



Access Statement For Swallows Nest Cottage, Riggles Farm House Luppitt, Devon, EX14 4SP

Introduction

Swallows Nest Cottage is a stone built single storey, two bedroomed, detached luxury eco cottage accessed via the one third of a mile farmhouse single track from the main Honiton to Smeatharpe road opposite Smeatharpe Stadium. The whole site is nestled into the side of a hill, so although some of the land is level, steeper gradients are more common and inevitable, whilst moving around our smallholding. The following information is designed to make sure that Swallows Nest meets your requirements. We will provide detailed directions and a map, once you have booked and we know how you plan to get to us.

Pre-Arrival

- Our website “www.devonecoholidays.co.uk” has general background description of the holiday accommodation and associated information
- Bookings/ enquires can be made by email, fax or telephone
- As a luxury eco holiday, we fully support responsible travel.

By Road

We are approx 20 miles from the M5 southbound junction 25 (Taunton). We are approx 3 miles from the A303/A30 turn off before Honiton at Upottery.

By Rail

Taunton and Honiton are our nearest Stations. There is a fast train service to Taunton, from London (approx 2 hrs), the Midlands and Scotland. Trains from Waterloo go to Honiton. Both stations have taxis available and we are 20 mins and 15 mins respectively driving distance away. If you bring your bike with you, we will endeavor to pick you up.

By Bus

There is no bus service from Honiton or Taunton to near Swallows Nest. However you can get to Honiton from London or Exeter via the main coach companies. Similarly, you can get a coach to Taunton. From either Taunton or Honiton a taxi is the only way for guests without vehicles to reach us but if you give us enough notice and detail, we will endeavor to pick you up from an appropriate station.

By Air

Exeter airport is approximately 30 minutes from Swallows Nest. Flybe is the major airline operating from Exeter and many UK and Channel Island destinations are now served. Flybe operates a fleet of mainly turboprop aircraft that use much less fuel than jet aircraft. Once again, a taxi is the only way for guests without vehicles to reach us but if you give us enough notice and detail, we will endeavor to pick you up from Exeter airport.

Arrival & Car Parking Facilities

- Upon arrival, you will come down a 3rd of a mile driveway and encounter a number of “sleeping policemen”. These have been put in as a flood defense and they very neatly divert the run off water into the adjacent field, thus keeping it away from the properties.
- On reaching the buildings, the drive divides. To the left is Swallows Nest and straight ahead you will see the farm house itself.
- Please park outside Swallows Nest to unload. Once you have unloaded, please park behind the red barn in the designated parking area (10 meters from Swallows Nest front door) that is level consisting of hard core and pebbles.

Main Entrance & Reception

- Swallows Nest is accessed over a higher than standard threshold 18cm and door width of 108cm with the door hinge to the right. Once inside, you enter directly into the main living, dining, kitchen area. This, along with the twin bedroom (to your right), is all on one level. The double bedroom is off to the left and is accessed down two steps. All the internal doors are approximately 75cm wide access.

- Your outdoor seating area is to the left of Swallows Nest (as viewed from outside facing the front door) behind a dry stonewall. Please note that the ponds, woods, orchards and gardens are all accessed over uneven and steep ground (but the views and magic makes them all worth the effort).

Kitchen Dining Room & Lounge

- All on one level and open plan. Dining table height 77cm, with legs to each corner, 96 x 165cm
- Free space between table and walls is at least 85cm all around.
- Flooring is tiled throughout with large floor rug in lounge area.
- Two double sofa's and large occasional table all moveable
- Devices provided with remote control.

Self-Catering Kitchen

- Kitchen is open plan, Worktop height 92cm.
- Oven door is drop down, height of lowest shelf 45cm.
- Sink is 92cm high with cupboards underneath
- Hob is 92cm high and halogen lit heaters and wall mounted extractor hood above.
- Flooring is tiled
- At least 85cm free space between all furniture and worktops
- Evenly lit kitchen with spotlights above work surfaces where required
- Good contrast between floor, cupboards and other surfaces
- Floor standing fridge with small freezer compartment.
- Front loading washing machine
- Microwave cooker situated on the worktop

Bedroom Bathroom & Shower-rooms

En suite Double bedroom

- Access to bedroom from the kitchen/dining area through 75cm wide doorway with two steps. To the bathroom via 66cm wide door. Walk in shower access to the right with shower lip of 11cm Shower dimensions of 85 x 120cm

- Hand basin height 87cm with cabinets underneath.
- Toilet seat height 40cm
- Free passage in bathroom of approximately 65cm
- Restricted access round king size bed of 80cm on the side nearest the door and 50cm on the side nearest the garden facing window
- Carpeted with light fawn colour, wool texture

En suite Twin Bedroom

- Access via 75cm door from the lounge area and 75cm wide bathroom door. Walk in shower access to right with shower lip of 5cm and angled glass entrance width of 55cm. Shower dimensions of 77cm x 112cm
- Separate hand basin height of 86cm.
- Toilet seat height 40cm
- Good access of approx 85cm round each of the twin beds and all furniture moveable
- Carpeted with light fawn colour, wool texture.
- Fire door exit with door lip of approx 18cm

Grounds and Gardens

Full access to all grounds and gardens though the farm is set on a steep hillside with wet springs making traversing difficult for people with disability. We have extensive pond areas to sit by and enjoy the peace and quiet. We have 15 acres of woodland though again set on steep slopes with areas of wetland so wellies or walking boots are advised.

Additional Information

- Information folder is produced in size 14 font
- Mobile phone reception
- Welcome basket provided
- The cottage is no smoking
- Pets currently not allowed.

Contact Information

- Address: Riggles Farmhouse, Luppitt, Devon, EX14 4SP
- Telephone & emergency: +44 (0)7596 511 355
- Email: stay@devonecoholidays.co.uk
- Website: www.devonecoholidays.co.uk
- Hours of operation: Open all year.

We welcome your feedback to help us continuously improve. If you have any comments please phone +44 (0)7596 511 355 or email: stay@devonecoholidays.co.uk