

ACCESS STATEMENT

No 3 Bolts Cottages, Milton Combe, Devon PL 20

No 3 Bolts Cottages is located to the north of the village street of Milton Combe and lies within the Milton Combe Conservation Area.

It is the left hand half of a semi-detached pair of two storey cottages built in 1857. They form a terrace with no1 Bolts Cottages which originated in the seventeenth century.

The rear of the property faces the quarried face of the natural stone of the valley and this is surmounted by a dry stone rubble wall supporting the steeply sloping and overgrown bank above.

The property is built of coursed stone rubble with cambered brick arches over the wooden casement windows and door. The internal partitions are of timber stud frames with lath and plaster covering. The upper floor is of softwood supported on timber joists.

The roof is covered in natural slate and has been felted. There is thermal quilt insulation above the first and second floor ceilings.

Access to the property is on the right hand side of the south elevation fronting the village street. There is a single stone step in front of the entrance door. The front door is protected by a wooden half door which opens outwards to reveal the lock and handle of the half glazed front door which opens inwards. The key is kept in the key safe beside the front door and guests will be given the code for this.

Once inside there is a mat well level with the threshold followed by a step up onto the stone flagged floor which is level throughout the ground floor. This step is marked by strips of yellow fluorescent tape. There is a rug on the stone floor but this can be rolled up and stored if required. All the windows are fitted with Venetian blinds which have an operating cord

which should always be returned to the cleat provided so that it is not hanging loose to become a potential hazard to children.

The carpeted winding narrow wooden staircase is protected by a half hour fire resistant door which opens into the room. There is one handrail on the left hand side. It provides access to the first floor bedroom, also carpeted, and bathroom which has a wooden floor. This staircase extends to provide access to the attic bedroom. A new fire resistant partition has been constructed within the original roof truss above the party wall with No 2 and two new roof windows have been introduced into the rear roof slope.

Car parking is provided on an access drive opposite to no 1 and this also provides access to the garden area of no3, which extends between the village street and the stream flowing west. The boundary to the road is defined by a dry stone rubble wall surmounted by a yew hedge. There is space for one vehicle at the end of the hard surfaced access drive.

There is a paved patio and a level base for a new wooden garden house within the garden area. The walls will be constructed of treated softwood with a pair of glazed doors on its southern elevation opening onto the paved patio. The remainder of the garden area has been levelled and seeded to form a lawn. The southern boundary of the garden will be defined by a new wooden picket fence up to the metal gate onto the village street.

Christopher Pancheri
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