

Access Statement for Holkham Cottage
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 facilities

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 downstairs twin room and also to dining room.

Downstairs twin room

All on one level. Room to walk round each of the twin beds. Larger than average shower ensuite with toilet and handbasin. Wardrobe and dressing table with stool and 2 chairs. Drinks facilities in room.

Dining Room

Opposite the groundfloor twin. No step. 3 tables – 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. Water cooler for cold filtered water (available at all times) Bookshelves containing maps of area, local interest leaflets and books. Novels and paperbacks for guests to read (can be taken away if replaced with another!) Digital TV with freeview and fridge (located in cupboard)

Hallway

Leaflet displays and emergency evacuation procedure plans.

Staircase

Slightly steeper than usual but with safety handrail. Well lit – lights being left on at night time.

Bedroom 2 (Opal)

Large room. King size bed. Carpet on floor. Blinds and curtains. Bedside tables with lamps and tea making facilities. Wardrobe and chest of drawers. Digital TV with freeview and dvd player. Ensuite. Chair and full length mirror.

Bedroom 3 (Amber)

Single room. Bed positioned against the wall with bedside lamp and table. Window with blind and curtains. Dressing table with stool. Digital TV with Freeview. Tea making facilities. Ensuite – compact but adequate. Storage shelves and hanging space for clothes.

Landing:

Linen storage in two chests. Fire and emergency vacuation procedure and plan of building on wall. FIRE EXTINGUISHER situated on landing also. Carpeted throughout.

Bedroom 4 (Sapphire)

Smaller double room (also used as single). Bedside tables each side of bed with lamps. Clock and radio. Digital TV with Freeview. Fridge in cupboard. Hanging wardrobe and shelves. Chair and mirrors. Ensuite – Bath and shower – full size sink and storage space.

Outside:

Larger than average guest garden area with patio and wooden patio furniture. Summer house equipped with freezer for guest use and chairs with cushions. Grassed area with shrubs and tubs of flowers. Built in barbecue for guest use. Large umbrella shade over table. Breakfast can be taken outside in warm weather. Garden lights for evening use. Garden area below the fence is marked as Private, and we ask guest to respect this.

Garden rooms:

Wheelchair ramp – built to regulatory specifications. Leads to large sliding entrance doors – double bed. Bedside tables, TV and chest of drawers. Tea making facilities. We are always happy to move any furniture to accommodate any guest with particular needs. Flooring – solid wood. Heating – radiators plus additional heaters if required.

Shower room

Very large. Walk in shower with rail. Full size sink and toilet. Chair. Heated towel rail.

Second bedroom – twin beds. Bedside lamps. Higher level sockets. Wardrobe and storage. Carpeted floor. Radiators. TV and tea making facilities.

This accommodation is designed as family accommodation and is suitable for people with minor mobility problems. All doorways are wide enough for wheelchair access and it is possible to get to the dining room through the double doors at the back 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. This area is also suitable for cyclists and motorcyclists to bring their machines round the back of the house for safe and secure storage. We have undercover storage for cycles if required.

Also at the back of the house is the boiler room which is suitable for drying outdoor clothes. We have a drying room indoors in the winter months with a log burner and hangers for clothes.

Contact information:

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