



## Access Statement for Waterfall Farm Cottages

### Introduction

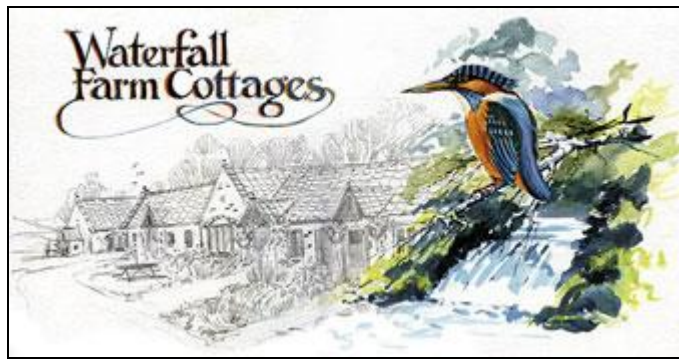
Waterfall Farm Cottages are three self-catering holiday cottages, converted from old farm buildings, and are situated in the heart of Norfolk. They are all on ground level. We have tried to give as much information as possible in this statement. If you have any queries please do call us. We look forward to welcoming you.

### Pre-Arrival

- Information can be obtained from our website, [www.waterfallfarm.co.uk](http://www.waterfallfarm.co.uk). We also have a detailed brochure available which can be sent (this access statement is also available in print).
- Bookings can be made either by telephone, email or fax.
- Directions to the cottages by car are available on our website or on the reverse of our brochure.
- The nearest village shop is one mile away.
- There is a taxi service in the village ( number given on request).

### Arrival & Car Parking Facilities

- A sign to the cottages is on the main road and also directly outside the cottages.
- A white gate is at the start of the drive way. This is usually open when guests are due to arrive. Kept shut if children and dogs are about.
- Cars can be parked outside each cottage, on shingle.
- Paved, level paths lead to the cottage doors.
- If you arrive in the dark, lights will be on outside the cottage and in the hall, to light your way.



## **Main Entrance**

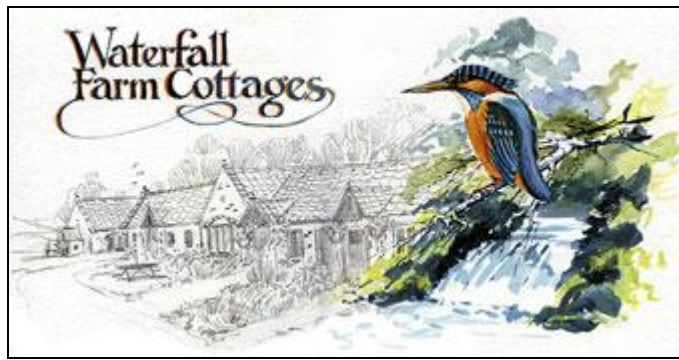
- There is a slight step into each cottage, which is 6.5cm.
- The door width is 78cm.
- The yale lock is 150cm high.
- Once inside the cottages, all floors are level.

## **Hall way**

- Flooring in the hall, bathroom and kitchen is vinyl.
- Dining/sitting room and bedrooms are all short pile carpeted.
- Doors lead off from the hall to the other rooms.
- Doors and skirting in all cottages are oak/teak stained.

## **Sitting room/Dining area**

- Door widths into sitting/dining room are 79cm (Teal Cottage 65cm)
- Dining area in part of each sitting room.
- Table heights are: Teal 74cm /Grebe 78cm /Heron 76cm
- Dining chairs, none with arms.
- Tables can be moved if required.
- 3 seater sofa and 2 arm chairs in each sitting room.
- TV with teletext (remote control), DVD, video & radio in each. All at low level.
- Wall lights & lamps in all. Teal Cottage with dimmer switches.



## **Bedrooms**

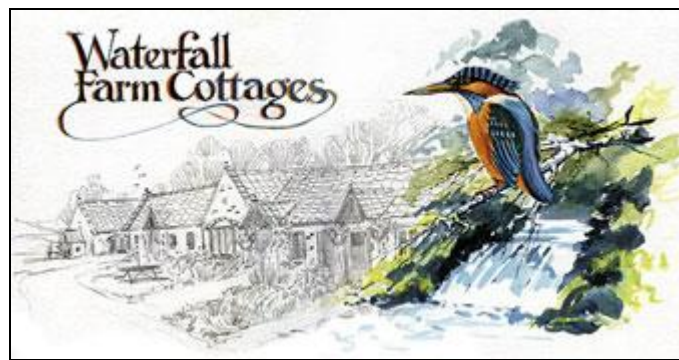
- Door widths average in all is 71cm.
- Teal Cottage king-size bed is 52cm from floor to top of bedding. Twin beds are 52cm.
- Grebe Cottage double bed is 58cm. Twin beds are 55cm/50cm.
- Heron Cottage king-size bed is 65cm. Twin beds are 52cm.
- Non feather duvets and pillows provided.
- Teletext TVs provided in the double rooms, with remote.
- Beds are movable in most of the rooms.

## **Bathroom & WC**

- Door widths in bathrooms are Teal 63cm /Grebe74cm / Heron 68cm
- Bath height: Teal 56cm /Grebe 53cm /Heron 55cm, with shower over bath in Teal and Grebe Cottage.
- Heron Cottage has a separate shower. Step into this is15cm.
- Toilets are 43cm high.

## **Self-Catering Kitchen**

- Door widths: Teal 64cm / Grebe 90cm / Heron is open plan from hallway.
- Worktop heights are 91cm.
- Ovens (electric) is drop down, with a hob above the oven.
- Lighting is spotlights.
- Fridges have small freezer compartments.
- The sinks have mixer taps.
- There are base and wall cupboards. All equipment can be moved into lower cupboards.
- A washing machine is in each cottage.



## **Grounds and Gardens**

- Enclosed, grassed play-area, accessed via paved driveway.
- Picnic benches and chairs are situated outside two of the cottages.
- Two picnic benches are in the play-area.
- There is a large play house for children, large trampoline, various swings, and a sand pit, in this area.

## **Additional Information**

- Mobile phone reception is very poor in the cottages, but okay in the play-area.
- Owners phone (next door to cottages) can be used in an emergency.
- No smoking permitted in the cottages.
- Fire extinguishers are fixed to either the hall or kitchen wall in each cottage.
- Fire procedure instructions can be found in cottages.

## **Future Plans**

- A gym is going to be built adjoining the swimming pool.
- A disabled toilet will also be built in this area.
- All is hoping to be completed for the 2010 season.

## **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve. If you have any comments please phone 01362 637300 or email [sally@waterfallfarm.co.uk](mailto:sally@waterfallfarm.co.uk)**

**Created: 20 January 2009**