

## Access Statement for ST VINCENT 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 both cottages 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**

**People with mobility issues should 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 St Vincent which 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**

The access to the cottage is up the back drive directly to the cottage. It is a gravel/stone drive.

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

People can unload directly outside the kitchen door and up a small step to open the door to allow access. It is a very short distance up the short step to the door. The step is up onto a decking which we have put chicken wire onto to stop people slipping.

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

There is a gravel surface to the entrance and no covered walkway

There is a dog bed, dog washing facilities and dog bowl available upon request for guest dogs.

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

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

There are various shops in the visitors information details who deliver food, and the major supermarkets in the Shrewsbury area do deliver. 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**

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As well as there being a set of keys to St Vincent which is kept in a combination outside lock/safe box. in order to let our guests let themselves in, there are separate keys to the two other access doors actually on the inside of the doors which should be kept there at all times. (the number is available upon commencement of booking).

We have a fire lock fitted on the emergency door out of the cottage which goes into the courtyard.

There are light switches everywhere in the cottage, and the light styles are not uniform but the ceiling lights are all low voltage finish.

The wall lights are the same in the sitting room and dining areas with decorative bare bulb lighting units on the wall. There is also 3 amp type lighting (i.e. lamps turned on by switch on wall) there are dimmers in the sitting room area by steps to kitchen

There are Indian Stone floors downstairs throughout , 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 are reflective fire exits downstairs to show where to go when everyone has to follow fire rules

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

The cottage St Vincent is a two storey building, built in 1649

The stone floors are throughout the downstairs. There is a rug in front of the wood burning stove.

The Upstairs bedrooms and corridors are carpeted.

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

There are 4 steps going to the dining area from kitchen with an iron banister rail for people to hold onto.

The stairs and handrail to first floor are Oak. There are 11 steps going from the ground floor to first 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 and table at the top of the stairs.

There is emergency lighting on all walls and in the bedrooms on the walls, and bathrooms. They are LED spot lights put on manually.

There is colour contrast to walls, skirtings 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 is with remote both in sitting room and 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.

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 middle bedroom has reading wall lights 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

The second bedroom has two divan bed mattresses made to fit two sleigh beds specially made to fit the room, suitable for children 5'10" long , 3' wide. The third bedroom has 2 single beds with Iron bed frames and bed heads. They are 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]**

Main bedroom has en suite bathroom with bath which has shower mixer taps all 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

Second bathroom has a standard size WC

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

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

The floor is linoleum

The white basin is fixed under 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 cottage

Stone floor is non slip before going up four steps to the sitting room 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, under wall cupboard lighting and hob hood lighting as well as ambient table lamp

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 kitchen main entrance door is a wooden deck then step down to gravel before going to garden area which is just grass with a few chairs. The table and chairs for guests are situated on the decking area of the cottage and the decking is made of oak. The decking area extends from the Sitting Room double doors to the kitchen entrance.

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.
- We have a wireless connection in the cottage.

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

Grid reference:

Latitude = 52.543483

Longitude = -2.744055

Hours of operation: 10-am 4pm

Created: 25 February 2011.

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