

Access Statement for Little Comfort Farm Cottage Holidays

Little Comfort Farm is 9 miles from Barnstaple, the main town in North Devon and 1 ½ miles from West Down our nearest village with village store, Post Office service, Pub & Church, The five cottages are in a rural location on a 100 acre farm.

Our Ordinance Survey map reference is SS513404 and Postcode is EX33 2NJ.

Pre-arrival

The location and directions to the farm are on the website.

The nearest train station is Barnstaple, however if you are already here with a car and another member is travelling from further away then Tiverton Parkway has better connections to the railway network. The journey from Little Comfort Farm to Tiverton takes about 60 minutes depending on traffic.

From Barnstaple there is a regular bus service to Ilfracombe, the nearest bus stop is at Heddon Mills crossroads, which is a mile and half from Little Comfort Farm.

(www.firstgroup.com/ukbus/southwest/devon/home/index.php)

For up to date North Devon public transport information, contact 0845 6001420

Arrival and Car Park Facilities

The owner is a resident at Little Comfort Farm. We try to greet people personally on Friday & Monday arrival days, from 3pm. Special arrangements can be made for other days or later at night. We have 5 cottages, each with their own parking space plus plenty of additional parking in our car park.

Our arrival times are published in our Terms and Conditions.

Main Entrance

Each property has its own front door and is self-contained.

The owner's farmhouse is situated at the head of the drive adjacent to the cottages.

External Communal Areas

Each cottage has its own private garden, those for the Mill House, The Granary and Woodlark are enclosed.

There are extensive shared grounds with access to a 1 ½ km level farm trail, coarse fishing lake and stream.

The playroom is located close to the Granary (please see our website for a site map).

Pubs & Restaurants

The nearest pub is 1 ½ miles away in the village of West Down. You can walk but it is up a steep public footpath or along a quiet, hilly narrow lane. You will need a torch at night.

There is a folder of information on eating out in the cottage.

Braunton, Ilfracombe & Barnstaple have a wide selection of restaurants and cafes.

Laundry

There is a communal laundry next to the Farm Office with one step down. A washing machine, tumble drier and freezer are provided for your use together with a pay phone.

The Cottages

Please look at the website for details of individual cottage where we have tried to give as much information as possible on facilities provided and access.

Outdoor Facilities

The nature trail around the farm can be muddy so stout shoes or wellies are essential for walking. We use a tractor and trailer to transport visitors at animal feeding time, there is one low step up and buggies may be easily lifted onto this.

When using bicycles, for safety, we recommend travelling to Braunton with a cycle rack then exploring the level Tarka Trail to Barnstaple and further afield from there.

Indoor Playroom

Small children need to be supervised while playing.

Animal Feeding

Our visitors are welcome to accompany us to feed the animals and touch them however, this means walking through uneven and muddy fields. Wellington Boots are essential. Everyone must wash their hands after touching the animals. Pregnant women should not touch sheep or lambs.

We are a working farm and whilst visitors are welcome to enjoy the farm they do so at their own risk and must take sensible precautions.

Emergency Information

This is provided in each cottage.

Owner Emergency Number 01271 812414

Taxi: 07788 726660

Doctor: 0844 477 8618

Car Breakdown: See Yellow Pages

Directions to Accident & Emergency, North Devon District Hospital, Barnstaple 01271 322577

Drive to Barnstaple via Braunton, as you come into Barnstaple turn left at the 3rd set of traffic lights then left again at the next set of lights. NDDH is situated at the top of the hill at the next set of lights (turn right). If you have a situation at night which worries you please ring the house doorbell and we will guide you through the lanes to the hospital.



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Little Comfort Farm, Braunton, Devon EX33 2NJ

01271 817041 info@littlecomfortfarm.co.uk www.littlecomfortfarm.co.uk