cottage, on a level. You cannot get closer.
Martin Cottage - " " "
Heron Cottage - parking space about 20 metres from the cottage, on a level. You can drive to within 10 metres to unload.
Kingfisher Cottage - " " "

Main Entrance & Reception:

- There is no actual 'Reception' area, but the owners house is at the end of the driveway, the building nearest to the sea.
- Each property has its own front door, self-contained.

Communal Areas - External:

- There two large garden areas for everyone to share.
- There is a childrens' play area in the Orchard.
- There are 2 outside lavatories in the Orchard, near the children's play area.

Restaurants, Pubs, etc.:

- The nearest pubs are about 1 mile in either direction and people can walk to these on the coastal footpath in daylight, but it is unsafe to walk back by road after dark.
- There is a folder of information on eating out and take-aways in each cottage.
- The area is well supplied with wonderful pubs, restaurants, cafes etc.

Laundry:

- There is a communal Utility Room on the lower courtyard, about 10 to 15 metres from the front doors of Kestrel, Swallow, Martin, Kingfisher and Heron Cottages. This is on a lower level than the other six cottages, however it is possible to walk to it down a very gradual slope or a steeper slope – there are no stairs.
- The Utility Room has
 - 2 washing machines
 - 2 tumble driers
 - iron and ironing board
 - spare refrigerator
 - large chest freezer (all guests may use this)
 - library of videos & DVDs to borrow (no charge)
 - buckets, mops, brooms
 - additional tourist information leaflets
 - large ordnance survey map

Outdoor facilities:

- Communal gardens
- Red telephone box with payphone (there is no signal here for mobile telephones)
- Barbecues
- Badminton set, Boules, Giant outdoor chess
- Childrens' swings etc. for the under 12s
- Summer House (old Coastguard's lookout) in the Headland Field, overlooking the Bristol Channel – fantastic views of Ilfracombe, Lundy and the Welsh Coast.

- Private beach – about 500 metres walk through 2 sheep fields – gradual gradient. About 2 minutes to walk down, 5 minutes up! Not suitable for push chairs but fit people in their 60s with crutches have done this
- SW Coastal Footpath / Tarka Trail crosses the seaward border of our land. The part of the footpath that goes over our land has 75 steps up at one point and 85 steps down.
- Widmouth Farm is NOT suitable for bicycles nor scooters – but it is only 15 minutes drive to the Tarka Trail at Braunton where you can either use your own bicycles or hire them.

Animal Feeding sessions daily:

- Our visitors are welcome to accompany us to feed the farm animals (and stroke some of them) This means walking through fields which are uneven, can have long grass and often sometimes may be muddy. You may find yourself walking in sheep poo, brushing past thistles & sometimes nettles. We recommend Wellington Boots and trousers!
- Everyone must wash their hands after touching animals.
- Pregnant women should not touch sheep or lambs.

Individual Cottages:

5 of our 10 cottages were built circa 1800. Another other 5 were converted from old farm buildings (and had to retain the same footprint) circa 1975. As a result the doorways are not designed for tall people, nor for wheelchairs. Only Woodpecker Lodge is completely modern, being built in 2008.

Woodpecker Lodge: The front door is up a concrete ramp (handrail on one side) leading to a balcony.

Within the lodge there is:

- Entrance hall with coat and boot cupboard and boiler/airing cupboard
- Twin bedded room
- Double bed room
- Shower room with loo and hand basin
- Door through to open plan living room/dining room/kitchen
- Bath & shower room with loo and hand basin
- Another twin bedroom and a further double bedroom

Round Barn: The front door is down 3 steps (with a handrail on one side).

Within the cottage there is:

- Entrance porch for boots/shoes etc.
- Open plan living room / dining room / kitchen
- Down 2 steps to:
 - shower room
 - double bedroom
- Up a flight of stairs with handrail to: twin bedroom, with banisters above the living room on one side.

Wren Cottage: The front door is ground level , immediately opposite (5 metres from) the parking space.

- Entrance area with dog gate into open plan living room / dining room / kitchen
- Shower room (no space for second person to assist)
- Double bedroom with about .5 metre either side of the bed and 1 metre at the foot of the bed

Robin Cottage: This is the 'twin' of Wren Cottage, above

Partridge Cottage:

There is a porch to the Front Door which is ground floor level. A car can draw up immediately outside to unload then park 10 metres away.

- The front door opens directly in to the open plan living room / dining room
- Ground floor bathroom with sliding door from small lobby area. Shower over the bath and a handbasin and toilet in this room. No additional toilet facilities.
- Ground floor kitchen + door to small patio garden
- Ground floor single bedroom
- Stairs lead from the dining area to
 - a double bedroom
 - a family bedroom with a single and a double bed

Pheasant Cottage:

There is a porch to the Front Door which is ground floor level. A car can draw up immediately outside to unload then park 10 metres away.

- The front door opens directly in to the open plan living room / dining room
- Ground floor bathroom with sliding door from small lobby area. Shower over the bath and a handbasin and toilet in this room. No additional toilet facilities.
- Ground floor kitchen + door to private garden with wonderful views
- Ground floor bunk bedroom
- Stairs lead from the dining area to
 - a double bedroom
 - a twin bedroom

Kingfisher Cottage:

A car can draw up outside to unload, then park about 15 metres away on a level.

- The front door opens in to a small coat & boot entrance hall
- Living room with doors off to
 - Shower room with short bath under shower
 - Kitchen / dining room
- Stairs up to
 - Double bedroom (4 poster 4'6" bed) with sea view
 - Twin room with third divan (for 5th person if necessary) made up as sofa

Heron Cottage:

The car parking space is about 25 metres away on a level.

- The front door opens in to a small coat & boot entrance hall
- Living room with doors off to
 - Shower room with short bath under shower
 - Kitchen / dining room
- Stairs up to
 - Double bedroom (5' bed) with sea view
 - Twin room with third divan (for 5th person if necessary) made up as sofa

Swallow Cottage:

The car parking space is about 35 metres away on a level.

- There is a small private patio area at the front
- The front door opens directly into the living room/dining room / kitchen
- Door off dining area to shower room
- Stairs up to - double bedroom
- single bedroom

Martin Cottage:

The car parking space is about 35 metres away on a level.

- There is a small private patio area at the front
- The front door opens directly into the living room/dining room / kitchen
- Door off dining area to shower room
- Stairs up to - double bedroom
- single bedroom

Kestrel Cottage:

The car parking space is about 40 metres away on a level

- There is a small private patio area at the front
- The front door opens directly in to the living room /dining room
- The kitchen is off to the left of the living room as you enter
- The coat & boot lobby leads from the kitchen to the shower room with a short bath under the shower
- The stairs lead from the dining area up to
 - A double bedroom
 - A twin bedroom (long thin room with beds end to end)

All kitchens contain:

- A gas cooker with 4 burners, grill and oven
- A microwave cooker
- An electric kettle
- A sink with cupboard under containing all pots & utensils
- Cutlery drawers
- China & glass cupboard
- Refrigerator with either ice box section or freezer (additional freezer in Utility Room)

Dishwasher have recently (2008) been installed in Round Barn, Kingfisher Cotatge and Heron Cottage. Extra large pans are available in the Utility Room on a 'first come, first served' basis, such as 2 woks, 2 giant saucepans, weighing scales.

All living rooms contain:

- TV with Freeview (giving Radio and TV – approx 40 channels)
- Video & DVD player
- The TVs DO NOT have the connections required for Play Stations etc.
- None of our cottages have telephone lines nor the facility for e-mail – but Ilfracombe Library can provide internet/e-mail access

Contact hours: Monday to Friday 8.00am to 8.00pm
Saturday & Sunday 10.00am to 6.30pm
Telephone: 01271 863743

We run a sheep farm and have 11 holiday cottages and grounds to look after, so we are often unable to answer the telephone (we do not get a mobile signal here) but if you leave a message we will return your call at our first opportunity.

Emergency number: 01271 863743

Local Taxi: 01271 862575

Emergency information provided in every cottage includes:

- Directions to Accident & Emergency at N D District Hospital, Barnstaple and Tyrell Hospital (Cottage Hospital), Ilfracombe
- Vet Dentist
- Car breakdown/garage services * Taxi