

Access Statement For Stable Cottage (DRIFT COTTAGE FARM)

Introduction

Stable Cottage : All accommodation on the ground floor

There is a small step down (6 cm) into two of the bedrooms. The bathroom has a shower over the bath.

We have tried to provide as much information as possible in this statement, if you have any queries please phone or e-mail. We look forward to welcoming you.

Pre-Arrival

- We have a website where photo's and floor plans can be viewed.
- Bookings / enquiries can be made online, via email or phone
- The nearest bus stop is at the end of the lane (300Mtrs) from our cottages, where there is a bus into Cromer once a day.
- The nearest train station, in Cromer is 2.5 miles away; there are accessible taxis at the station
- You can arrange for shopping to be delivered on arrival. Many of the major supermarkets will deliver orders placed online.
- Directions are given in a pre-arrival letter.
- We can provide information in large print on request

Arrival & Car Parking Facilities

- There are two car parking spaces to the right of the front door of Stable Cottage (side door can be used to enter the cottage as well)
- The parking area is flat and gravelled, there are some paving slabs by the front door (3cm high).
- There is lighting outside the front door on a dusk to dawn basis.
- There is a keysafe to the left of the front door. Guests will have been given the code in their pre-arrival letter.

General (Internal)

- Entrance, Lounge, Kitchen, Dining area: Decor is white walls, dark wooden skirting and dark wooden doors contrasting with light brown ceramic flooring and wooden laminate flooring.
- Bathroom: Decor is white walls, dark wooden skirting and dark wooden door, contrasting with light brown ceramic floor tiles
- Bedrooms: Decor in white walls with coloured wall behind beds, dark wooden skirting and dark wooden doors, wooden laminate flooring.
- Lighting: Lounge/kitchen/dining area : mix of ceiling lights, spotlights and freestanding lights. Bedrooms have all ceiling lighting and bedside lamps.
- Smoke alarms are fitted in lounge area and hallway opposite bathroom.

Main Entrance / Kitchen / Dining / Lounge Area

. There are three steps (4cm, 10cm and 7cm) leading into the main entrance.

. This a large open plan area with the kitchen on the right, dining area to the left and the lounge area further to the left with some short walls in between.

- The entrance threshold is 23cm high – Door entrance (French doors) is 56cm wide and hinged on the left. The other door can also be opened, making the opening 115cm wide.
- The entrance area is 430cm x 150 cm with no furniture., with a large non-slip entrance mat.
- To the right is the kitchen area
- Worktop height 92cm, depth 60cm.
- Oven door is front opening – when open door is 38cm from floor - height of lowest shelf 50cm
- Electric hob is 90cm high.
- Sink is 90cm high
- Fridge / Freezer is 135cm high with fridge at the bottom (up to 78cm high) and freezer above. Highest shelf in fridge 52cm
- Microwave on top of Fridge/freezer – 160cm high – can be moved to sit on worktop on request
- Dining table (75cm high) with 6 chairs (47cm high), all moveable and no arms
- Three 2 seater leather settee's, height of seats 41cm
- Non-slip rug in the centre area of the lounge
- There are two moveable coffee tables (one large and one small)
- A wall hung TV and DVD Player, (all with remote controls) under a cabinet

Bedroom 1

- Door into bedroom, hinged on the left, width 72 cm
- One king size bed provided – 150 cm wide -1500 pocket sprung
- Bed height 63cm from floor to top of mattress.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillowcases are Egyptian cotton
- Floor to ceiling mirrored wardrobe with shelf and hangers inside
- Transfer space between the beds is 48cm to the left and 45cm to the right
- Two bedside table – height 55cm – with a table lamp each
- Foldable chair

Bedroom 2

- Small step down (6 cm) into bedroom 2 and bedroom 3
- Door into bedroom 2 , hinged on the right, width 72 cm

- Two single beds provided – 90 cm wide each -1500 pocket sprung
- Bed height 63cm from floor to top of mattress.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillowcases are Egyptian cotton
- Floor to ceiling mirrored wardrobe with shelf and hangers inside
- Transfer space between the beds is 77cm
- Two bedside table – height 55cm – with one table lamp
- Foldable chair

Bedroom 3

- Small step down (6 cm) into bedroom 2 and bedroom 3
- Door into bedroom 3 , hinged on the right, width 72 cm
- Two single beds provided – 90 cm wide each - 1500 pocket sprung
- Bed height 63cm from floor to top of mattress.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillowcases are Egyptian cotton
- Beds with large drawers for storage
- One bedside table – height 55cm – with one table lamp
- Foldable chair
- Fusebox – 150cm from floor

Bathroom & WC

- Door width 72cm with sliding bolt inside
- Bath – 57cm high - with shower over bath
- Toilet - seat height 41 cm
- Space to left of toilet to the wall is 20cm.
- Washbasin height is 82cm, with lever mixing tap
- Flooring is ceramic tiles
- Heated towel rail

Separate WC

- Door width 72cm with sliding bolt inside
- Toilet - seat height 44cm
- Space to right of toilet to the wall is 13cm.
- Small washbasin - height is 87cm, with hot and cold taps
- Flooring is ceramic tiles

Garden

- Large flat area, half is grassed and half is gravelled with a large bricked planter
- Table and 6 chairs (except in winter) and large sun umbrella
- Picket fenced all around with 100cm gate to the front and 100cm gate to the side.

Laundry

- There is a separate laundry with front loading washing machine situated in the shed at Paddock Cottage.
- There is one step 18 cm high and a 2cm door threshold.
- The entrance door is 87cm wide.
- Worktop – 90cm high, 60 cm deep
- Outside is the cottage there is a rotary drier for guests' use.

Additional Information

- Information folder is produced in size 14 font (larger font or audio on request)
- Mobile phone reception variable in cottages depending on network.
- Good WiFi coverage is available throughout the cottage.
- Evacuation of cottages as in accordance with "Fire risk Assessment". Individuals are responsible for their own cottage and ensuring that procedures are adhered to.
- The cottage is no smoking.

Contact Information

- Address: Paddock Cottage, The Driftway, Felbrigg, Norwich, Norfolk, NR11 8PL
- Telephone: 07423 169460
- Email: paddockcottages@gmail.com
- Website: www.driftcottagefarm.co.uk
- |Hours of operation: Phones – 8:30 to 21:00 Hrs all week
- Local public transport numbers: Bus Line: Sanders Coaches 01263 712800
- Train 0345 600 7245 – managed by Greater Anglia

Future Plans

- We welcome your feedback to help us continuously improve – if you have any comments please email paddockcottages@gmail.com

