

## Accessibility Guide for Broadgate Farm Cottages - Granary



### **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](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 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.

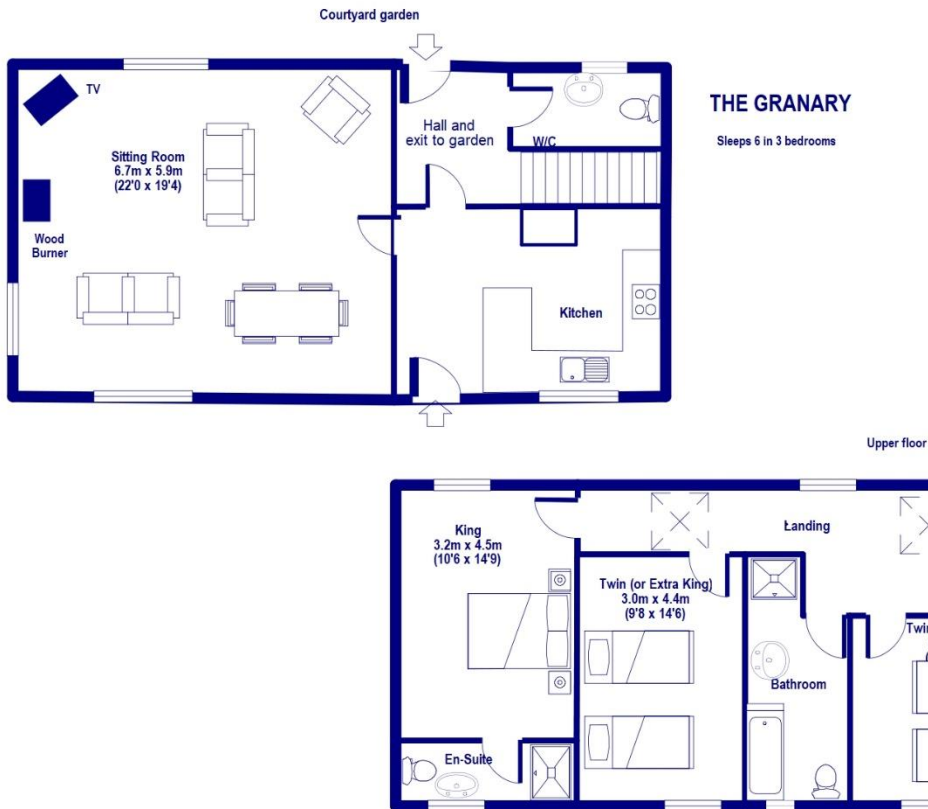
## **THE GRANARY**

### **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

## Floor plan



## 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 split into a front and back area.
- To the left is a door to the living room, it opens to the left, 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, Gas Hob is 93 cm high
- Sink is 93 cm high with cupboards underneath
- 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, bench, bookcase, sideboard, table with 6 chairs and several occasional tables
- Internet access & wifi 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



### 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 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
- 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 and central light fitting and lamps



### Upstairs Bedroom - King

- Door width 74 cm, hinged to the right, the room has a wardrobe, dressing table with chair and two nightstands
- This 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 and timed ventilation fan

## Grounds and Gardens

- Courtyard 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 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