

ACCESS STATEMENT FOR HOLKHAM COTTAGE B & B

34 Hunstanton Road Dersingham Norfolk PE31 6HQ

Introduction:

Holkham Cottage is a detached Edwardian House with large garden. It is situated on a main road which runs through the centre of the village of Dersingham.

PRE-ARRIVAL

Directions can be obtained from our website: www.holkhamcottage.co.uk or by telephoning 01485 544562 to receive verbal instructions. We are on a bus route and there is a train station 7 miles away in Kings Lynn.

ARRIVAL AND CAR PARKING

We have good signage – tourist board sign adjacent to road and Holkham Cottage sign on main wall of house – the house is well lit at night. The car park has sufficient room for 4 cars – however it is essential to check if other guests are leaving early in the morning etc. to prevent anyone getting “hemmed in”

ENTRANCE HALL

Main door has bell. Doorway is wide enough for wheelchairs – it has a small raised step on entry. Hallway leads to staircase and dining room.

DINING ROOM

No step. 3 to 5 tables and 10 chairs – can be flexible in positioning for the comfort of guests. Large table will open out to seat 6 -8 people. Large sideboard for cereals, juices etc. Book shelves containing maps of area, local interest leaflets and books. Novels and paperbacks for guests to read. Fridge for guests' use.

HALLWAY

Leaflet displays and emergency evacuation procedure plans.

STAIRCASE

Slightly steeper than usual but with sturdy bannister. Well lit – lights being left on at night time. EMERGENCY LIGHTING over front door.

BEDROOM 1 - (JADE)

Large room. Superking bed. Carpet on floor. Blinds and curtains. Bedside cabinets with lamps. Wardrobe and cupboard/drawer unit. Digital TV with Freeview. Hot drinks making facilities. 2 chairs and full length mirror. Compact ensuite with shower, toilet, compact sink/vanity unit and large mirror

BEDROOM 2 (DIAMOND)

Large room. Superking or twin beds. Carpet on floor. Curtains. Bedside cabinets with lamps. Table with hot drinks making facilities. Table with flat screen TV with Freeview. Wardrobe with full length mirror. 2 chairs. Large en suite shower, toilet, full size sink/vanity unit. Large mirror. Heated towel rail.

LANDING

Linen storage chest. Fire and emergency evacuation procedure and plan of building on wall. FIRE EXTINGUISHER situated on landing outside Bedroom 2 (DIAMOND). Carpeted throughout.

BEDROOM 3 (SAPPHIRE)

Standard size room with double bed. Bedside tables each with lamps. 2 chairs. Small table - hot drinks making facilities.

Wall mounted digital TV with Freeview. Integral wardrobe with hanging space. 2 windows (double aspect) with blinds and curtains. 2 chairs and full length mirror. Ensuite Bath/shower, toilet, full size sink. Heated towel rail.

BEDROOM 4 (AMBER)

Single room. Single metal bed with baseboard positioned against wall. Integral cupboard with shelves and hanging space. Bedside cupboard/drawer and lamp. Window with blind and curtains. Desk/drawers. Chair. Full length mirror. Wall mounted digital TV with Freeview. Hot drinks making facilities. Compact en suite shower, toilet, compact sink/vanity unit. Large mirror.

OUTSIDE

Large guest garden area with patio furniture. Grassed area with shrubs and tubs of flowers. Garden lights for evening use.

Garden area below the fence is marked as 'Private', and we ask guest to respect this please.

GARDEN SUITE

Wheelchair ramp. Leads to large sliding entrance

doors leading into DOUBLE BEDROOM - King size bed. Bedside cabinets. 2 chairs. TV with Freeview. Small table with hot drinks making facilities. We are always happy to move any furniture to accommodate guests with particular needs.

Flooring – solid wood. Heating – 2 radiators. Windows - voiles and curtains.

SHOWER ROOM

Very large. Walk in shower with rail/wall handles. Full size sink. Toilet. Chair. Heated towel rail.

TWIN BEDROOM. Twin beds. Bedside lamps. Higher level sockets. Dressing table. Wardrobe and cupboard storage. Carpeted floor. Radiator. TV and hot drinks making facilities. Window with voiles and curtains. This accommodation is designed as family/friends accommodation, and is suitable for people with mobility problems. All doorways are wide enough for wheelchair access. The dining room is accessed via the front door of the house. There are no steps – only raised doorbars.

There is a side access through a gate to the car park – this should enable easy access to the garden and the garden rooms for all guests.

CONTACT SUSIE or LEO

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