Accessibility Guide for Broadgate Farm Cottages – The Stables

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 graveled or turfed.

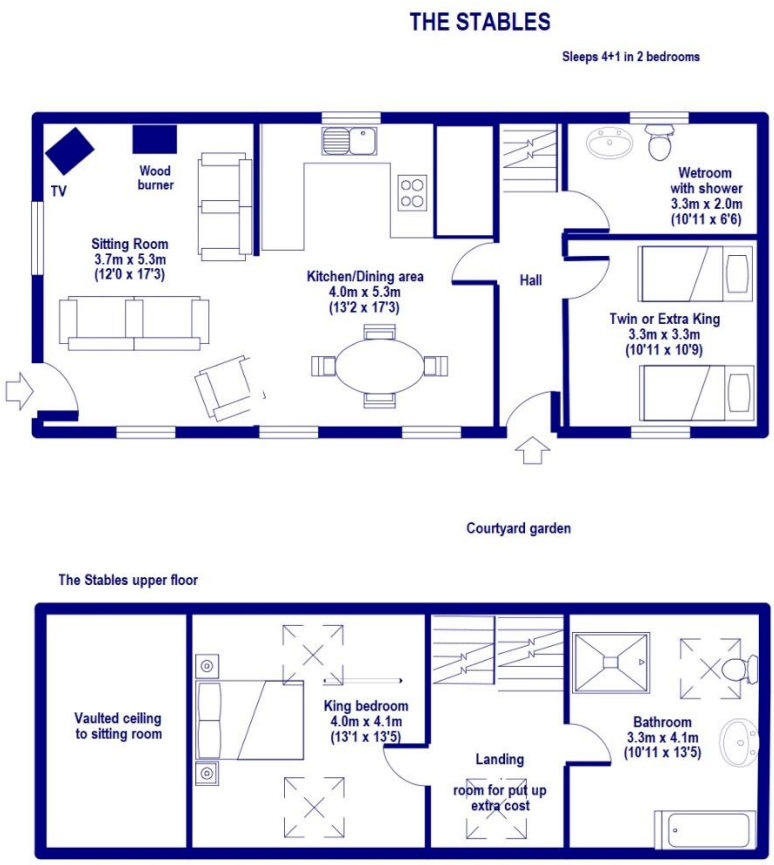
THE STABLES

General Ground floor bedroom & wetroom, ramped access at the side of the property. Suitable for limited mobility and 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
- See cottage floor plans for information on layout and room sizes
- Layered lighting in all rooms

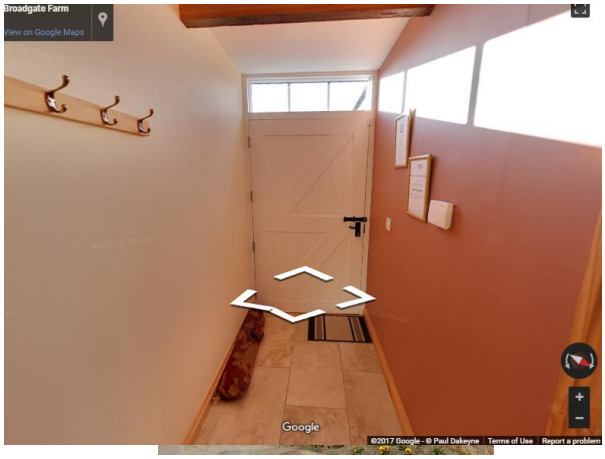
Floor plan



Entrances

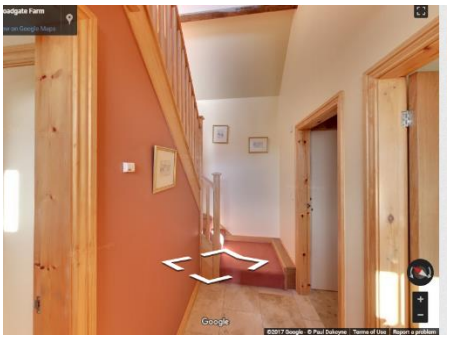
- The main entrance is at the front of the house close to the parking area
- The entrance door is 115 cm wide and 202 cm high, there is a step to the front door 20cm high. The door is hinged to the right and the keyhole is 113 cm high. **NB THERE IS AN ALTERNATIVE ENTRANCE AT THE SIDE THAT DOES NOT HAVE 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. We are available on site if needed.
- The front 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 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 2.3m 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 in each bedroom, on the landing and in the hall
- Rechargeable security lights on the landing and in the hall – 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 with grab rail
- 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
- Hypo-allergenic bedding - non-feather duvets and pillows provided. Feather pillows available on request
- The room has a wardrobe, chest of drawers and two nightstands
- Twin beds provided - 91.5cm (36") x 190.cm (75").
- Can be configured as an Extra King bed - 183cm (72") x 190.cm (75"). Bed height 67cm floor to top of mattress.
- Sheets, duvet covers and pillowcases are 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
- 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 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 4th 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

Many of these images are taken from the virtual tour – you can access this on the cottage page of our website https://my.matterport.com/show/?m=u1nhbbRksbf&qs=1 The layout of the cottage is unchanged but we may have changed furnishings etc. If anything is critical to your stay call 01482 888111 for a chat.