

Access Statement For Stable View

Introduction

This self-catering cottage is on two levels. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a website for you to visit, bookings/enquiries can be made via email, fax or phone. The nearest bus stop is 1.2 miles (Gorse Lane, Netherseal). The nearest train station at Burton upon Trent is 8 miles. There are accessible taxis at the station.
- We can arrange for shopping to be delivered on arrival.

Arrival & Car Parking Facilities

- You enter the car park from a concrete apron through a 12 foot wooden gateway onto a gravel car park turn left where signed Stable View through 10 foot wooden gateway, follow gravel drive round to your private car park. The car park is at the front of the property.
- The entrance is reached from the gravel onto a paved area 1.2m wide.
- The property is well lit at night.

Main Entrance & Reception

- The entrance at the front has one step, 17cm high, 10cm deep and 115cm wide. The door is hinged on the right.
- The door is 80cm wide and the keyhole lock is 115cm.
- There is a threshold of 3cm when entering the cottage.
- The corridor is 1.1m wide and leads to a downstairs toilet which has a doorway of 76cm wide. The toilet is 40cm high, there is free space of 40cm to the left and 27cm to

the right. Sink height is 81cm, with free space under washbasin, front of basin 16cm from pedestal.

- Good color contrast between walls and furniture. Large stainless steel heated towel rail.
- The 1.1m wide corridor also leads to a 95cm wide hallway through an 80cm wide fire door.

Public Areas - General (Internal)

- The corridor is 1.1m wide.
- Decor is contrasting with skirting and doors (Pine Skirting and light walls, cream floor tiles).
- Fire alarm fitted in hallway.
- Coat hooks fitted in hallway.

Public Areas - WC

- Not Available

Dining Room & Lounge

- Door width 79cm.
- The dining room is open plan with lounge and kitchen.
- Oblong table (moveable from side to side) - legs on each corner, 72cm floor to lowest point of table (under space), 122cm wide and 244cm long and 88cm high.
- Free space between table and walls is at least 2m all around.
- Chairs (moveable) - 8 chairs with wooden seats and cushions, no arms. There is also a two seater leather settee, armed.
- There is free space of 4m by 2m.
- French doors (1m wide) leading onto private patio and garden area, step of 17cm, handle 110cm high.
- Dining room leads into lounge through large archway.
- Flooring is tiled throughout with a rug under coffee table.
- Furniture is moveable and is all leather and pine.

- Two triple sofas provided both armed.
- Teletext, digital TV provided with remote control, (also available are DVD with CD, Video).
- An 180cm by 200cm store room leads off the lounge through an 80cm door.

Laundry

- There is no separate laundry, but there is a standard sized washer/dryer, which is front loading, provided in the kitchen.
- Washing liquid and softener provided.

Shop

- Not Available

Treatment room

- We can have someone who can come and give you Space Holistic Therapies, i.e.; Hot Stone Massage, Indian Head Massage, Reiki, Tibetan Aqua press massage, Mongolian Scalp and Foot Massage. Information on website.

Leisure Facilities

- Games and Books
- DVD Library

Outdoor Facilities

- 1 acre paddock with field shelter available for guests to bring own horses/ponies.
- Small selection of bikes available on request and also for hire locally.
- Course fishing (two ponds and river)

- Walking (plenty of tracks, river, forestry)

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not Available

Bedrooms

- Stairs: depth 24cm, height 21cm, width 90cm. Three stairs lead to a 97cm by 97cm landing, a further 11 stairs to the right lead to another landing 110cm by 110cm. A fire door of 72cm wide leads onto another landing of 80cm wide which has a smoke alarm.
- All bedrooms have fire doors, widths are 72cm.
- Double beds provided are 5ft. Floor to top of mattress 53cm.
- Beds are moveable from side to side.
- Non-feather duvets and pillows provided.
- Sheets, duvet covers and pillowcases are cotton.
- 2 hair dryers provided.
- Bedroom 1 has two single beds, free space of 100cm by 350cm.
- Bedside space of 90cm.
- Bedroom 2 has one double bed with free space of 100cm by 260cm.
- Bedside space of 70cm.
- Bedroom 3 has one double bed with free space of 240cm by 170cm.
- Bedside space of 90cm.
- Bedroom 4 has one double bed with free space of 170cm by 400cm.
- Bedside space of 170cm.
- All bedrooms are carpeted.
- Good color contrast between walls, furniture and linen.

Bathroom, Shower-room & WC [En-suite or Shared]

- All sinks in the en-suits have basins with pedestals, which have 16cm overhang of basin from pedestal.
- All toilets seats in en-suits areas are 43cm.
- All showers have a 22cm step leading into a 75cm by 78cm shower.
- All doors from bedrooms into en-suits are 74cm wide.
- Bedroom 1 - En-suit shower room as above with free space to left of toilet 22cm, to the right 25cm.
- Bedroom 2 - En-suit shower room as above with free space to left of toilet 20cm, to the right 30cm.
- Bedroom 3 - En-suit shower room as above with free space to left of toilet 28cm, to the right 18cm.
- Bedroom 4 - En-suit bathroom including pea bath with overhead shower, bath height is 58cm high.
- Free space to left of toilet 18cm, to the right 36cm.
- All en-suits have tiled floors and stainless steel heated towel rails.
- Good color contrast between walls and furniture.

Self-Catering Kitchen

- Kitchen is open plan with dining room. Door from hall into dining room is 79cm.
- Worktop height is 92cm.
- Double oven doors are drop down, height of lowest shelf is 40cm, can be accessed from the either side.
- Sink is 92cm high with cupboards underneath.
- Hob is 92cm high, and halogen.
- Cooker hood controls are 160cm high.
- Flooring is tiled.
- At least 130cm free space between all furniture and worktops.
- Evenly lit kitchen with spotlights in ceiling and under cooker hood.
- Good contrast between floor cupboards and other surfaces.

- 50/50 fridge freezer available, freezer at bottom, fridge above, and highest shelf in fridge is 150cm.
- Kettle, Microwave, Toaster all available on work surface.
- Tea, coffee, sugar and 1 pint milk provided.

Caravans, Holiday Homes & Twin Units

- Not Available

Touring Facilities (Holiday Parks)

- Not Available

Boats - Narrow Boat, Cruiser & Hotel Boat

- Not Available

Attractions (Displays, exhibits, rides etc.)

- Not Available

Grounds and Gardens

- Large private garden, (grassed) with patio area. Garden furniture supplied and barbeque can be supplied upon request.
- Folding cloths line supplied.

Additional Information

- Information folder is produced (minimum 14 font).
- Good mobile phone reception.
- There is a refuge area in the car park, which is emptied every thursday am.
- The cottage is no smoking.
- Pets are not welcome in the interest of other guests.

Contact Information

- Address: Bald Hills Farm, Clifton Road, LULLINGTON, Swadlincote, Derbyshire, DE12 8EF.
- Telephone: 01827 373236
- Fax: 01827 373236
- Email: info@sealbrookfarmcottages.co.uk
- Website: www.sealbrookfarmcottages.co.uk
- Grid reference: SK2614SE
- Hours of operation: Phones and email 8am until 8pm
- Emergency number: 999
- Local equipment hire companies: Bikes (Rosliston Forestry Center) 01283 563483
- Local public transport numbers: Arriva Buses: 0871 2002233
Trains 09065 500000

- Local accessible taxi numbers: Barry's Taxis 01283 551569
Bloors 01283 550505
- Jane Mobile: 07703 451260
Rob Mobile: 07802 521595

Future Plans

- All weather Tennis Court

We welcome your feedback to help us continuously improve if you have any comments please phone 01827 373263 or email www.sealbrookfarmcottages.co.uk