

## **Access Statement -Waterfall Farm Cottages**

### **Introduction:**

All our cottages and their rooms are on ground floor. We have tried to provide as much information as possible in this statement, but if you have any queries please email or phone. We look forward to welcoming you.

### **Pre- Arrival:**

- . We have a website where photos can be viewed.
- . Bookings/enquiries can be made via email or phone.

You will be sent a email a few days prior to your arrival with details of how to find your cottage, parking and key safe code.

- . You can arrange for shopping to be delivered on arrival. Most of the major supermarkets will deliver you online orders to us. Use Waterfall Farm NR20 4QD for delivery address.

### **Arrival & Car parking:**

- . A sign to the cottages is on the main road and also directly outside the cottages.
- . A gate is at the start of the brick weave drive. This is usually open but can be shut if children are playing outside.
- . Cars can be parked directly outside each cottage. There is space for two cars each outside Swallow & Grebe Cottages, One car space for Teal, Heron & Veras. We have a spare small carpark for extras, but please check before arrival.
- . Paved level paths lead to each cottage front door, and if you arrive after dark, lights will be left on outside your cottage and in the hallway.
- . You will be greeted on arrival and shown where our indoor pool is, and also answer any questions you may have.

### **Main Entrances:**

- . The entrance at the front of each cottage has no step, but a threshold of 5cm when entering. With the exception of Veras cottage which has a step into the front door 9cm high & 18cm deep.
- . The doors are 82cm wide and opens inward to each cottage. Veras 80cm
- . The handle is 120cm and the keyhole lock are 140cm high and the key safe box is located next to the door at 120cm high.

### **General: ( internal )**

- . Bedrooms: Décor is contrasting with dark skirting and doors and oak laminate flooring. Non feather duvets and pillows are provided. Sheets, duvet covers and pillow cases are cotton or poly cotton. All our beds are standard sizes.
- . Lighting: There is a mix of ceiling, spot and wall lighting in the living areas and bathrooms. Bedrooms have a ceiling and bedside lamps. Spot lighting in kitchens.

. Bathrooms: Décor is contrasting with dark doors, light walls and ceramic floor tiles. (Veras cottage has non slip vinyl flooring)

. Living areas: Décor is contrasting with dark doors and windows, dark beams and vaulted ceilings & part exposed brickwork walls with the remainder being cream plaster. Oak laminate flooring. ( Veras oak effect Karndean flooring) All the sofas and chairs have arms and are 49cm high from floor to seat. Dining chairs have no arms. Hallways have ceramic tiles to the floors

. Self-catering Kitchens: All our kitchens have ceramic tiled flooring ( Veras Oak effect Karndean flooring) ( Grebe Vinyl flooring ) Kitchen lit with spot lights. A good contrast between floor, cupboards and other surfaces. Each cottage has its own washing machine, dishwasher and either a fridge with a small freezer compartment or a full size fridge freezer. For those with the smaller option, we do have extra freezers on site for use by prior arrangement. Built in oven and hob. Base & wall cupboards where equipment can be moved into lower cupboards.

#### **Teal Cottage:**

Door widths: kitchen 67cm, bedrooms 67cm, bathroom 67cm, hall to lounge diner 67cm

Kitchen worktop/oven hop height 90cm with oven under.

Toilet height 43cm. Shower over bath. Bath height 54cm

1 king size and 2 single beds all 65cm high

Two 2 seater sofas

#### **Grebe Cottage:**

Door widths: bathroom 74cm, single bedroom 80cm, hall to lounge diner 83cm, twin bedroom 74cm, archway to kitchen 90cm, double bedroom 67cm.

Kitchen worktop/ oven hob height 90cm with oven under.

Toilet height 43cm. Shower over bath. Bath height 50cm

1 double bed 65cm high, 1 single bed 64cm. singles in twin room 57cm high.

A 3 seater sofa & 2 arm chairs

#### **Heron Cottage:**

Door widths: Double bedroom 72cm, bathroom 72cm, twin bedroom 75cm, hall to lounge diner 82cm.

Kitchen worktop/ oven hob 90cm high with oven under.

Toilet height 40cm. Bath height 53cm, Separate shower cubicle: step in height 12 cm

1 king size bed 65cm high, single beds 57cm high.

A 3 & a 2 seater sofa

#### **Swallow Cottage:**

Door widths: Single bedroom 74cm, twin bedroom 74cm, double bedroom 82cm leading to ensuite 67cm. Wet room 82cm, hall into open kitchen/living space 83cm, internal double doors into

conservatory 124cm with step down 9cm high. Side gate into patio 90cm & external door from conservatory 82cm.

Kitchen worktop/oven hob 90cm high, eye level oven 130cm high.

Toilet height in ensuite 40cm with bath 57cm high. Toilet height in wet room shower 43cm, floor space 154x150cm.

1 double bed 65cm high, 3 singles 54cm high.

A 3 & a 2 seater sofa

### **Veras Cottage:**

Door widths: Double bedroom 82 into ensuite 74cm, hall to kitchen 82cm, double doors to lounge/conservatory 128cm, external conservatory double doors 119cm.

Kitchen worktop/oven hob 90cm with oven under.

Toilet height 45cm wet room shower floor space 187x194cm

Double bed 65cm high

A 3 & a 2 seater sofa

### **Grounds & Garden:**

Picnic benches are situated outside each cottage. The grassed play area is designated to all holiday guests via a gate from the paved driveway, and has a trampoline, various swings and play equipment. There is a picnic bench and a bench seat in the play area. Swallow cottage has its own fenced private patio area with picnic bench. Veras has a patio area with table and chairs.

### **Swimming Pool:**

The indoor heated swimming pool is located close to the farm cottages. A foyer leading to the changing rooms has a door threshold of 3.5cm. from the changing area there are 2 steps up ( 10cm each) and an assistance hand rail leading to the pool area. At the roman end there are 3 steps ( 20cm in depth) and a assistance hand rail for entry, with a water depth of 450mm, leading into the pool. The pool is 7.4 metres long and deepest 1.57 metres, shallowest 1.2 metres It is housed in a traditional rustic barn setting with a vaulted beamed ceiling.. There are modern changing rooms and showers. Bookable by the hour for holiday guests and members only.

### **Additional Information:**

- . Our guest information folder is produced in size 12 font. ( Larger font on request )
- . Good mobile phone reception in parts of the garden/ play area, but variable in the cottages.
- . Good Wi-Fi is available in the cottages most of the time but not guaranteed.
- . Evacuation of cottages as in accordance with 'Fire risk Assessment'. Individuals are responsible for their own cottage and ensuring that procedures are adhered to. Fire extinguishers are fixed to the wall at a low level in the hallway. ( Grebe in the Kitchen )

- . We do not allow smoking, vaping, e cigarettes or the use of lighted candles in any of our cottages.
- . There is a refuge area at the end of the brick weave drive.

**Contact Details:**

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