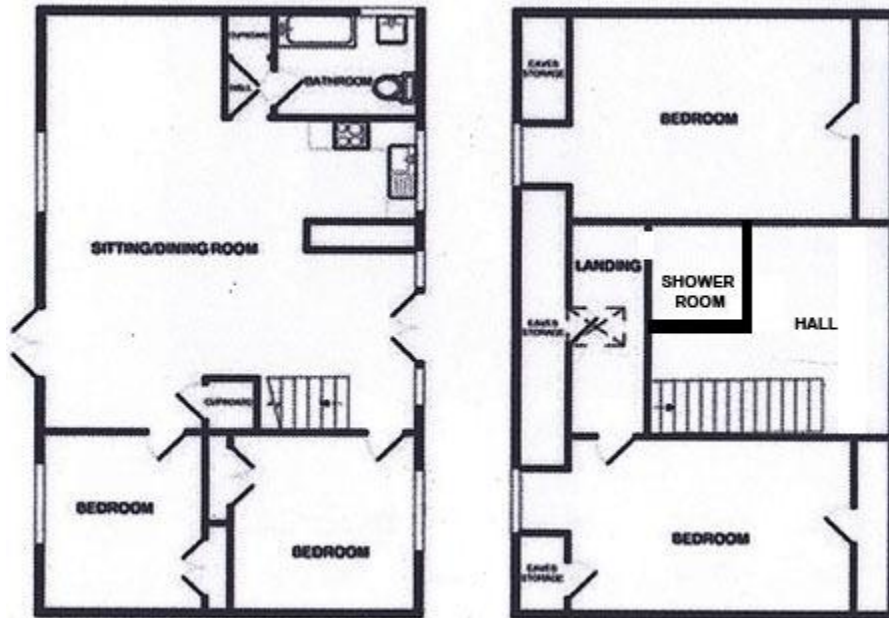


Access Statement For The Barn



Introduction

Drift Barn Cottage : There are two bedrooms and a bathroom on the ground floor and two bedrooms and a shower room on the first floor.

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 just outside Drift Barn Cottage.
- The parking area is flat and gravelled, there are some paving slabs by the front door (3cm high).
- There is lighting outside 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 ceramic flooring and wooden laminate flooring.
- Bathroom: Decor is white walls, dark wooden skirting and dark wooden door, contrasting with light ceramic floor tiles
- Bedrooms: Decor in white walls with coloured wall behind beds, dark wooden skirting and dark wooden doors, short pile striped carpets
- Lighting: Lounge/kitchen/dining area : mix of wall lighting ceiling lights, spotlights and freestanding lights. Bedroom have all ceiling lighting and bedside lamps.
- Smoke alarms are fitted in lounge area and the upstairs landing.

Main Entrance / Kitchen / Dining / Lounge Area

This a a large open plan area.

- The entrance threshold is 12cm high – Door entrance (French doors) is 72cm wide and hinged on the left. The other door can also be opened, making the opening 140cm wide.
- The entrance area is 240 x 200cm with no furniture., with a small non-slip entrance mat.
- To the right is the kitchen area
- Worktop height 92cm, depth 60cm.
- Breakfast Bar is 92cm high with 4 barstools adjusting from 55 to 77cm high.
- 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 (74cm high) with 8 chairs (45cm high), all moveable and no arms
- Two 3 seater and one 2 seater leather settee's, height of seats 41cm
- Non-slip rug in the centre area of the lounge
- There are two moveable small coffee tables.
- A wall hung TV and DVD Player, (all with remote controls)
- Doors into bathroom, bedroom 1 and bedroom 2 – all 72cm wide, hinged on the left with small thresholds (3cm)
- Under stairs cupboard with ironing board, iron, freestanding clothes rack, Hoover, outside cushions etc and Fusebox

Bedroom 1

- Door into bedroom, hinged on the left, 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 double wardrobe with shelves and hangers inside
- Transfer space between the beds is 94 cm
- Two bedside table – height 55cm – with one table lamps
- Foldable chair

Bedroom 2

- 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 double wardrobe with shelves and hangers inside
- Transfer space 58cm to the right and 68 cm to the left
- Two bedside table – height 55cm – with one table lamps
- Clip -on light on headboard
- Foldable chair

Bathroom & WC

- Door width 72cm with sliding bolt inside
- Shower cubicle, 80cm square, with a step of 20cm, pivot door width is 64cm
- Bath – 57cm high
- Toilet - seat height 42 cm
- Space to right of toilet to the wall is 32cm.
- Washbasin height is 84cm, with lever mixing tap
- Flooring is ceramic tiles
- Heated towel rail

Stairs

- Eleven carpeted stairs, 20 cm each, to first floor
- Stairgates fitted upon request at the bottom and top of stairs

First Floor - Bedroom 3

- Door into bedroom, hinged on the left, width 72 cm
- Two single beds provided – 90 cm wide each- with plenty of room either side -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 wardrobe with shelf and hangers inside
- Two bedside table – height 55cm – with one table lamps
- Foldable chair

First Floor - Bedroom 4

- 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 wardrobe with shelf and hangers inside
- Two bedside table – height 55cm – with two table lamps
- Faux Leather Chair, no arms

First Floor Shower Room & WC

- Door width 72cm with sliding bolt inside
- Shower cubicle, 80cm square, with a step of 20cm, pivot door width is 64cm
- Toilet - seat height 42 cm
- Space to left of toilet to the wall is 33cm.
- Washbasin height is 84cm, with lever mixing tap
- Flooring is non-slip vinyl
- Heated towel rail

Courtyard Garden

From lounge area there is a small step (8.5cm) leading to French doors into courtyard garden. Left door width is 58cm, both doors opening is 120cm wide. The threshold is 10cm.

- Large decked area (420 cm x 458cm)with tables and chairs (except in winter) and large sun umbrella.
- Grassed area with a small gate (90cm wide) at the bottom leading to a large field and gardens available to all guests.

Laundry

- There is a separate laundry with front loading washing machine situated in a building / shed on the large field approx 100 Mtrs from the cottage, access via the campsite.
- There is one step 18 cm high and a 2cm door threshold.
- The entrance door is 87cm wide.
- Worktop – 90cm high, 60 cm deep
- Freespace in the area is 210cm x 210cm
- Storage box with garden games and toys
- Outside is a rotary drier for all guests' use.

Outdoor Facilities

- 1.5 acres of gardens laid out to lawns and shrubs.
- Because of the nature of the site there are some hazards (tree roots, rabbit holes, molehills etc.) care must be taken, however the site is open to visitors to roam.

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: Drift Cottage Farm, The Driftway, Felbrigg, Norwich, Norfolk, NR11 8PL
- Telephone: 01263 513765
- Email: driftcottagefarm@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
- Local accessible taxi numbers: 1st Call Cabs 01263 519010
- Mobility Centre – 01263 513631(Mobility products for hire)

Future Plans

- We will be conducting a guest survey to establish any areas that may need improvement. Analysis of any comments made in the visitors' book will be taken into consideration.
- We welcome your feedback to help us continuously improve – if you have any comments please phone 01263 513765 or email driftcottagefarm@gmail.com