

National Trust Cottages Accessibility Guide

Mrs Preedys Cottage

Burnham-Overy-Staithe, Norfolk PE31 8JB

Cottage ref: 010022



Cottage details

Sleeps:5

Bedrooms:3

Dogs allowed: Yes, 2

Acorn rating: 3

Introduction

This attractive semi-detached brick and flint cottage stands beside the coast road between Wells and Brancaster. The is in an Area of Outstanding Natural Beauty and to the front has views across the road to the millstream. It is close to the North Norfolk Heritage Coast and there is good walking all around with footpaths from the door, through the meadows opposite, across to the coast.

The Cottage is arranged as follows:

Ground floor:

Small entrance lobby with steps down to kitchen/dining room, sitting room with multi-fuel stove. Utility room and lavatory off lobby.

First Floor:

Three bedrooms (1 double, 1 twin and 1 single), bathroom with shower over bath, basin and wc.

Pre-Arrival

See the main webpage for booking and location details.

Please contact us prior to booking if you have any specific access requirements.

Directions provided with booking

Approach

The cottage is beside the A149 road which is undulating in places and there are some very sharp road bends before reaching the drive to the cottage.

This satellite image below shows how sharp the corner of the road is just after the entrance to Mrs Preedys parking area and beyond at the Watermill road bridge.



Arrival & Parking Facilities

The ground surface within Mrs Preedys is covered in gravel

There is parking for three cars behind the cottage.

Immediately outside the cottage there is a paved brick area.

Getting in (and out) of the cottage

The Front door is 780mm wide with a 40mm step up.

Immediately inside the front door is a lobby which is 1250 long.

There are three inner doors, two directly opposite, and one at a right angle to the front door.

Getting around the cottage

Ground floor:

Small lobby with steps down to kitchen/dining room, sitting room with multi-fuel stove.

Utility room and lavatory off the entrance lobby.

First floor:

Three bedrooms (1 double, 1 twin and 1 single), bathroom with shower over bath.





Front door is 780mm wide
40mm step up for door ledge
key safe is 1250mm from ground
door handle is 880mm from ground
level

Lobby

Lobby is 2150mm by 1800mm wide
The lobby has two doors straight ahead leading too both a cloakroom and toilet.
To the right of the lobby is a door leading through to the kitchen.

Utility Room



Consisting of washing machine, sink, fridge freezer and broom/vacuum etc
Door width is 750mm wide
Worktops are 600mm deep by 900mm high
Minimum clearance is 740mm

Ground floor Cloakroom



WC, and basin.
Door width is 650mm
Minimum clearance is 500mm
WC at height 420mm
Basin at height 630mm

Kitchen/Dining room



Gold coloured threshold divider between kitchen & diner 20mm high



Steps down from entrance lobby to kitchen

Kitchen

Height of worktop is 900mm by 600mm depth

The door into kitchen/diner is 740mm wide, opening to give a 600mm width followed by step down of 180mm by straight of 300mm by step down of 150mm.

The kitchen has fitted units with a freestanding microwave, cooker with electric hob, fridge,

Sink has lever mixer tap, Toaster and cordless kettle

Wooden table with height of 770mm. clearance below table of 630mm

The 6 (one kept in lobby) chairs are wooden with seat height at 450mm

Cabinet in dining room with height off 1250mm

Minimum clearance is 400mm

Door to road permanently locked. No handle

Small step down from dining to kitchen of
20mm

Sitting room





Door has a 740mm clear opening width with step down of 20mm

Views onto the riverside shared garden

Door to road is fire exit

Room has a 2 sofas and one tub armchair all with seat height of 450mm.

One floor standing lamp, one table lamp and two overhead ceiling lamp. Wood burner.

Coffee table at 460mm high

Stairs in sitting room leading up to first floor

Drawers with height of 930mm and telephone handset

Writing table with height of 730mm with chair at height 440mm



11 stairs up to landing – opposite to single room, left is the twin room and the bathroom
Depths vary between 220mm and 210mm and heights vary between 190mm and 210mm
A further 3 steps up from the hallway leads into the double room.

Single Bedroom



Door entrance 680mm wide by 1700mm high single bed
450mm high x 2000mm long x 1000mm wide.

Clearance space under bed of 230mm

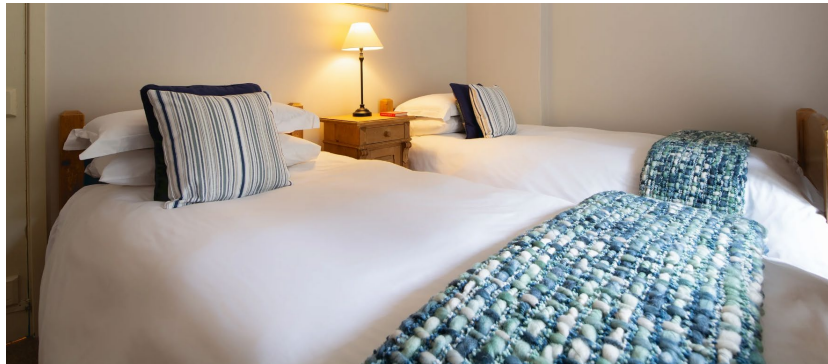
Minimum clearance space of 690mm in bedroom

Wardrobe with width of 820mm with height 1600mm
window sill with height 480mm windows open by 150mm

Light switch at height 1300mm

Corner shelf above bed with lamp on, 420mm high from bed.

Twin Bedroom



Door entrance 680mm with 1700 mm high twin beds
570mm high x 2000mm long x 950mm wide.

Clearance space under bed of 300mm

Minimum clearance space of 300mm in bedroom

Wardrobe with width of 800mm

chest of drawers with height of 850mm

Small bedside table with table 740mm height of mm

Light switch at height 1350mm

Double Bedroom



Door entrance 740mm

Double bed 760mm high x 1950 mm long x 1400mm wide.

Clearance space under bed of 350mm

Minimum clearance space of 500mm in bedroom

Wardrobe width of 1480mm

chest of drawers height of 860mm

chair height 430mm

Small bedside tables with table lamp each side both with height of 740 mm

Light switch at height 1350mm



Steps into room height between 160mm – 200mm depth of 260mm

Bathroom



Bathroom door is 670mm wide opening in towards the bathroom by 1700mm high
Bathroom comprises lavatory, basin and bath with shower over bath.

The WC is 440mm high, the basin is 780mm high



Garden



Outside courtyard which is part brick paved and mainly gravel.

There is a riverside area with picnic benches across the road which is shared with the Watermill and Millstream guests.



Additional Information

- Assistance dogs are welcome at all our cottages
- In the event of a fire, it is the responsibility of the guests to evacuate themselves. Vibrating fire/smoke detectors are available if requested at time of booking. Please contact us if you have any other specific access requirements in this respect.

Facilities at all cottages

The National Trust aims to expand the list of accessible /equipment/items available at each cottage and these may include:

- Cordless kettle
- Hollowfibre bedding
- Chair with armrests
- Good reading light
- Large handle vegetable peeler
 - Easy tin opener
- Non-slip mat for bath/shower
 - Non-slip place mat
 - Easy jar opener
- Information in alternative formats (on request)

Please note that we cannot guarantee that all items will be available at the time of your visit. Please enquire at the time of booking regarding any particular requests.

Specialist equipment

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information.

<http://www.redcross.org.uk/standard.asp?id=89425>

Future Plans to improve Access to National Trust Holiday Accommodation

- We are currently in the process of writing accessibility guides for all our holiday cottages and bunkhouses and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.

About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the accommodation that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.

Email: cottages@nationaltrust.org.uk Phone: 08000232175

Access for All at the National Trust

- The Access for All office works to improve access at all National Trust accommodation and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531 Email: accessforall@nationaltrust.org.uk

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