

## **Access Statement For Beech Cottage**

### **Introduction**

Beech Cottage is a single storey cottage with 3 bedroom (king with ensuite bathroom) and family bathroom in a complex with 8 cottages. There is a lounge/dining area and separate kitchen. There are beams and exposed flint.

### **Pre-Arrival**

- We have an excellent website [www.woodfarmnorfolk.co.uk](http://www.woodfarmnorfolk.co.uk)
- Enquiries and bookings can be made online, via email and phone.
- The nearest bus stop is 1 mile away in the Village of Edgefield
- The nearest train station is in Sheringham (9 miles)

### **Arrival & Car Parking Facilities**

- We are half a mile from the main road and have a large carpark behind all 8 cottages. There are paths to all cottages, with no steps until arrival at the cottages.
- Luggage can be unloaded in the car park 20 meters away, help is available when requested.

### **Reception**

- There is a reception at the farmhouse with a doorbell.
- All guests report to reception on arrival and are shown to their cottage.
- If no one is here, the key is left in the door of the cottage.

### **Cottage entrance:**

- There is a ramp (on request) at the entrance to Beech Cottage and a small drop of 2 cm into the cottage.
- The door is 83 cm wide.
- Inside the door is a large tiled area which leads to short pile carpet throughout the rest of the downstairs area.

## **Lounge/Dining Room**

- There is a dining area in the corner of the lounge area.
- The table is 75.5 cm high
- There is 60 cm to lowest point under table
- There are 6 wooden chairs, no arms, the seats are 45 cm high
- *There is a chair with arms and high back available on request.*
- There are 2 leather 2 seater sofas, seat 40 cm high.
- There one leather tub chair, seat 44cm high.
- There is a wifi access point, download speeds are approx. 25 mbps
- There is a TV with standard digital channels and a DVD player.
- The room is lit by low energy ceiling lights and 2 freestanding lamps.
- There are French Windows out of the lounge, 163cm wide with a 10cm step down to a patio 179x135cm. Then an 8cm step down to grass.
- The area is carpeted, short pile.

## **Self-Catering Kitchen**

- The kitchen is accessed from the tiled entrance hall via a 80cm door and is compact.
- The work surfaces are 91cm high. There is a large work surface between the kitchen and lounge area which allows ample space for food preparation.
- There is an electric oven underneath the electric hob (91cm high).
- Oven door opens horizontally 35cm from floor, racks slide out though not fixed.
- Separate fridge freezer, freezer on bottom.
- There is no access space under sink.
- The kitchen is very well equipped with a dishwasher.
- The kitchen is lit by 4 ceiling spot lights.
- The floor is tiled.

## **Bathroom**

- The bathroom (164 x 267cm) is accessed from the tiled entrance hall via a 80 cm door and consists of a sink, toilet and bath with a digital thermostatically controlled shower over bath. There is 1 large stainless steel grab rail on the wall, enabling support to get out of the bath and when using the shower. There are handles on the bath itself.

- The height of the edge of the bath is 48cm.
- The height of the toilet is 42cm.
- There is a 40cm gap between toilet and bath, and 34cm gap between toilet and wall.
- There are 2 grab rails to one side of the toilet (one horizontal and 72cm high) one at 45 degrees.
- There is an extendable arm between toilet and bath at 70cm high.
- The room is tiled.
- SEE DOUBLE BEDROOM FOR DETAILS OF ENSUITE.
- A photograph of the bathroom is available on request (and see website).

## **Bedrooms**

- Via a 80 cm door: Bedroom 1 - king - 353cm x 217cm with very small *non accessible* ensuite shower and toilet.
- Wooden king bed 62 cm high, 80 cm to end wall from bed, 126cm total to side wall from bed (so bed can be moved either way).
- Ensuite door 73 cm wide, toilet 42 cm high, gap between toilet and shower = 31 cm, step into shower tray 24 cm high, vertical grab rail inside shower cubicle.
- Via a 80 cm door: Bedroom 2 - twin - 337x269 Divan beds 53 cm high, gap between beds 75 cm, gap to end of room from beds 122 cm.
- Via a 80 cm door: Bedroom 3 - twin - 337x243 Divan beds 53 cm high, gap between beds 53 cm, gap to end of room from beds 122 cm.
- All bedrooms have short pile carpet and are accessed from a long carpeted hall which is 90 cm wide.

## **Laundry**

- There is a separate laundry for all guests - accessed via a door 110cm wide over a 5cm threshold.
- We have one tumble dryer (takes 6x20ps), and 2 washing machines, no charge. There is also a sink - 90cm high.
- Tourist information on shelf 80cm high.

## **Leisure Facilities**

- There is a room with pool table and dart board. (Not heated in winter)

- This room is not accessible to wheelchairs.
- There are facilities to play badminton and table tennis in one of the open barns.

## **Grounds and Gardens**

- Out the French Windows is a grassy area with garden furniture.
- The grounds are extensive, mostly laid to grass.
- There is a swing seat at the top of the play area.
- Here there is a large slide, zip wire, climbing frame, tyre tower, trampoline, swing with 3 seats (one for infants), tree house and David Brown tractor.
- There is a large area with football goals.
- There are paths from the cottages out to the grounds. The terrain is mostly flat, with very little uneven ground.

## **Additional Information**

- Each Cottage contains a detailed information folder with details of individual cottages, grounds, facilities as well as emergency numbers and health and safety issues. This folder is in 10 font, but can be produced in any size requested.
- Beech and Chestnut Cottages are accessible to wheelchairs - though not adapted. For further information see specific information on those cottages.
- All cottage interiors are no smoking.
- Mobile reception is poor, EE and O2 the best.
- Well behaved dogs are welcome in all cottages except Oak and Elm, but must not go into bedrooms or on uncovered furniture. We ask guests to bring their own bowls, bedding and towels.
- Heating in all rooms is via central heating from our biomass boilers
- The bathrooms have large ladder radiators.
- Willow Cottage has a wood burner.

## **Contact Information**

- Address: Wood Farm, Plumstead Road, Edgefield, Melton Constable, Norfolk, NR24 2AQ
- Telephone: 01263 587347
- Email: [stay@woodfarmnorfolk.co.uk](mailto:stay@woodfarmnorfolk.co.uk)

- Website: [www.woodfarmnorfolk.co.uk](http://www.woodfarmnorfolk.co.uk)
- Hours of operation: Phone 9am - 6pm 6 days a week, Sundays as available. Answer machine at other times.
- Emergency number: 07880 526009 (on door of reception)
- Local equipment hire companies: Holt Mobility 01263 588777
- Local public transport numbers: 01263 713100

**We welcome your feedback to help us continuously improve, if you have any comments please email us.**

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