

Access Statement

Lower Campscott Farm
Lee
North Devon
EX34 8LS

Telephone: 01271 863479
www.lowercampscott.co.uk
holidays@lowercampscott.co.uk

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Introduction

Lower Campscott Farm has 8 self catering properties set in 35 acres at the head of the beautiful 'Fuchsia Valley', situated between Woolacombe and Ilfracombe on the North Devon Coast. We are on OS Sheet 180 or Explorer map 139. Our grid reference is SS495455. Our postcode, which is common to a number of properties over a wide area locally, is EX34 8LS.

Pre-arrival

Directions can be found on our website. Please click on Enquiries and then Directions. A printed copy can be provided if requested.

- Barnstaple is our nearest railway station (13 Miles approx.) and connecting buses run from there to Ilfracombe.
- National Express coaches run from London to Ilfracombe in the summer months and Barnstaple throughout the year.
- We are on bus route Ilfracombe to Woolacombe via Lee (bus no. 3B).
- Local Taxi firm is "A" Taxi (01271) 865 321.
- The South West Coast Path runs through Lee. We are 20 minutes by foot from the village centre.
- We are no more than a mile from the National Cycle Network - Devon Coast to Coast Route 27.
- For up to date local travel information please contact the local Tourist Information Centres: Woolacombe (01271 870553) or Ilfracombe (01271 863001) or www.exploretthesouthwestcoastpath.co.uk

Arrival & Car Parking Facilities:

We like to welcome you personally and show you into your accommodation. This is after 4 pm, although if you anticipate arriving after 7 pm we would appreciate a phone call just to let us know.

We provisionally allocate parking spaces as follows:

| | |
|------------------|-------------------------------------|
| Fuchsia | 1 space opposite |
| Hydrangea | 1 space opposite |
| The Stable | 1 space to the rear |
| The Granary | 2 spaces at the bottom of the steps |
| Holly Lodge | 2 spaces to the rear |
| Birchtree Lodge | 2 spaces to the front |
| Firtree Lodge | 1 space opposite |
| Larchtree Static | 1 space at the bottom of the steps |

Main Entrance & Reception

- There is no actual 'Reception' area, but please follow the signs and ring the bell. If there is no answer we may well be showing other guests into their accommodation but feel free to look around the site.
- Each property has its own front door and is self-contained.

Communal Areas – External

- A large lawn and children's play area with equipment enjoying views over Lee Bay.
- BBQ and picnic areas.
- An area of hard standing suitable for soft ball games, football, basketball etc.

Communal Areas – Internal

- Games room, with table tennis, pool table and play equipment for younger children.
- There are 2 toilets and a shower room adjacent to the Games room.
- Lockable storage is provided for bicycles, watersports equipment etc.
- A selection of DVD's, books, games and Tourist Information Leaflets are available.

Restaurants, Pubs etc.

- The Grampus pub in Lee is just under a mile by Public Footpath.
- There are many pubs, restaurants, takeaways in the local area (the folder in each cottage contains a selection of sample menus).

Laundry

- We have a laundry room with washing machines, tumble drier and ironing facilities.
- A separate space is available for drying outdoor clothing and footwear.

Outdoor facilities

- Our Farm Nature trail has won a Wildlife Trust silver award. The walk is over rough ground and strong shoes or wellingtons are advisable. Unsuitable for pushchairs.
- Footpath to Lee and the beach – approx 20 minute walk, through 2 fields and then on the road, a little steep coming back up. Unsuitable for pushchairs.
- Water points for washing bicycles and outdoor clothing.

Conference and meeting room facilities:

Conference room (50 people max), with kitchen and toilets adjoining, available for hire.

Individual cottages

Fuchsia & Hydrangea are semi detached, single storey cottages with 2 or 3 easy steps to the front door and patio outside the front window.

- Door opens into open plan living/dining/kitchen.
- One double and one single or bunk bedroom.
- Shower room with toilet and washbasin.

Stable Cottage has been converted from the original Farm Stable.

- Door opens into the lounge.
- Separate kitchen/dining room.
- Stairs lead from the lounge to bedrooms.
- One double and one single bedroom.
- Shower room with toilet and wash basin.

Granary cottage has 9 steps up to the front door with railings on one side.

- Into the spacious lounge.
- Spacious kitchen/dining room.
- Stairs lead from the lounge to the bedrooms.
- Two double bedrooms and one twin bedroom.
- Bathroom with bath and shower over, toilet and wash basin.

Holly Lodge has 2 small steps up onto a decking area and the patio door.

- Into the very spacious lounge with kitchen area to the rear.
- To the left, a double and twin bedroom.
In between, a shower room with toilet and washbasin.
- To the right, a double and twin bedroom.
In between, a bathroom with toilet and washbasin.

Birchtree Lodge is set in its own garden with 2 small steps onto the decking area and patio door.

- Into the open plan living/dining/kitchen.
- One double bedroom, one twin and one bunk room.
- Bathroom with toilet and washbasin.
- A second door opens onto the side of the decking.

Firtree Lodge has its own fenced area with 5 steps up to the decking area and door.

- Into the spacious sitting/dining area.
- Separate kitchen.
- Bathroom with bath and shower over, toilet and wash basin.
- Twin bedroom.
- Double bedroom with en-suite shower, toilet and wash basin.
- Patio doors open onto the decking area.

Larchtree Static has 4 steps up to the garden gate and lawned area.

- There are 2 doors, both with 2 steps (1 has a hand rail).
- Inside, an open plan living/dining/kitchen room.
- Shower room with toilet and wash basin.
- Double bedroom.
- Twin bedroom (with 2ft 6ins beds).
- Bunk bedroom (with 2ft 6ins beds).

All kitchens contain:

- Electric cooker (Firtree and Larchtree have gas).
- Microwave oven.
- Electric kettle & toaster.
- Sink with cupboards under containing all pots & pans.
- Cutlery drawers.
- China & glass cupboard.
- Refrigerator.
- Freezers (freezer compartment in Fuchsia and Larchtree).
- Dishwasher in Hydrangea and Firtree.

All living rooms contain: • TV, DVD and Freeview box.

Cots and Highchairs are available by prior arrangement at no extra charge.

We endeavour to answer all telephone calls personally. If we are unable to do so, please leave a message and we will return your call as soon as we are able.