

# Access Statement for Broadgate Farm Cottages



## Introduction

Our self-catering cottages are located on our farmstead situated just outside the village of Walkington in East Yorkshire. All our cottages have been converted from former farm buildings during 2009/2010 to current building regulations standards.

Some of our cottages are more suitable than others for people with mobility disability. We have tried to provide as much information as possible in this statement, if you have any queries please do call, we will be happy to discuss each cottages suitability to your individual needs.

In all cottages but Foldyard Cottage (due for completion 2011) the facilities cover 2 floors, two of our cottages, The Stables and The Barn House have ground floor bedrooms and bathrooms.

## Contact Information

- Address: Broadgate Farm, Beverley Road, Walkington, Beverley, HU17 8RP
- Telephone: 01482 888111
- Fax: 01482 870650
- Email: [broadgatefarm@btinternet.com](mailto:broadgatefarm@btinternet.com)
- Website: [www.broadgatefarmcottages.co.uk](http://www.broadgatefarmcottages.co.uk)

## Hours of operation

Open all year. The main house is our home so occupied 24 hours. Telephone answered 8am-10.00pm

## Pre-Arrival – all cottages

We have a comprehensive website with a wealth of information about the cottages, our website address is [www.broadgatefarmcottages.co.uk](http://www.broadgatefarmcottages.co.uk)

Bookings/enquiries can be made online or via email, letter, fax or phone.

All guests are provided with written directions to the cottages and information on how to access the key if we are not able to greet them personally. If we are not here the keys are located in key safes by the front doors.

There is a bus stop approx 200yds from the entrance of farm.

The nearest train station (Beverley) is 2 miles away; there are accessible taxis available for pre booking

- Paul's Taxi      07723 603013
- Greg's Taxis    07702 094063
- DGS Taxis      07733 403323

Please see the section on general Access information for Beverley

We can arrange for a welcome grocery pack on request alternatively both Tesco and Waitrose both deliver to the door – the postcode for deliveries is HU17 8RP

We are happy to provide information in large print on request.

This access statement is available on our website and in each cottage's information file. We are happy to email copies or send hard copies on request.

### **Arrival & Car Parking Facilities – all cottages**

- The car park is level and the parking spaces are hard standing.
- There is a concrete path from the parking area to the entrance to the cottage.
- Each cottage has an external light that illuminates the parking area and path when dark, these lights are on timers.
- The area around the parking and pathways is graveled or turfed.

**The next sections are dealt with on a cottage by cottage basis.**

## **THE FORGE**

### **General**

Unless otherwise stated the following applies

- Doors have lever handles
- Switches are at 113 cm height
- Sockets are at 45 cm height
- See cottage floor plans for information on layout and room sizes

### **Entrances**

- The main entrance is at the side of the house close to the parking area
- The entrance door is 89 cm wide and 157 cm high, there is a small threshold 4 cm. The door is hinged to the right and the keyhole is 99 cm high.
- The keys to the cottage are in a secure box located to the right of the door (the code for this is issued to our guests before arrival). The box is 125 cm from the ground.

- This entrance door opens into the hall, the light switch is located to the left of the door 113 cm from the floor.
- There is a thin door mat.
- There are French doors to the rear of the property from the kitchen giving access to the patio and garden. These doors are 198 cm high, 86 cm wide (two doors) and the keyhole is 81 cm high. There is a threshold lip of 3 cm and a sill 5 cm above step.
- Immediately outside there is an area of paving 4.9 m x 4.6 m. There is a large step to the patio 118 cm x 43 cm and xx high. The grassed area beyond is level with the paving. It is unlikely that these doors will be used as the primary access and the patio can be accessed from a level path that runs from the front door around the cottage.
- Door mat internal.

### **Stairs**

- The stairs to the first floor lead from the living room
- They are 80 cm wide with 5 steps to half landing of 86 cm x 86 cm & then a further 8 steps to 1st floor landing
- The height of each step is 18 cm high, 25 cm deep & 80 cm wide
- There is a handrail on both sides on the first flight and a handrail to the left on the second flight. The handrail is at a height of 100 cm
- The stairway and landing has a short pile carpet. The approach to the stairway is oak flooring
- The landing is 2.6 m x 1.9 m

### **Ground floor**

- The ground floor is all on one level and door openings are a minimum of 81 cm wide
- The flooring is natural stone in the hall, downstairs Wc & kitchen. The flooring in the living area is oak floor boards with short piled rugs
- The door from the hall to the kitchen is 85 cm high, 198 cm wide
- The door from the hall to the sitting room is 198 cm high , 81 cm wide and has a join to wood flooring.
- The door from the hall to the downstairs WC is 198 cm high, 83 cm wide

### **Security lighting , smoke & heat alarms**

- Heat alarm located in the kitchen
- Smoke alarm located on the landing
- Rechargeable security lights on the landing and in the kitchen – these torches light up when the power is cut.

### **Entrance hall & WC**

- The front door opens into a hall – dimensions 2.2 m x 2.4 m max.

- To the left is a WC, the door hinges to the right & opens out, there is no threshold. Door width 83cm.
- The flooring through the hall & WC is natural travertine, it continues through to the kitchen with no threshold
- The door to the sitting room is 81 cm wide, the flooring changes at this door from stone to oak boards
- Toilet seat height 43 cm
- Timed extractor fan
- Round fronted wall hung washbasin is 83 cm high
- The room is heated by underfloor heating

### **Self-Catering Kitchen**

- Kitchen open plan with Dining area
- No door from hall to kitchen – opening is 85 cm wide
- Fitted continuous worktops , worktop height 92 cm.
- Oven is a single oven fitted into the kitchen units below the work surface, the door is drop down, height of lowest shelf 40 cm
- Sink is 93 cm high with cupboards underneath
- Gas Hob is 93 cm high
- Microwave is positioned on the worktop
- Flooring is natural stone
- Kitchen has central spotlights that cast light across the kitchen, there is also good natural light from 3 windows and a set of French windows.
- The washer drier is fitted into a unit below the worktop
- The dishwasher is fitted under the worktop
- There is a fridge freezer positioned at the end of the worktop, the fridge is at the bottom and the freezer is at the top – height 120 cm
- There are 3 double glazed windows & double glazed French windows
- The room is heated by underfloor heating

### **Sitting Room**

- The room is 4.1m by 6.7m narrowing to 2.18 m.
- The door to the sitting room from the hall is 81 cm wide and is hinged to the left, opens inwards.
- The flooring is oak boards with short pile rugs
- The heating is underfloor heating
- Additional heating by means of the wood burning stove
- There are 5 windows in the room, this together with the lighting, 4 wall lights and several lamps provides good illumination
- As you enter the room the stairs are on your left, there is also an under stairs cupboard that houses the ironing board, vacuum cleaner etc.

- The furniture consists of 2 x two seater sofas and several occasional tables, there is a built in bookcase under the stairs.
- Internet access point in this room

## **2nd floor**

All three upstairs rooms open off the landing

### **Bedroom 1 - King**

- Door width 74 cm , hinged to the right and light switch on the left.
- The room has a wardrobe, chest of drawers, two nightstands and a dressing table with chair.
- There is a Kingsize oak bed with headboard & footboard, height of top of mattress from floor 66cm.
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The room is carpeted – short pile
- There are ceiling mounted down lighters and lamps

### **Bedroom 2 – Twin Zip & Link**

- Door width 74 cm, hinged to the left, opens out onto the landing, light switch on the right.
- The room has a wardrobe, chest of drawers, two nightstands and a dressing table with chair
- Twin beds provided but can be configured as an Extra King bed – 6ft x 6ft 3in.
- Bed height 65cm floor to top of mattress.
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The room is carpeted – short pile
- There are ceiling mounted down lighters and lamps

### **Bathroom**

- Door width 74 cm, hinged to the left.
- Light switch outside the bathroom on the right.
- There is a bath 168 cm x 75 cm x 57 cm high
- The bath has a thermostatically controlled shower over with glass shower screen
- The Basin is 82 cm high and 54 cm wide.
- The WC is 41 cm high
- There are ceiling mounted down lighters, a light over the wash basin and a shaver socket
- There is a timed ventilation fan

### **Grounds and Gardens**

- Patio 4.6 m x 4.9 m with table & chairs, superb views across the fields
- Garden area grassed and fenced
- Planting around cottage
- Concrete path from front door around cottage to garden, gate is 120 cm wide and opens out hinged to the right.

### **Additional Information**

- Information folder and numerous leaflets in living area
- Good mobile phone reception, if not in the building outside
- Evacuation of cottage is by the nearest room or exit; please inform on arrival of individual requirements in case of evacuation. Fire extinguisher is in the kitchen
- Emergency lighting is provided by means of rechargeable torches that illuminate when the power is cut, one is located on the landing and a second in the kitchen
- There is no smoking at all, on or off the premises, including the curtilage of the property

## THE STABLES

### **General**

Unless otherwise stated the following applies

- Doors have lever handles
- Switches are at 115 cm height
- Sockets are at 45cm height
- See cottage floor plans for information on layout and room sizes

### **Entrances**

- The main entrance is at the front of the house close to the parking area
- The entrance door is 115 cm wide and 202 cm high, there is a step to the front door 20cm high. The door is hinged to the right and the keyhole is 113 cm high. NB THERE IS AN ALTERNATIVE ENTRANCE AT THE SIDE THAT DOES NOT HAVE A STEP.
- The keys to the cottage are in a secure box located to the left of the door (the code for this is issued to our guests before arrival). The box is 135 cm from the ground.
- This entrance door opens into the sitting room, the light switch is located to the left of door 115 cm from the floor.
- The door mat is recessed into a matwell.
- There is another entrance door to the side of the property from the hallway giving access to the patio/ garden. The door is 115 cm wide and 204 cm high and the keyhole is 95 cm high. The paving has a gentle slope up to this door and there is a threshold lip of 2-3 cm.
- Immediately outside there is a large area of paving . There is an area of planting.

- The outside area is surrounded by a 7' high wall and 6' high wooden fence to provide some privacy
- The door mat is thin and easily removed if required.

### **Stairs**

- The stairs to the first floor lead from the hall
- There is one step of 18 cm high to an area 89 x 83 cm then 12 stairs wind round to reach the first floor landing
- The height of each step is 18 cm high and the width varies with the winders.
- There is a handrail to the left at a height of 90 cm
- The stairway and landing has a short pile carpet. The approach to the stairway is travertine tiles.
- The landing is 2.1m x 2.03m with a sloping roof

### **Ground floor**

- The ground floor is all on one level and door openings are a minimum of 82cm wide
- The flooring is natural stone in the hall, downstairs bathroom, kitchen & dining area.
- The flooring in the living area is oak floor boards with a short piled rug
- The flooring in the downstairs bedroom is short piled carpet
- The door from the hall to the kitchen/ living area is 197 cm high, 82 cm wide
- The door from the hall to the ground floor bedroom 197 cm high, 82 cm wide, there is a very small threshold from the tile to the carpeted flooring
- The door from the hall to the downstairs bathroom is 197 cm high, 82 cm wide

### **Security lighting , smoke & heat alarms**

- Heat alarm located in the kitchen
- Smoke alarm located on the landing and in the hall
- Rechargeable security lights on the landing and in the kitchen – these torches light up when the power is cut.

### **Hallway**

- The rear door opens into the hallway – dimensions 1.2m x 4.5m
- To the left is a door to the living room, it opens to the left, there is no threshold. Door width 82cm
- The flooring through the hall is natural travertine, it continues through to the living area with no threshold
- There is a door to the downstairs bedroom 82 cm wide, the flooring changes at this door from stone to carpet with a brass strip
- There is a door to the downstairs bathroom/wet room 82 cm wide, the flooring is tiled with no threshold.

### **Downstairs bathroom/wet room**

- Toilet seat height 41cm
- Timed extractor fan
- Light switch is outside the room
- Round fronted wall hung washbasin is 80cm high 60 cm wide
- Door width 82cm , hinged to the left
- Thermostatically controlled shower on a slide rail which can be used with or without the shower curtains provided
- The shower area is 1m x 1.8m
- There is a central light with an illuminated mirror above the wash basin and a shaver socket
- The room is heated by underfloor heating

### **Downstairs Bedroom – Twin Zip & Link**

- Next door to the downstairs bathroom/wet room
- Door width 82 cm , hinged to the left
- The room has a wardrobe, chest of drawers and two nightstands
- Twin beds provided - 91.5cm (36") x 190.cm (75").
- Bed height 67cm floor to top of mattress.
- Can be configured as an Extra King bed - 183cm (72") x 190.cm (75").
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The room is carpeted – short pile
- There is a central light fitting and lamps

### **Self-Catering Kitchen /dining area**

- Kitchen open plan with Dining area
- Fitted continuous worktops in kitchen area , worktop height 89 cm
- Oven is a single oven fitted into the kitchen units below the work surface, the door is drop down, height of lowest shelf 40 cm
- Sink is 89 cm high with cupboards underneath
- Gas Hob is 89 cm high
- Microwave is positioned on the worktop
- Flooring is natural stone
- Kitchen has string spotlights that cast light across the kitchen and dining area, there is also good natural light from 2 windows
- The washer drier is fitted into a unit below the worktop
- The dishwasher is fitted under the worktop

- There is a fridge with small freezer compartment positioned in a large cupboard – height 142 cm
- The room is heated by underfloor heating
- There is a dining table with chairs and a low level cupboard 80 cm high
- Internet access point in this room by the table
- There is a cupboard with vacuum cleaner, ironing board etc

### **Sitting Area**

- This area leads off the kitchen dining area
- The flooring is oak boards with short pile rugs
- The heating is underfloor heating
- Additional heating by means of the wood burning stove
- There are 3 windows in the room, this together with the lighting, central chandelier and several lamps provides good illumination
- The front door to the property leads out of this area to a step 20 cm high & concrete paths
- The furniture consists of 2 x two seater sofas, a bookcase and several occasional tables

### **2nd floor**

The two upstairs rooms open off the landing

#### **Upstairs Bedroom - King**

- Door width 74 cm, hinged to the right
- The room has a wardrobe, dressing table with chair and two nightstands
- There is a Kingsize oak bed with headboard & footboard
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The room is carpeted – short pile
- There are ceiling mounted down lighters and lamps

#### **Bathroom**

- Door width 74 cm, hinged to the left opens out
- Light switch outside the bathroom
- There is a bath 169 x 75 cm 63 cm high
- There is a shower cubicle 83 x 118 cm with sliding door & thermostatically controlled shower on a slide rail
- The Basin is 81 cm high and 60 cm wide
- The toilet seat is 41 cm high
- There are ceiling mounted down lighters, a light over the wash basin and a shaver socket

- There is a timed ventilation fan

### **Grounds and Gardens**

- Large patio with table & chairs
- Surrounded by 7' wall, 6' high fence and buildings on three sides, gate on 4<sup>th</sup> side to allow access
- Planting around edges

### **Additional Information**

- Information folder and numerous leaflets in living area
- Good mobile phone reception, if not in the building outside
- Evacuation of cottage is by the nearest room or exit; please inform on arrival of individual requirements in case of evacuation. Fire extinguisher is in the kitchen
- Emergency lighting is provided by means of rechargeable torches that illuminate when the power is cut, one is located on the landing and a second in the kitchen
- There is no smoking at all, on or off the premises, including the curtilage of the property

## **THE GRANARY**

### **General**

Unless otherwise stated the following applies

- Doors have lever handles
- Switches are at 115 cm height
- Sockets are at 45cm height
- All rooms are heated by underfloor heating
- See cottage floor plans for information on layout and room sizes

### **Entrances**

- The main entrance is at the front of the house - the parking area is opposite the house on a tarmaced area with a tarmac/concrete path to the house (approx 7-15m away from the cottage. It is possible to park outside the cottage for loading/unloading.
- The entrance door is 97 cm wide and 194 cm high, the door is hinged to the left and the keyhole is 92 cm high. There is a threshold lip of 2cm.
- The keys to the cottage are in a secure box located to the left of the door (the code for this is issued to our guests before arrival). The box is 140 cm from the ground.
- This entrance door opens into the kitchen/hall, the light switch is located to the right of door 115 cm from the floor.
- The door mat is recessed into a matwell.

- There is another entrance door to the rear of the property from the hallway giving access to the patio/ garden. The door is 95 cm wide and 217 cm high and the keyhole is 93 cm high. There is a threshold lip of 2cm.
- Immediately outside there is a large area of paving . There is an area of planting.
- The outside area is surrounded by a 7' high wall and 6' high wooden fence to provide privacy
- The door mat is thin and easily removed if required.

### **Stairs**

- The stairs to the first floor lead from the hall
- There are 13 steps that wind round towards the top of the stairs to reach the first floor landing
- The height of each step is 19 cm high and the width varies with the winders but most are 24cm deep.
- There is a handrail to the left at a height of 80 cm
- The stairway and landing are hard wood. The approach to the stairway is travertine tiles.
- The landing is 8.3m long and the width varies between 87cm & 2.2m

### **Ground floor**

- The ground floor is all on one level and door openings are a minimum of 81cm wide
- The flooring is natural stone in the hall, downstairs cloakroom & kitchen.
- The flooring in the living area is oak floor boards with a short piled rugs
- The door from the hall to the living area is 198 cm high, 81 cm wide
- The door from the hall to the cloakroom is 197 cm high , 82 cm wide.

### **Security lighting , smoke & heat alarms**

- Heat alarm located in the kitchen
- Smoke alarm located on the landing and in the hall
- Rechargeable security lights on the landing and in the kitchen – these torches light up when the power is cut.

### **Hallway/kitchen**

- The front door opens into the hallway – dimensions 4.6m x 6m
- To the left is a door to the living room, it opens to the left, there is no threshold. Door width 81cm
- The flooring through the hall/kitchen is natural travertine, it continues through to the cloakroom with no threshold
- Kitchen open plan with hall area
- Fitted continuous worktops in kitchen area , worktop height 93 cm
- Oven is a single oven fitted into the kitchen units below the work surface, the door is drop down, height of lowest shelf 40 cm

- Sink is 93 cm high with cupboards underneath
- Gas Hob is 93 cm high
- Microwave is positioned on the worktop
- Flooring is natural stone
- Kitchen has string spotlights that cast light across the kitchen and hall area, there is also good natural light from the window
- The washer drier is fitted into a unit below the worktop
- The dishwasher is fitted under the worktop
- There is a fridge freezer height 137cm
- There is a cupboard with vacuum cleaner, ironing board etc

### **Sitting Area**

- This area leads off the hall
- The flooring is oak boards with short pile rugs
- Additional heating by means of the wood burning stove
- There are 3 windows in the room, this together with the lighting, string lights, spotlights and several lamps provides good illumination
- The furniture consists of 1 four seater sofa, 1 two seater sofa, a chair, bookcase, sideboard, table with 6 chairs and several occasional tables
- Internet access point in this room by the coffee table

### **2nd floor**

The three upstairs bedrooms and bathroom open off the landing

#### **Upstairs twin bedroom – green Zip & Link**

- Next door to the bathroom
- Door width 74cm , hinged to the right
- The room has a wardrobe, dressing table with drawers and two nightstands
- Twin beds provided - 91.5cm (36") x 190.cm (75").
- Bed height approx 70cm floor to top of mattress.
- Can be configured as an Extra King bed - 183cm (72") x 190.cm (75").
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The room is carpeted – short pile
- There is a central light fitting and lamps

### **Upstairs twin bedroom – amber Zip & Link**

- Next door to the bathroom
- Door width 74cm , hinged to the left
- The room has a wardrobe, dressing table, chest of drawers and two nightstands
- Twin beds provided - 91.5cm (36") x 190.cm (75").
- Bed height approx 70cm floor to top of mattress.
- Can be configured as an Extra King bed - 183cm (72") x 190.cm (75").
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The room is carpeted – short pile
- There is a central light fitting and lamps

### **Bathroom**

- Door width 74 cm , hinged to the left opens in
- Light switch outside the bathroom
- There is a bath 169 x 70 cm 55cm high
- There is a shower cubicle 76 x 79cm with bi fold door & thermostatically controlled shower on a slide rail
- The Basin is 85cm high and 60cm wide
- The toilet seat is 43cm high
- There are ceiling mounted down lighters, a light over the wash basin and a shaver socket
- There is a timed ventilation fan

### **Upstairs Bedroom - King**

- Door width 74 cm, hinged to the right
- The room has a wardrobe, dressing table with chair and two nightstands
- There is a Kingsize oak bed with headboard & footboard
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The room is carpeted – short pile
- There are ceiling mounted down lighters and lamps

### **Ensuite**

- Door width 74 cm , hinged to the left opens in
- Light switch outside the bathroom
- There is a shower cubicle 73 x 116cm with sliding door & thermostatically controlled shower on a slide rail

- The Basin is 85cm high and 60cm wide
- The toilet seat is 43cm high
- There is a central ceiling light, a light over the mirror and a shaver socket
- There is a timed ventilation fan

### **Grounds and Gardens**

- Large patio with table & benches
- Surrounded by 7' wall & 6' high fence to provide privacy
- Planting around edges

### **Additional Information**

- Information folder and numerous leaflets in living area
- Good mobile phone reception, if not in the building outside
- Evacuation of cottage is by the nearest room or exit; please inform on arrival of individual requirements in case of evacuation. Fire extinguisher is in the kitchen
- Emergency lighting is provided by means of rechargeable torches that illuminate when the power is cut, one is located on the landing and a second in the kitchen
- There is no smoking at all, on or off the premises, including the curtilage of the property

## **THE BARN HOUSE**

### **General**

Unless otherwise stated the following applies

- Doors have lever handles
- Switches are at 115 cm height
- Sockets are at 45cm height
- All rooms are heated by underfloor heating
- See cottage floor plans for information on layout and room sizes

### **Entrances**

- The parking area is opposite the cottage on a tarmac area
- Parking area is hard standing and there is a concrete path to the house
- The main entrance is at the front of the house
- The entrance door is 89cm wide and 208cm high. The door is hinged to the left and the keyhole is 95cm high. Small threshold 2cm.
- The keys to the cottage are in a secure box located to the left of the door (the code for this is issued to our guests before arrival). The box is 140cm from the ground.

- This entrance door opens into the living area, the light switch is located to the right of door 115cm from the floor.
- The door mat is recessed into a matwell
- There is a door at the rear of the building to provide access to the patio/ garden. The door is 89cm wide and 212cm high and the keyhole is 89cm high. There is a threshold lip of 2cm and a small step 14cm to the garden.
- Immediately outside there is a large area of paving. There is an area of planting.
- The outside area is surrounded by a 7' high wall and 6' high wooden fence to provide some privacy
- The door mat is thin and easily removed if required.

### **Stairs**

- The stairs to the first floor lead from the living area
- There are 5 steps to a half landing then 8 steps wind round to the landing
- The height of each step is 19cm high and the width varies with the winders. Depth of a standard step is 24cm.
- There is a handrail to the left at a height of 100cm
- The stairway and landing is hard wood. The approach to the stairway is travertine tiles.
- The landing is 1.1m x 2m

### **Ground floor**

- The ground floor is all on one level and door openings are a minimum of 81cm wide
- The flooring is natural stone in the kitchen & wet room
- The flooring in the living area is oak floor boards with a short piled rug
- The door from the living area to the downstairs bedrooms is 199cm high, 84cm wide
- The door from the hall to the wet room is 197cm high, 74cm wide

### **Security lighting, smoke & heat alarms**

- Heat alarm located in the kitchen
- Smoke alarm located on the landing and in the hall
- Rechargeable security lights on the landing and in the dining area – these torches light up when the power is cut.

### **Self-Catering Kitchen**

Kitchen open plan with living area

- Fitted continuous worktops in kitchen area , worktop height 93cm
- Oven is a double range oven fitted between the kitchen units, the oven doors are side hinged and the grill and warmer have drop down doors. The height of the lowest shelf is 35cm.
- The sink is 93cm high with cupboards underneath

- Gas Hob is 93cm high
- Microwave is positioned on the worktop
- Flooring is natural stone
- Kitchen has spotlights that cast light across the kitchen and lighting under the wall units
- The washing machine is fitted into a unit below the worktop
- The dishwasher is fitted under the worktop
- There is a fridge freezer – height 128cm
- The room is heated by underfloor heating
- There is a cupboard with vacuum cleaner, ironing board etc

### **Dining Area**

- This area leads off the kitchen
- The flooring is oak boards
- Table with 8 chairs

### **Sitting area**

- There are 3 windows in the room, this together with the lighting and several lamps provides good illumination
- The furniture consists of 3 sofas and a chair, a side table, bookcase and several occasional tables
- Internet access point in this room
- Flooring is oak boards with a rug

### **Hallway to downstairs bedrooms**

- Door to the hallway hinges to the left and opens into the hallway, there is no threshold. Door width 84cm
- The flooring through the hall is oak, it continues through to the living area and bedrooms with no threshold
- The doors to the downstairs bedrooms are 82 cm wide.

### **Downstairs bathroom/wet room**

- Toilet seat height 41cm
- Timed extractor fan
- Light switch is outside the room
- Round fronted wall hung washbasin is 80cm high 60 cm wide
- Door width 82cm , hinged to the left please note the opening of this door is slightly restricted by the radiator behind
- Thermostatically controlled shower on a slide rail which can be used with or without the shower curtains provided

- The shower area is 1m x 1.8m
- There is a central light with an illuminated mirror above the wash basin and a shaver socket
- The room is heated by underfloor heating

#### **Downstairs master bedroom - Super king zip and link**

- Door width 82cm, hinged to the right
- The room has a wardrobe, dressing table with chair, chest of drawers and two nightstands
- There is a Super king size zip and link bed 183cm (72") x 197.5cm (78").
- Can be configured as Twin beds - 91.5cm (36") x 197.5cm (78").
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The flooring is oak boards with rugs
- There is a central light and lamps

#### **Downstairs twin bedroom**

- Next door to the wet room
- Please note this room is small – see floor plan for details
- Door width 82cm, hinged to the left
- The room has a hanging rail, and two small chests of drawers
- Twin beds provided - 91.5cm (36") x 190cm (75").
- Bed height approx 70cm floor to top of mattress.
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The flooring is oak boards with rugs
- There is a central light and lamps

#### **2nd floor**

The two upstairs rooms and the bathroom open off the landing

#### **Upstairs Bedroom - King**

- Door width 75cm, hinged to the left
- The room has a wardrobe, dressing table with chair, chest of drawers and two nightstands
- There is a Kingsize oak bed with headboard & footboard
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The room is carpeted – short pile

- There is a central light and lamps

### **Ensuite**

- Door width 68cm , hinged to the right opens out
- Light switch outside the bathroom
- There is a shower cubicle 86 x 88 cm with bi fold door & thermostatically controlled shower on a slide rail
- The Basin is 85cm high and 60cm wide
- The toilet seat is 43cm high
- There is a central ceiling light, a light over the mirror and a shaver socket
- There is a timed ventilation fan

### **Upstairs twin bedroom – amber Zip & Link**

- Next door to the bathroom
- Door width 75cm , hinged to the left
- The room has a wardrobe, dressing table, chest of drawers and two nightstands
- Twin beds provided - 91.5cm (36") x 190.cm (75").
- Bed height approx 70cm floor to top of mattress.
- Can be configured as an Extra King bed - 183cm (72") x 190.cm (75").
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The room is carpeted – short pile
- There is a central light fitting and lamps

### **Bathroom**

- Door width 74 cm , hinged to the right opens in
- Light switch outside the bathroom
- There is a corner bath 165 x 85 cm 60 cm high
- There is a quadrant shower cubicle 95 x 115cm with sliding door & thermostatically controlled shower on a slide rail
- The Basin is 84 cm high and 62 cm wide
- The toilet seat is 44 cm high
- There are ceiling mounted down lighters, a light over the wash basin and a shaver socket
- There is a timed ventilation fan

### **Grounds and Gardens**

- Large patio with table & chairs

- Surrounded by 7' wall, 6' high fence and buildings on three sides, gate on 4<sup>th</sup> side to allow access
- Planting around edges

### **Additional Information**

- Information folder and numerous leaflets in living area
- Good mobile phone reception, if not in the building outside
- Evacuation of cottage is by the nearest room or exit; please inform on arrival of individual requirements in case of evacuation. Fire extinguisher is in the kitchen
- Emergency lighting is provided by means of rechargeable torches that illuminate when the power is cut, one is located on the landing and a second in the kitchen
- There is no smoking at all, on or off the premises, including the curtilage of the property

## **FOLDYARD COTTAGE**

### **General**

Unless otherwise stated the following applies

- Doors have lever handles
- Switches are at 115 cm height
- Sockets are at 45cm height
- All rooms are heated by underfloor heating
- See cottage floor plans for information on layout and room sizes

### **Entrances**

- The parking area is by the side of the cottage - there is alternative parking on a tarmac area
- The alternative parking area is hard standing, approx 10yds from the cottage (although you can park outside by path for loading/unloading) and there is a concrete path to the house
- The main entrance is at the front of the house
- The entrance door is 89cm wide and 208cm high. The door is hinged to the right and the keyhole is 95cm high. Small threshold 2cm. It enters into the kitchen.
- The keys to the cottage are in a secure box located to the left of the door (the code for this is issued to our guests before arrival). The box is 140cm from the ground.
- This entrance door opens into the living area, the light switch is located to the right of door 115cm from the floor.
- The door mat is recessed into a matwell
- There is a door at the rear of the building (from the hall) to provide access to the patio/ garden. The door is 84cm wide and 212cm high and the keyhole is 89cm high. There is a threshold lip of 2cm and a ramp to the garden.

- Immediately outside there is a large area of paving. There is an area of planting.
- The outside area is surrounded by a 7' high wall to provide some privacy
- The door mat is thin and easily removed if required.

### **Ground floor**

- The cottage is all on the ground floor and door openings are a minimum of 81cm wide
- The flooring is natural stone in the kitchen & wet room
- The rest of the cottage has oak floor boards with short piled rugs – rugs can be removed on request.
- The door from the living area to the downstairs bedrooms is 199cm high, 82cm wide
- The door from the hall to the wet room is 197cm high, 74cm wide

### **Security lighting, smoke & heat alarms**

- Heat alarm located in the kitchen
- Smoke alarm located in the hall
- Rechargeable security light in the hall – this torch light up when the power is cut.

### **Self-Catering Kitchen**

#### **Kitchen diner**

- Fitted continuous worktops in kitchen area , worktop height 91cm
- Oven is a single oven fitted into the kitchen units below the work surface, the door is drop down, height of lowest shelf 40 cm
- The sink is 91cm high with cupboards underneath
- Gas Hob is 91cm high
- Microwave is positioned on the worktop
- Flooring is natural stone
- Kitchen has spotlights that cast light across the kitchen and lighting under the wall units
- The washing machine is fitted into a unit below the worktop
- The dishwasher is fitted into a unit under the worktop
- There is a fridge freezer – height 128cm
- The room is heated by underfloor heating
- Table with 4 chairs
- There are 3 windows and the main door to outside
- Opening to sitting room is 86cm wide with a small threshold of ½cm

### **Sitting room**

- There are 2 windows in the room, this together with the overhead lighting and several lamps provides good illumination
- The furniture consists of 2 sofas, 2 side table, bookcase and TV unit

- Internet access point in this room by the sofa
- Wood burning stove in this room
- Flooring is oak boards with a rug

### **Hallway to downstairs bedrooms**

- Door to the hallway hinges to the left and opens into the sitting room, there is no threshold.  
Door width 82cm
- Width of hall is a minimum of 90cm
- The flooring through the hall is oak, it continues through to the living area and bedrooms with no threshold
- The doors to the downstairs bedrooms are 82 cm wide.
- Door to garden from hall
- There is a cupboard with vacuum cleaner, ironing board etc

### **Downstairs master bedroom - Super king zip and link**

- Door width 82cm, hinged to the left – opens out
- The room has a wardrobe with shelves, dressing table with chair and two nightstands
- There is a Super king size zip and link bed 183cm (72") x 197.5cm (78").
- Bed height approx 70cm floor to top of mattress.
- Can be configured as Twin beds - 91.5cm (36") x 197.5cm (78").
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The flooring is oak boards with rugs
- There is a central light and lamps

### **Downstairs twin bedroom – Zip & Link**

- Door width 82cm , hinged to the right
- The room has a wardrobe, dressing table with chair chest of drawers and two nightstands
- Twin beds provided - 91.5cm (36") x 190.cm (75").
- Bed height approx 70cm floor to top of mattress.
- Can be configured as an Extra King bed - 183cm (72") x 190.cm (75").
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are poly/cotton or cotton
- The flooring is oak boards with rugs
- There are spotlights and lamps

### **Downstairs bathroom/wet room**

- Toilet seat height 44cm
- Timed extractor fan
- Light switch is outside the room
- Wall hung washbasin is 81cm high 55 cm wide
- Door width 82cm , hinged to the left – opens out
- Thermostatically controlled shower on a slide rail which can be used with the shower curtains provided
- The shower area is .75m x 1.65m
- There are spot lights in the ceiling with an illuminated mirror above the wash basin and a shaver socket
- The room is heated by underfloor heating and heated towel rail

### **Outside**

- The hall door opens onto the patio – there is a gentle slope to the patio. The patio area is large and spacious with a table and 4 chairs
- There is a large area of lawn with a raised bed