

## Access Statement for Bequia Cottage , Broome Farm

### Introduction

We have a furniture layout on our web site for people to see the layout of the cottage and a web site [www.broomefarm.co.uk](http://www.broomefarm.co.uk) which shows pictures of our cottage and the outside so you will get a good idea of how to access them and if one or the other they both suit you.

### Pre Arrival

**The cottage is not suitable for people with mobility problems without assistance on the stairs There are however good solid Iron banister rails going up the whole staircase for stability.**

**Guests can look at the plan of the cottage as they may be fine with assistance from another accompanying member.**

**There are some low beams in the cottage in the bathrooms, you do have to be careful. These are highlighted on the web site and in the cottage itself. Very tall people must look at this carefully.**

**We do allow dogs upon request (no other type of animals please) Guide Dogs of course would be most welcome, they must be kept on leads at all times as there are a lot of sheep**

**The cottage is very cosy and we do say only yes to 6 people staying at the cottage at one time**

There are signs to St Vincent Cottage and Bequia Cottage from the bottom of the back drive on the fence by the drive entrance BROOME FARM COTTAGES.

The access to the cottage is up the back drive directly to the cottage. It is a gravel/stone drive. The cottage Bequia is directly to the left at the end of the drive, adjacent to ST Vincent Cottage and you can either park in front of the Main access door on the tarmac area and leave the car there, or drop everyone off, then park behind the cottage. We are happy to discuss any parking issues you may have in the meantime.

There is car parking for up to 2 cars by the cottage.

People can unload directly outside the main door and up a small step to open the door to allow access. The door goes directly into the entrance with stone floor and the stairs are directly opposite to go to

the first floor. It is not very far from the entrance door.

There is outside security lighting by the cottage entrance if arrival is after dark it will automatically come on.

Only one set of keys per property per let which is kept in a combination outside lock/safe box by the Entrance Door outside. There is no covered walkway from the car to the entrance of the cottage.

#### **ENTRANCE./INSIDE**

There is only one phone in the cottage with an honesty box. The phone number is **01694 771 776**. This is situated by the window by the TV. There is broadband/Internet access in the cottage. There is information about the local villages and towns and their distances on our website [www.broomefarm.co.uk](http://www.broomefarm.co.uk)

Taxi services are not available from the cottage. The cost of a taxi to Broome from Shrewsbury is about £25. This is from the Station in Shrewsbury to the cottage.

There is a file in the cottage which contains information on all the things to do in the area including shop mobility.

Park and Ride is available from Meole Brace by Sainsbury to get into Town on a weekend.

**We have a no smoking policy inside of the cottage**

#### **Main Entrance, Reception**

As well as there being a set of keys to Bequia which is kept in a combination outside lock/safe box by the Entrance Door outside, In order to let our guests let themselves in, there are separate keys to the other access door which is situated in the dining area, on the inside of the door which should be kept there at all times. (the number is available upon commencement of booking).

There are light switches everywhere in the cottage, and most importantly just inside the Entrance door on the left wall. Although the light styles are not uniform the ceiling lights are all low voltage finish.

The wall lights are the same in the sitting room where there are no ceiling lights . The kitchen area has ceiling lights though , smoke detectors as well. There are also 3 amp type lighting (i.e. lamps turned on by switch on wall) in the sitting room where there are also dimmers to use to keep the lighting down if required.

There are Indian Stone floors downstairs through out , with rug in the sitting room area by the fire place, the coffee table is situated on this rug.

There is a detailed layout plan of the size of the rooms and the furniture layout on our web site [www.broomefarm.co.uk](http://www.broomefarm.co.uk)

The walls are painted with different colour paint to the skirtings and window frames and all the doors are Side hung non standard width , and specially made in a Pine Wood finish as a contrast.

There is a reflective fire exit notice downstairs by the entrance door to show where to go when everyone has to follow fire rules

From the kitchen to the dining area, the medieval style room, with Trusses, the Indian stone goes up 5 quite large steps from this room. There is an iron banister rail to the right to assist anyone with mobility issues.

The main part of the downstairs, not including the dining area is open plan and one can easily move around.

### **Hall, Stairs, Landing, Corridors**

The cottage Bequia is a two storey building, built in 1649 as well, an old carthorse /cattle shed.

There is a winding staircase from the ground floor to the first floor access is easy to the main bedroom immediately to the left of the top of the stairs. Bannisters are there too. There are a total of 12 steps to top of the stairs. All the doors to the bedrooms have been made to fit the rooms, they are therefore not standard sizes, and maybe narrower.

The Upstairs bedrooms and corridors are carpeted.

The bathrooms on the first floor each have a linoleum tiled floor.

Please look at the layout plan on website to see sizes of rooms and corridors to see if they are suitable.

All corridors have lighting. Ceiling lighting. Low voltage lights.

There are torches on both floors. One is kept in each bedroom and the other one on table downstairs. There is emergency lighting on all walls and in the bedrooms on the walls, and bathrooms. They are LED spot lights put on manually.

We are having emergency plugged in lights as well.

There is colour contrast to walls, skirting and doors on all floors  
All WC facilities are on first floor. With locks.

There are smoke detectors wired into mains and batteries in the cottage by the dining/kitchen area and the hallway to the bedroom areas. We will be adding emergency lighting in the near future  
There is a TV with remote both in sitting room and main bedroom

### **Bedrooms & Sleeping Areas**

The door width to the bedrooms have been made to suit size of doorway which are not standard. There is an unobstructed route to all bedrooms from the top of the stairs.

The flooring is carpet from the top of the stairs except in the bathroom and the shower room which is bright coloured linoleum tile.

Lighting in bedrooms and generally is low voltage ceiling lights with bedside ambient lights which can be switched on from the door as well as the bed. The main bedroom has ceramic bedside lights which are manually switched on and off. The second double bedroom has a table lamp as well as low voltage ceiling lights. The third bedroom has bedside lights which are switched on and off manually, as well as ceiling low voltage lights.

The Main bedroom has a 5' double bed and can easily be accessed from both sides.

The second bedroom has a 5' double bed, and is nearer to the wall space with an Eave, it is therefore better to access from one side not both.

The third bedroom has 2 single beds with Iron bed frames and bed heads. These are easy to access.

They are all standard single length and width 6' x 3'.

The entrance to all bedrooms are on the same level from the top of the staircase

There are no kettles in the bedrooms  
No fridges in the bedrooms  
The bedding is non-allergenic.

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

The main bathroom with a roll top bath which has shower mixer taps attached to the side. This bath is not the easiest bath to get out if you are not fully mobile but it is a standard size .

WC standard size with wooden seat

The white basin is fixed under the slate surface top and the taps are separate one for cold and one for hot

There are contrasting colours to the walls and floors

Floor is Linoleum fun tile with shell pattern

Second bathroom is small and has a standard size WC

The shower is a shower with thermostatic controls and one Aqualisa Shower head with manual control to the head of the shower for standard/ gentle water pressure.

It is important that our guests know that the shower should not be used if the washing machines or taps on downstairs. This runs off a system with no header tank, just from the mains directly into the property.

The shower tray and surround are standard size . All colours are contrasting in the shower room

The floor is linoleum fun patterned shell tile.

The stone basin (shallower than normal basin an old bird bath , it is an architectural feature) is fixed around the slate surface and the taps are one for hot and the other for cold .

The WC is standard size with a wooden seat

### **Self-Catering Kitchen**

The kitchen is located by the entrance to the right of the entrance in the cottage

Stone floor is non slip before going up 5 steps from kitchen to dining area

There is a mixer tap for the butler type sink which is white

The work top is Oak

There are all machines in the kitchen area such as dishwasher and clothes washer dryer, fridge and freezer as well as microwave

There is a hob /oven and microwave which are all electric  
The crockery is all kept in standard sized wall cupboards and the cutlery in standard size drawers in base of kitchen unit

See plan layout on web site [www.broomefarm.co.uk](http://www.broomefarm.co.uk) for designs and furniture . There is low voltage ceiling lighting in the kitchen, the fridge and freezer are separate and arranged along the floor of standard size. Kitchen units are easily accessible.

### **Grounds and Garden Area**

The terrain immediately outside is tarmac by the main entrance door , turn right to go to the garden area. There is a courtyard area in front of the front door of the cottage for guest to sit out in, where there are tables and chairs for guests . The garden is for general use with a table with chairs .There are no play areas per say but there is a garden with swings and a drop down at one end into a field.

### **Additional Information**

- The cottage is a self catering cottage and the owners are not always there.
  - The cottage has been recently decorated and clear escape routes put in every room for everybody to read upon arrival.
  - Dogs are allowed only on the ground floor. They are not allowed upstairs
  - Mobile phone must be used to call emergency services , and a leader must be chosen upon arrival in case of emergencies and that person must have their mobile phone with them at all times.
- The telephone number for the cottage is 01694 771 776. We have a wireless connection in the cottage.

Correspondence address.

Address: 44 Novello Street  
London SW6 4ED

Telephone: 07968057873

Email: [sarah@sarahcavendish.demon.co.uk](mailto:sarah@sarahcavendish.demon.co.uk)

Website: [www.broomefarm.co.uk](http://www.broomefarm.co.uk)

Grid reference:

Latitude = 52.543483

Longitude = -2.744055

Hours of operation: 10-am 4pm

Emergency number: 07968057873

### **Contact Telephone and Email Address**

We welcome your feedback to help us continually improve. If you have any comments please phone 07968057873 or email [sarah@sarahcavendish.demon.co.uk](mailto:sarah@sarahcavendish.demon.co.uk)