

The logo for Lurcombe Farm Cottages is a dark grey square containing the text 'LURCOMBE FARM COTTAGES' in white, uppercase, sans-serif font. 'LURCOMBE' is on the top line, 'FARM' is on the middle line, and 'COTTAGES' is on the bottom line.

LURCOMBE  
FARM  
COTTAGES

## ACCESSIBILITY GUIDE & KEY INFORMATION

### Welcome

Lurcombe Farm Cottages sit within a beautiful Dartmoor valley, yet only a few minutes drive from the A38 Devon Expressway in Bickington. The cottage and the barn were converted from the old farm Mill House and farm Granary (the original millstone still sits outside today!). The accommodation has been turned into beautiful self catering properties suitable for couples (and babes in arms up to a year old). The properties sit within a working farm (spot the herd of Devon Red Ruby Cattle!) and farm life continues each day...beginning with egg collection!

### Pre-Arrival

Our website is [www.lurcombe.co.uk](http://www.lurcombe.co.uk) – please do check our booking calendars for availability or feel free to email us – [enquiries@lurcombe.co.uk](mailto:enquiries@lurcombe.co.uk)

A welcome email will be sent to you detailing and confirming your stay along with our directions. A deposit of £100 is needed to secure the booking, with the balance payable four weeks prior to your stay, via an email reminder we'll send you.

We recommend bringing a car. Although we are close to public transport, the location is rural. Online grocery shopping can be

ordered, but please do ensure you are onsite to accept the delivery, as we cannot be responsible for online deliveries.

Included in the price of your stay is a bottle of wine, fresh farm eggs and pint of milk. Do let us know whether you would prefer red or white. Alternatively we are happy to provide a soft drink option.

### Arrival

Check in is from 4pm and check out at 10am. We try to meet guests personally, though will provide additional check in instructions/directions via email in your confirmation. The farm is located down a single track drive and with spectacular views across Lurcombe valley. Our dogs, Holly and Scruff are a great welcome committee. They are friendly and excellent hosts! Sadly we cannot accept other four legged friends. The Mill Cottage sits on the ground floor, with the Granary Barn on the first floor and accessed by wide granite Dartmoor steps (*unsuitable for those with access difficulties*)

### Unloading and Car Parking Facilities

Guest parking is directly outside of the Mill sign, where two parking spots are visible. One for the cottage and one for the barn. The car parking area is flat. There are motion sensors in the yard and exterior of the properties should you arrive in the dark.

## The Properties

### The Mill Cottage

The Mill Cottage is situated on the ground floor of the main Shippon, with the barn above on the first floor. The Mill Cottage is suitable for those with access difficulties, in that everything is on one level. Other

than a small step at the threshold of the property ( a ramp can be provided) the property is on the flat. The Mill comprises of a fully fitted kitchen, living room, large bedroom with super-king sized bed and wet room. The Mill has a small seating area directly outside.

## Layout of Mill Cottage

### Corridor

Upon entry a small corridor leads you down to the kitchen, with a boot room on the right. A freezer, ironing board, hoover and boiler are located in the boot room – a good space for muddy boots and coats.

### Kitchen

The kitchen has standard height units, including a dishwasher, oven and fridge. A electric extractor fan is located above the hob. The oven has a drop down door. A toaster, electric kettle and microwave are located on the main unit. There are three overhead cupboards. The kitchen is fully fitted and has plenty of cookware and crockery. A bottle of wine, fresh farm eggs and a pint of milk are included in the stay. The kitchen is bright and airy.

### The Living Area

Leading off from the corridor and kitchen is the living room. The room is carpeted and with sofa, easy chairs and electric fire, this is a cosy comfortable room. Freeview TV is provided alongside free WI-FI. The tv also has a dvd compartment.

### The Bedroom

The bedroom is large, comprising of a super-king bed, tall cupboards, bedside tables and sofa. A hairdryer is supplied. Linen and towels are supplied with high quality linen. A travel cot can be provided.

### The Bathroom

The Mill Cottage boasts a new wet room, with walk in shower and seat. Handrails are within the shower and next to the WC. A small set of toiletries are provided.

## The Granary Barn

The Granary Barn is situated on the first floor of the main Shippon, with the cottage below on the ground floor. It is accessed by steep dartmoor granite steps and unsuitable for those with access difficulties. The barn comprises of a fully fitted kitchen, large living room, bedroom with king sized bed and bathroom. The barn has a small seating area to the rear of the property and on the ground floor.

### Layout of Granary Barn

#### Corridor

Upon entry a small corridor leads you down into the large living room. A high vaulted ceiling with chandeliers welcomes you. To the right of the corridor is the bathroom. The kitchen is open plan to the living area and the bedroom is located off from the living area.

#### Kitchen

The kitchen has standard height units, including a dishwasher, oven, fridge and small freezer. A electric extractor fan is located above the hob. The oven has a drop down door. A toaster, electric kettle and microwave are located on the main unit. There are four overhead cupboards. The kitchen is fully fitted and has plenty of cookware and crockery. A bottle of wine, fresh farm eggs and a pint of milk are included in the stay.

### The Living Area

Leading off from the corridor and kitchen is the living room. The room is carpeted and with sofa, easy chairs this is a dramatic room with plenty of space. Freeview TV is provided alongside free WI-FI. The tv also has a dvd compartment. The dining table is located within the living area.

### The Bedroom

The bedroom, comprising of a king size bed, tall cupboard, bedside tables and dressing table. A hairdryer is supplied. Linen and towels are supplied with high quality linen. A travel cot can be provided.

### The Bathroom

The barn has a lovely walk in shower, big enough for two. Handrails are within the shower. A small set of toiletries are provided.

### Outdoor Facilities

Guests have access to the tennis court (racquets and balls provided), the orchard (which overlooks the court), fishing lake and woodland walks are on tap. The farm covers some 45 acres of English countryside and you are welcome to explore it. Oodles of wildlife and birds can be seen. Do bring your binoculars! The lane down towards the fishing lake leads you to a small crossroads, where paths lead both to the left and right and upwards towards the main hillside. Please leave gates as you find them. There are several tranquil places to sit around the farm – a lovely summer house makes for much needed R&R and looks out across the lake.

### Additional Information

The accommodation is protected by fire alarms. In the event of a fire, there are clear instructions within the welcome literature. A fire extinguisher is also provided.

Torches are located in both properties (in the kitchen). The farm has motion lighting sensors.

Smoking is not permitted inside the properties.

We do not accept dogs

The heating is controlled externally from the properties. It will be set to auto in warm months. Should you need additional heating, just let us know.

A shared laundry room with washing machine is located in what was the farms old "Calf House". Dryers are provided in the kitchen cupboards.

WI-FI is included.

The best mobile phone reception is O2. A landline is located in the main office should you need one in an emergency.

The farm has an office, which is open every day. Should you need anything at all, please feel free to ask.

### Contact Information

Lurcombe Farm Cottages

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Website – [www.lurcombe.co.uk](http://www.lurcombe.co.uk)