

# **Access Statement For Rowan Cottage**

## **Introduction**

Rowan Cottage is a 2 storey cottage with 2 upstairs bedrooms, one king, one twin and family bathroom, in a complex with 8 cottages. There is a lounge/kitchen/dining area. Stairs lead out of the entrance hall area to the first floor.

## **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 20 meters away, or there is a temporary space 1 meter from door for unloading 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**

- The entrance to Rowan Cottage is through a 75 cm door, over a 6cm threshold.
- Inside the door is an enclosed tiled entrance hall - which measures 233cm x 200cm with stairs leading up to the first floor.

## **Lounge/Dining Area** (310cm x 470 cm)

- There is a dining area in the corner of the lounge area. There is a 98 cm gap leading from the kitchen to the lounge.
- The table is 77 cm high.
- There is 71cm to lowest point under table.
- The table is 130cm x 90cm and is oval.
- There are 4 wooden chairs, no arms, movable, 45cm high.
- There are x2 2 seater leather sofas, the seats are 40cm 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 lounge and dining areas are carpeted - short pile, kitchen area tiled.

## **Self-Catering Kitchen**

- The small kitchen leads to the lounge and dining area.
- The work surfaces are 89cm high.
- There is an electric oven underneath the electric hob (89cm high).
- Oven door opens horizontally (height 31cm from floor), racks slide out securely (though not fixed). Grill is integrated in oven.
- Separate fridge freezer, freezer on top, fridge bottom.
- There is no access space under sink.
- The kitchen is well equipped.
- The kitchen is lit by a ceiling spot light and strip lights under wall units.
- The floor is tiled.
- There is a 98 cm gap leading from the kitchen to the lounge.

## **Bedrooms**

- Via a 66 cm door: Bedroom 1 – king bed with wooden slats, 65cm high, no foot board.
- Via a 66 cm door: Bedroom 2 – adult sized single beds, 52 cm high.
- Both bedrooms have short pile carpet and are accessed from the carpeted upstairs landing.

## **Bathroom**

- The bathroom is accessed from the upstairs landing via a 66 cm

door and consists of a sink, toilet and bath with a digital thermostatically controlled shower over bath. There are 2 large stainless steel grab rails on the wall, one vertical and one at 45 degrees, 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 54cm.
- The height of the toilet is 42cm.
- There is vinyl on the floor.

## **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**

- 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.**