

Accessibility Guide for Broadgate Farm Cottages - The Forge



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.

In all cottages but Foldyard, Cart House & Courtyard the facilities cover 2 floors, five of our cottages, Foldyard, the Stables, Courtyard, the Cart House and the Barn House have ground floor bedrooms and bathrooms.

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 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
- 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 15 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

- Room is heated by underfloor heating
- 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



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

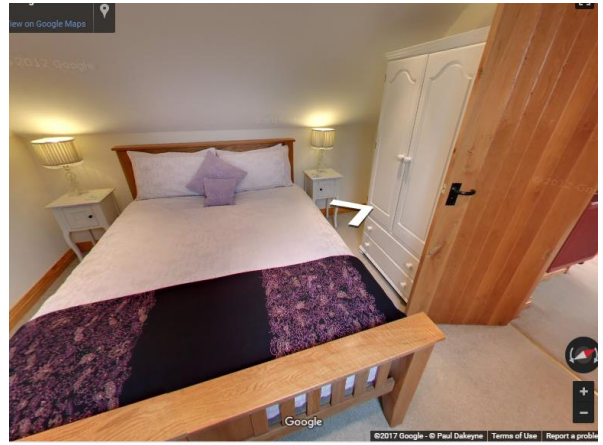


2nd floor

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 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 cotton
- The room is carpeted – short pile
- There are ceiling mounted down lighters and lamps



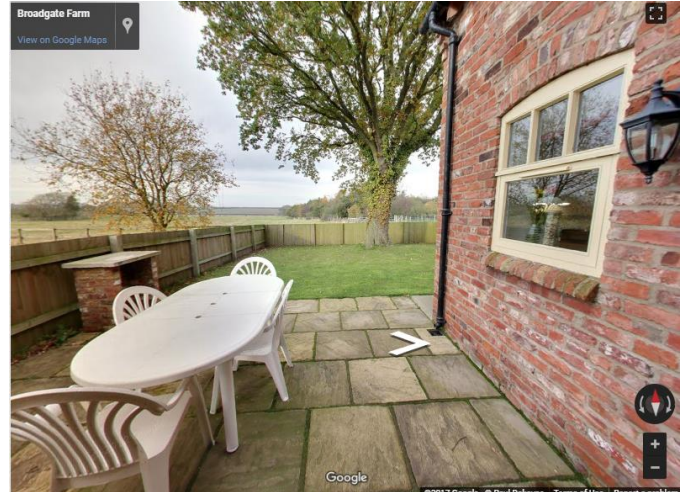
Bathroom

- 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

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