Accessibility Guide for Broadgate Farm Cottages – High Barn

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.

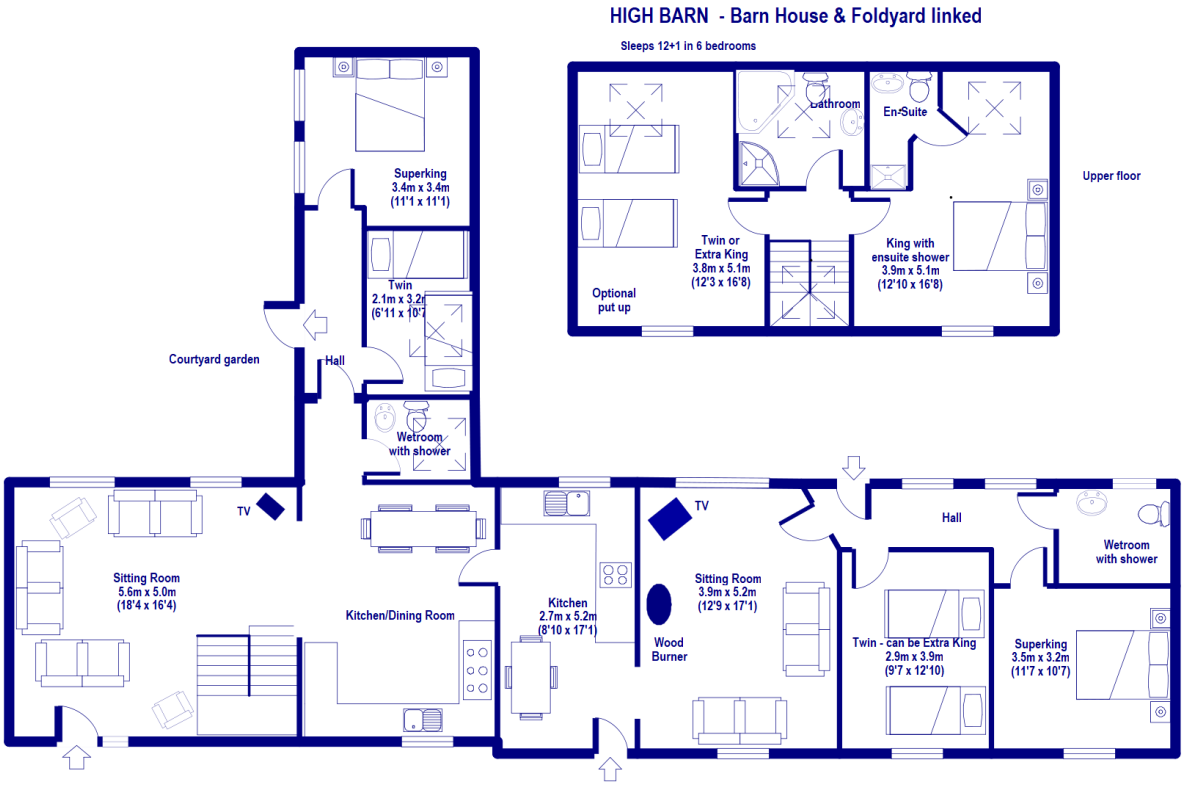
The High Barn is formed when we link the Barn House and Foldyard – the details blow refer to these cottages

General wheelchair users have used 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 rooms

Floor plan



Entrances Barn House section

- 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 95cm wide and 212cm high and the keyhole is 89cm high. There is a threshold lip of 1cm 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 Barn House section

- 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 wood flooring.
- The landing is 1.1m x 2m

Ground floor Barn House section

- 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 Barn House section

- Heat alarm located in the kitchen
- Smoke alarm located on the landing, in all bedrooms, in the living area 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 Barn House section

Kitchen open plan with living area

- Fitted continuous worktops in kitchen area, worktop height 93cm
- The sink is 93cm high with cupboards underneath
- Gas Hob is 93cm high
- 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.
- 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 Barn House section

- This area leads off the kitchen
- The flooring is oak boards
- Table with 10 chairs

Sitting area Barn House section

- 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

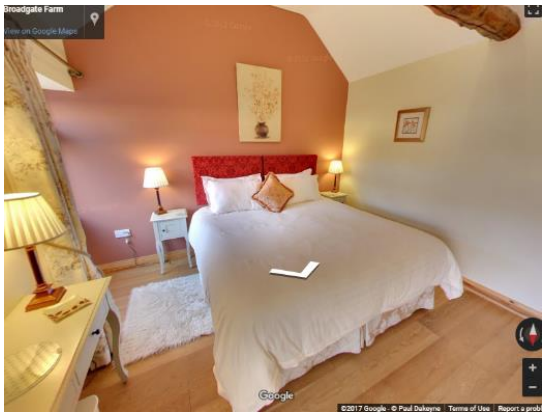
Hallway to downstairs bedrooms Barn House section

- 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 Barn House section

- 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
- Mobility aids available

Downstairs master bedroom - Super king zip and link Barn House section



- 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 cotton
  - The flooring is oak boards with rugs
  - There is a central light and lamps

Downstairs twin bedroom Barn House section

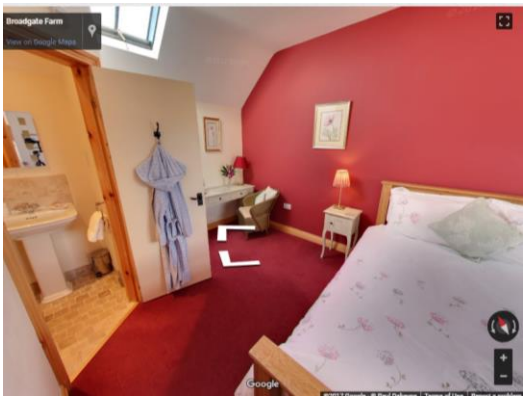
- Next door to the wet room
- Please note this room is small – see floor plan for details
- Door width 82cm , hinged to the left
- The room has a hanging rail, and two small chests of drawers
- Twin beds provided - 91.5cm (36") x 190.cm (75").
- Bed height approx 70cm floor to top of mattress.
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request

- Sheets, duvet covers and pillowcases are cotton
- The flooring is oak boards with rugs
- There is a central light and lamps

2nd floor Barn House section

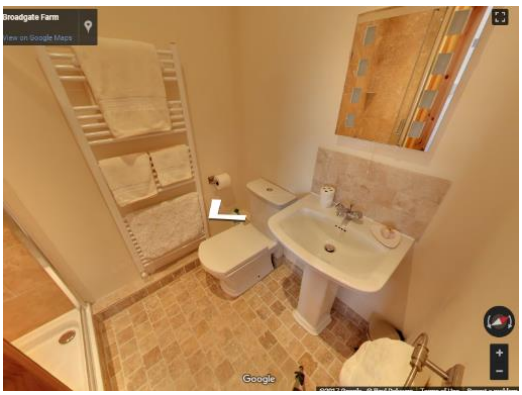
The two upstairs rooms and the bathroom open off the landing

Upstairs Bedroom - King Barn House section



- Door width 75cm, hinged to the left
- The room has a wardrobe, dressing table with chair, chest of drawers and two nightstands
- The 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 cotton
- The room is carpeted – short pile
- There is a central light and lamps

Ensuite Barn House section



- 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

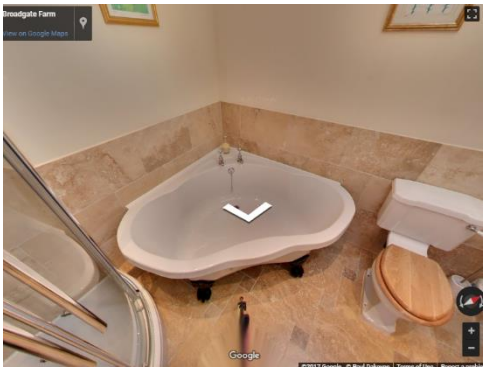
Upstairs twin bedroom Barn House section

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 cotton
- The room is carpeted – short pile
- There is a central light fitting and lamps

Bathroom Barn House section



- 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 Barn House section

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

The Barn House links to Foldyard via doors in the kitchen areas

Entrances Foldyard section

- 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 Foldyard section

- 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 Foldyard section

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

Self-Catering Kitchen Foldyard section

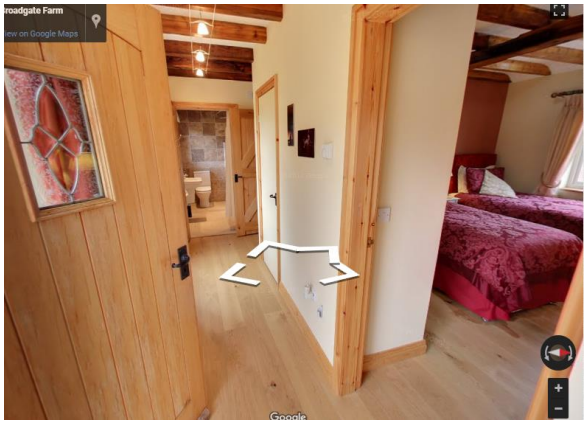
Kitchen diner

- 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 5 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 Foldyard section

- 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 Foldyard section

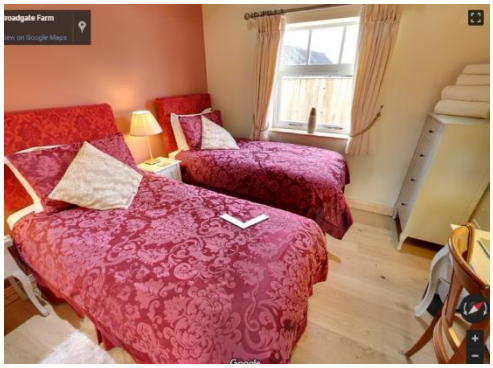
- Door to the hallway hinges to the left and opens into the sitting room, there is no threshold. Door width 82cm
- Width of hall is a minimum of 90cm

- 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 Foldyard section

- Door width 82cm, hinged to the left – opens out
- 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.
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- Sheets, duvet covers and pillowcases are cotton
- The flooring is oak boards with rugs, there is a central light and lamps
- The room has a wardrobe with shelves, dressing table with chair and two nightstands
- Can be configured as Twin beds - 91.5cm (36") x 197.5cm (78").

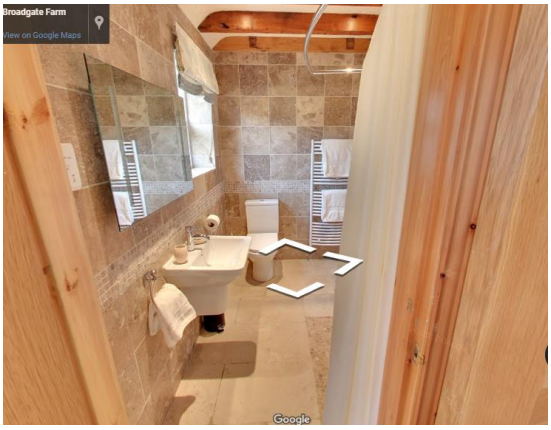
Downstairs twin bedroom – Zip & Link Foldyard section



- Door width 82cm , hinged to the right
- The flooring is oak boards with rugs
- There are spotlights and lamps
- 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 cotton

Downstairs bathroom/wet room Foldyard section

- 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
- Small grab bar at lower level
- 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 Foldyard section

- 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

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