

Directions to Barn Cottage, Mornacott Farm

**Mornacott Farm ~ Bishop's Nympton ~ Devon ~ EX36 3QS
Telephone: 07557 671311**

Directions from the A303

Following the A303 take the A358 just North of Ilminster.
Follow the A358 to join the M5 at Junction 25.
Then follow M5 directions as below.

Directions from the M5

Follow M5 (signposted South West and Exeter) to Junction 27 (Barnstable and Tiverton).

Join the A361 (North Devon Link Road) signposted to Barnstable and Tiverton.

Follow the A361 towards Barnstable for about 22 miles.

(You will pass a sign to Bishop's Nympton on the left - don't take it despite our postal address!).

After around 22 miles you will see a right turn signposted "Mornacott, Veraby, Reach" follow this.

(Note: if you pass a BWOOC Petrol Station, T/A Devon 4x4, on the right you've overshot by about 100 yards. If you reach a roundabout signposted "South Molton" and "Whitechapel" you've overshot by about 0.5 miles.)

On leaving the A361 keep following signs to "Mornacott" (you'll turn left at Mornacott Cross 100 yards after leaving the A361).

The road is single track and after around 1.5 miles you'll come to Mornacott Bridge which spans a narrow river.

Go over the bridge and after 30 yards you will reach a 'Y' junction (Ham Cross). Keep left at this junction (signposted "Mornacott") and follow the road up the hill.

You will pass an entrance with a green sign saying "Mornacott Farm Access Only" on your left (ignore this) and two small cottages shortly afterwards, again on your left.

About 200 yards further up the hill from the cottages you will see a standard blue edged Highways Agency sign pointing left "Mornacott" and this leads into the drive.

Take the upper track and Barn Cottage is immediately on your right.

NB: Satellite navigation usually works except for the last section where it frequently gives directions to a neighbouring farmhouse. For the last section following signs to Mornacott as above works without fail!

By rail: The nearest mainline station is Tiverton Parkway which, by fast train, is two hours from London Paddington.