

# **Access Statement For Holly Cottage**

## **Introduction**

Holly Cottage is a 2 storey cottage with 2 upstairs bedrooms one king a small chair bed, 2<sup>nd</sup> bedroom with bunk beds, and family bathroom in a complex with 8 cottages. There is a lounge/kitchen/dining area, and a flame effect wood burner. There are beams and exposed flint. Stairs lead out of the lounge 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 32 meters away, help and/or a trolley is available when requested.
- We operate self check in. The key will be in the door of cottage from 4pm on day of arrival.

## **Cottage entrance**

- The entrance to Holly Cottage; 13 cm over the threshold.
- The door is 90 cm wide.
- Inside the door is an enclosed tiled entrance hall - which measures 164x262cm. This room leads to the kitchen/dining area.

## **Self-Catering Kitchen**

- The kitchen is open plan in the same large room as lounge and dining area.
- The work surfaces are 89cm 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 (89cm high).
- Oven door opens vertically, racks slide out securely (though not fixed). Separate grill opens down.
- Separate large fridge freezer; fridge on top, freezer with 3 drawers on bottom.
- There is no access space under sink.
- The kitchen is very well equipped with a dishwasher.
- The floor is tiled.

## **Dining Area**

- There is a dining area off the kitchen (in the corner of the lounge area).
- The table is 75 cm high.
- There is 61cm to lowest point under table.
- The table is 148cm x 78 cm.
- There are 4 wooden chairs, no arms, movable, 45cm high.
- The floor is tiled.

## **Lounge area**

- There are two leather 2 seater sofas, the seat is 47cm high.
- There is one leather tub chair, seat 44cm high
- There is a wifi access point, download speeds are approx. 25 mbps
- There is a Smart TV (DVD player available on request).
- The lounge area is carpeted - short pile. The dining area is tiled.
- The stairs lead out of the lounge.

## **Bedrooms**

- Via a 73 cm door: Bedroom 1 – king bed, 65cm high.
- Via a 73 cm door: Bedroom 2 – adult sized bunk beds.
- Both bedrooms have short pile carpet and are accessed from the carpeted upstairs landing.

## **Bathroom**

- The bathroom (257x167cm) is accessed from the upstairs landing via a 73cm 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.
- 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.

## **Leisure Facilities**

- There is a games room with pool table, table football, table tennis and dart board. (Not heated in winter)
- This room is not accessible to wheelchairs.
- There are facilities to play badminton and basket ball in one of the open barns.

## **Grounds and Gardens**

- The grounds are extensive, mostly laid to grass.
- On the play park there is a large slide, zip wire, tyre tower, spring free trampoline, swing with 3 seats (one for infants), tree house, large sand pit and 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**

- Central Heating is provided by our biomass boilers
- On site we have a "Map Room" which provides extensive tourist information as well as "Wood Farm" adventures"; suggestions on what to do and how to find areas of north Norfolk even locals don't know about.
- Each guest has access to our digital guidebook which contains detailed information about the cottage, grounds, facilities as well as

emergency numbers and health and safety issues.

- 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 variable.
- 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.

### **Contact Information**

- Address: Wood Farm, Plumstead Road, Edgefield, Melton Constable, Norfolk, NR24 2AQ
- Telephone: 01263 587347 (with answering machine)
- WhatsApp/Text 07483 287068
- Email: [stay@woodfarmnorfolk.co.uk](mailto:stay@woodfarmnorfolk.co.uk)
- Hours of operation: Phone 9am - 5pm office hours. Answer machine at other times.
- Emergency number: 07880 526009
- Local equipment hire companies: Holt Mobility 01263 588777

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