



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 - 2015 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.

Mobility aids available including portable toilet frame, shower stool and raised toilet seat.

All cottages have layered lighting in the living room and bedrooms, please let us know if someone in your group is autistic we will try to work around your schedule when we need to mow the lawns etc.

Contact Information

- Address: Broadgate Farm, Beverley Road, Walkington, Beverley, HU17 8RP
- Telephone: 01482 888111
- Email: broadgatefarm@btinternet.com
- Website: 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

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

We can arrange for a welcome grocery pack on request alternatively all major supermarkets 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. Please advise us of any special needs and we will do all we can to assist and adjust the cottage to suit.

Arrival & Car Parking Facilities – all cottages

- The car park is level.
- There is a concrete or paved 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 gravelled or turfed.

THE CART HOUSE – let as a 4 bedroom cottage or sometimes as a 2 bedroom with the field view master and blue room.

General - M1 rated but wheelchair users often use this cottage

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
- Layered lighting in all cottages

Entrances

- The parking area is outside the cottage on a gravelled area
- There is a paved path to the entrance doors, it is possible to park adjacent to the path
- The main entrances are at the front of the house
- The entrance door is 91cm wide and 204cm high. The door is hinged to the right and the keyhole is 97cm high. Small threshold 1cm.
- 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 135cm from the ground.
- This entrance door opens into the living area, the light switch is located to the left of door.
- There is a door at the rear of the building to provide access to the patio/ garden. The door is 169cm wide and 201cm high and the handle is 104cm high. There is a threshold lip of 3cm and a small ramp to the garden.
- Immediately outside there is a large area of paving. There is an area of planting & lawn.
- The outside area is surrounded by a 6' high fence – 4' to the field
- The door mat is thin and easily removed if required.



Ground floor – all accommodation is on one level

- The ground floor is all on one level and door openings are a minimum of 83cm wide
- The flooring is natural stone/tile in the kitchens & bathrooms
- The flooring in the living area is oak floor boards with a short piled rug

Security lighting, smoke & heat alarms

- Heat alarm located in the kitchen
- Smoke alarm located in the living area and each bedroom
- Rechargeable security lights are positioned outside the bedrooms – 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 92cm
- Oven is a double range oven fitted between the kitchen units, the oven doors are bottom hinged. The height of the lowest shelf is 40cm.



- The sink is 92cm high with cupboards underneath
- Gas Hob is 92cm high
- Microwave is positioned on the worktop
- Flooring is tile
- 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 – height 176cm
- There is an undercounter freezer
- The room is heated by underfloor heating



Dining Area

- This area leads off the kitchen
- The flooring is oak boards
- Table with 10 chairs (extras available) – additional seating at the island



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, 3 side tables, bookcase and sideboard
- Internet access point in this room
- Flooring is oak boards with a rug
- There is a cupboard with vacuum cleaner, ironing board etc



Bedrooms off the Living area

Field view King Bedroom & ensuite

- Door width 82cm, hinged to the right
- The room has a wardrobe with drawer, dressing table with chair and two nightstands
- There is a king size bed 5ft wide – 77cm high
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are cotton
- The flooring is carpeted
- There is a central light and lamps



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- Toilet seat height 48cm
- Timed extractor fan
- Light switch is outside the room
- Square fronted washbasin is 89cm high 60cm wide
- Door width xcm , hinged to the left
- Thermostatically controlled shower on a slide rail – walk in with glass screen
- The shower area is 1m x 1.8m



- There are ceiling lights and an illuminated mirror above the wash basin with shaver socket
- The room is heated by underfloor heating

Blue room Twin / Extra King & ensuite

- Door width 82cm, hinged to the left
- The room has a wardrobe, dressing table with chair, chest of drawers and two nightstands
- There is an Extra king size zip and link bed 6ft wide - 77cm high
- Can be configured as Twin beds 2 x 3ft beds
 - Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
 - Sheets, duvet covers and pillowcases are cotton
 - The flooring is carpeted
 - There is a central light and lamps



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- Toilet seat height 43cm
- Timed extractor fan
- Light switch is outside the room
- Washbasin is 84cm high 60cm wide
- Door width 82cm, hinged to the left
- Thermostatically controlled shower on a slide rail - walk in shower with glass screen
- The shower area is 1m x 1.8m
- Bath
- Ceiling lights with an illuminated mirror above the wash basin and a shaver socket
- The room is heated by underfloor heating



Hallway to 2 further bedrooms

- Double door system to the hallway hinges to the right, there is no threshold. Door width 82cm
- The flooring through the hall is oak, it continues through to the living area.
- The doors to the downstairs bedrooms are 82cm wide.
- The flooring is oak boards with rugs
- There are 2 central lights
- Bookcase in the hall, the Hall is 1.25m wide
- There is a cupboard with vacuum cleaner, ironing board etc

Twin / Extra King & ensuite

- Door width 82cm, hinged to the left
- The room has a wardrobe, dressing table with chair, chest of drawers and two nightstands
- There is an Super king size zip and link bed 6ft wide – 77cm high
- Can be configured as Twin beds 2 x 3ft beds
 - Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
 - Sheets, duvet covers and pillowcases are cotton
 - The flooring is carpeted
 - There is a central light and lamps



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- Toilet seat height 43cm
- Timed extractor fan
- Light switch is outside the room
- Washbasin is 82cm high 55cm wide
- Door width 82cm , hinged to the right
- Thermostatically controlled shower on a slide rail - quadrant shower enclosure raised 19cm
- Ceiling lights with an illuminated mirror above the wash basin and a shaver socket
- The room is heated by underfloor heating



Family room & ensuite

- Door width 82cm, hinged to the right
- The room has a wardrobe, dressing table with chair, chest of drawers and three nightstands
- There is an Superking king size zip and link bed 6ft wide – 77cm high
- Can be configured as Twin beds 2 x 3ft beds
- Further single bed 3ft – 77cm high children's step available
 - Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
 - Sheets, duvet covers and pillowcases are cotton
 - The flooring is carpeted
 - There is a central light, wall light by single bed and lamps



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- Toilet seat height 45cm
- Timed extractor fan
- Light switch is outside the room
- Washbasin is 86cm high 60cm wide
- Door width 82cm , hinged to the right
- Second door to the corridor door width 82cm, hinged to the right from the inside
- Thermostatically controlled shower on a slide rail - walk in shower with optional shower curtains. Small rail in shower
- The shower area is 1.1m x 1.25m
- Ceiling lights with an illuminated mirror above the wash basin and a shaver socket
- The room is heated by underfloor heating



Smaller sitting room

- Door width 82 cm , hinged to the right opens into room
- Back doors Double – 169cm x 201cm with 3cm threshold
- Doors to parking Double – 169cm x 201cm with 4cm threshold
- The flooring is oak boards with rugs
- Table with 8 chairs
- There are 4 windows in the room, this together with the lighting and several lamps provides good illumination
- The furniture consists of 2 sofas, 3 side tables, tv stand and console
- Internet access point in this room



Grounds and Gardens

- Large patio with table & chairs, grassed area
- Surrounded by 6' high fence and buildings on three sides, fence to the field is 4ft high
- Planting around edges

Many of these images are taken from the virtual tour – you can access this on the cottage page of our website