

Access Statement For Summer Cottage

Introduction This self-catering cottage is on one level. 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. The car park is at the front of the property. • The entrance is reached via a wooden garden gate (1.2m wide) leading onto a paved area (1.2m wide). • The entrance is clearly signed from the car park. • 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 left. • 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 the open plan kitchen/dining and lounge area. Two bedrooms and one family bathroom.

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 corridor. • Coat hooks fitted.

Public Areas - WC • Not Available

Dining Room & Lounge • Door width 83cm. • The dining room is open plan with lounge and kitchen. • Square table (movable from side to side) - legs on each corner, 66cm floor to lowest point of table (under

space), 90cm wide and 90cm long and 80cm high. • Free space between table and walls is at least 85cm all around. • Chairs (moveable) - 4 chairs with wicker seats and no arms. • There is free space of 1m by 2m. • Flooring is tiled throughout with a rug under coffee table. • Furniture is moveable and is all leather and pine. • Two double sofas provided both armed. • Teletext, digital TV provided with remote control, (also available are DVD with CD, Video). • French doors (1m wide) leading onto private patio and garden area, step of 17cm, handle 110cm high.

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. • A selection of bikes available on request, but can be hired locally. • Course fishing (two ponds and river)
• Walking (plenty of tracks, river, forestry)

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment
• Not Available

Bedrooms • Door widths are 83cm. • Double bed provided 5ft. Floor to top of mattress 53cm. • Bed is moveable from side to side. • Non-feather duvets and pillows provided. • Sheets, Duvet covers and pillowcases are cotton. • Hair Dryer provided. • Largest transfer space available to left or right of bed is 1m. • Largest free space clear of doors

and furniture is 150cm by 430cm. • Two single beds provided, floor to top of mattresses 53cm. • Non feather duvets and pillows provided. • Sheets, duvet covers and pillowcases are cotton. • Largest transfer space available to left or right of beds is 130cm. • Beds are moveable if more space required to one side. • Largest free space clear of doors and furniture is 200cm by 130 cm.

- Good color contrast between walls, furniture and linen.
- Both bedrooms are carpeted.

Bathroom, Shower-room & WC [En-suite or Shared] • Family Bathroom. • Door width is 83cm. • Pea bath with overhead shower. • Bath height is 58cm high. • Free space in bathroom (free of doors and furniture) is 87cm by 150cm. • Toilet seat height is 43cm. • Space to right of toilet is 20cm, to left is 80cm. • Flooring is tiled. • Good color contrast between walls and furniture. • Release mechanism on outside of locked door. • Space under washbasin is free. Front of basin 16cm from pedestal.

- Large stainless steel heated towel rail.

Self-Catering Kitchen • Open plan with dining room and lounge. Door from corridor 83cm. • Worktop height is 92cm. • Oven door is 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 • Spacious 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