

# **Access Statement For Elm Cottage**

## **Introduction**

Elm Cottage is a single storey cottage with 3 bedrooms and one bathroom in a complex with 8 cottages. There is a lounge/dining area, leading to a separate kitchen area.

## **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 car park 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 10 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.

## **Entrance to the Cottage**

- The entrance to Elm Cottage; there is a small threshold into the lounge and a large door mat.
- The door is 78cm wide.

## **Lounge**

- There are 2 leather sofas, the seat is 43cm high and 1 tub chair seat

44 cm high.

- *There is 1 armchair, seat 41cm high, with wooden arms and high back available on request.*
- 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 lounge area is carpeted - short pile.

## **Bedrooms**

- Via a 66cm door: Bedroom 1 – king slatted pine bed 60 cm high.
- Via a 66cm door: Bedroom 2 - twin - Divan beds 53 cm high, gap between beds - up to 65cm
- Via a 66cm door: Bedroom 3 - single - wooden slatted bed 52cm high.
- All bedrooms have short pile carpet, they are accessed from the small landing 2 steps up from the lounge, first step is 15 high, 2<sup>nd</sup> 16cm high. There is a 82cm wide gap to upper hall area.

## **Bathroom**

- The bathroom (246cm x 165cm) is accessed from the tiled hall via a 66cm door and consists of a sink, toilet and bath with a digital thermostatically controlled shower over bath. There are handles on the bath itself.
- The height of the edge of the bath is 50cm.
- The height of the toilet is 40cm.
- The gap between bath and wall is 106m.
- There is vinyl on the floor.

## **Self-Catering Kitchen**

- The spacious kitchen is 370cm x 202cm and is not adapted.
- The work surfaces are 89cm high.
- There is an electric oven underneath the electric hob (91cm high).
- Oven door opens vertically, racks slide out securely (though not fixed). Separate grill opens down.
- Separate fridge and freezer.
- There is no access space under sink.
- The kitchen is very well equipped with a dishwasher.
- The kitchen is lit by ceiling spot lights.

- The kitchen table is 73 cm high and 120cm x 68 cm.
- There is 60cm to lowest point under table.
- There are 5 wooden chairs, no arms, movable, 45cm high.
- The floor is tiled.

## **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**

- 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 are 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**

- 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.**