

National Trust

National Trust Cottages Access Guide

Old Gatehouse
Holnicote Estate



Property Ref: 003053

Introduction

The property is situated on the National Trust Holnicote Estate and is adjacent to the estate offices/ranger base. It is, however private and secluded.

Sleeps up to 6 people in 3 bedrooms, with a family bathroom, plus a shower room in a separate outbuilding.

The property has air source heating, two wood burners and an electric wood effect burner

There are level thresholds throughout each floor, except in the third bedroom where there are steps. Circulation is good. There is no ground floor toilet, except in the shower outbuilding. Mix of door knobs, handles and Suffolk latches.

The Cottage is arranged as follows:

Ground floor

- From the entrance lobby, there is a large kitchen/diner to the right and the living room and snug to the left. There are other external doors from the kitchen and snug

First floor

- From the top of the stairs, the master bedroom is on the left. To the right are two twin bedrooms and a family shower room.

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 property is approach via the Estate Office entrance off a main “A” road. Access is via a two-way level lane and through an open white gate to a dedicated gravelled parking area.

Arrival & Parking Facilities

- Parking to the left of the property on level compacted gravel
- The entrance to the property is via a door which is situated at the back of the property. Access across a cobbled area and through a raised small door located within the large wooden barn doors. The step over height is 340mm, width of raised door 760mm, height 1330mm
- Ground is a mix of uneven stone and gravel, and cobbles
- Raised stone doorstep, 20mm above gravel
- Outside lighting by the front door but if arriving after dark it is advisable to have a torch



Getting in (and out) of the cottage

- Key box is located to the left of the door, height 1450mm
- Entrance door width 970mm, threshold step down 190mm into hallway
- Hallway width 1800mm, length of approx. 2800mm
- It is possible to access the property through the kitchen door, via a side gate, width 900mm, kitchen door width 1030mm with level threshold, and onto a sunken doormat
- There is an external door to the front of the property into the second sitting room/snug, width 910mm, with a step up of 50mm and then down of 200mm over a narrow threshold



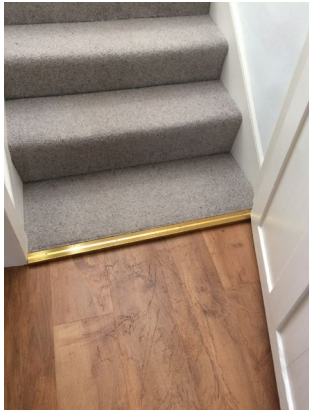
Getting around the cottage

Ground floor:

Wide entrance hallway with kitchen/diner to the left and two consecutive sitting rooms to the right

Flooring is level throughout and a mix of linoleum, wooden floorboards and tiles

There is a slight step up in the doorway before the stairs of 20mm where the linoleum changes to carpet. Door width 820mm



First floor:

- Stairs are half turn angular winders with uneven step heights on the first stairs of 180mm, 150mm, and 200mm and treads of 260mm and 290mm, width 900mm.
- There is a central bannister and handrail on the wall
- Carpet on stairs and landings
- Chandelier light on stairwell and window
- Landing at the top of the stairs, width 900mm, leading to bathroom landing, width 920mm, and back landing, width 1100mm.
- Pendant lighting on landings. Low window on back landing

- Restrictive height, sloping ceiling on back landing



Ground Floor:

Sitting Room

- Door width 720mm, height 1750mm, low threshold of 30mm
- Linoleum wood effect flooring
- Rug with anti-slip underlay
- Wood burner with fire guard
- 2 x 2 seater settees with a seat height of 420mm
- 2 x armchairs, seat height 400mm
- Window with views over front garden
- 4 pairs of wall lights, 2 x floor lamps with floor cable on/off switches, 1 x table lamp with switch under lampshade
- Wooden ceiling beam



2nd Sitting Room/Snug

- Door width 840mm, height 1760mm, threshold down of 20mm
- Relatively even old wooden floorboards
- Rug with anti-slip underlay
- Electric wood effect burner with no guard
- 1 x 2 seater settee, seat height 420mm
- 1 x armchair, seat height 420 mm
- Half glazed door to front garden, and side window with views over front garden and parking area
- Step up to outside height 200mm, door width 910mm, 50mm over weather strip threshold onto gravel
- 3 pairs of wall lights, 1 x floor lamp with floor switch on cable



Kitchen/Diner

- Door width 730mm, no threshold
- Linoleum floor
- Height of worktop, 930mm
- Fitted kitchen with range oven and ceramic hob, fridge/freezer, dishwasher, microwave
- Sink with lever taps and ceramic washers
- 3 x 3 track spot lighting, 1 x track of 5 pendant lighting over dining table
- Dual aspect windows over front garden and back of estate and barn buildings.
- Half-glazed back door
- Table height 760mm, space underneath 640mm
- Bench with cushion, seat height 470mm, 4 x wooden dining chairs, seat height 420mm
- 2 x armchairs, seat height 510mm
- Wood burner with guard
- Low ceiling beam with meat hooks, height 1860mm
- Good circulation



Outbuilding Shower Room

- Door width from back garden 700mm, Suffolk latch
- Steps up 160mm & 210mm height, tread 350mm
- Inner hall width 800mm, inner door at right angles, width 750mm
- Linoleum floor
- Toilet, sink and electric shower
- Toilet height 410mm with push button flush
- Shower tray, height 160mm, width 800mm, length 1350mm
- Small sink, height 80mm, twist taps with ceramic washers
- Circulation 600mm by 600mm
- Second door entrance from front garden, 700mm width
- Steps 70mm, 160mm & 70mm, tread 650mm and 400mm from gravel path



First Floor:

Double Bedroom

- Door width, 720mm, height, 1830mm, no threshold, Suffolk latch
- Carpet
- Double bed, width 150mm, length 2100mm, height 710mm, space underneath height 270mm
- 2 x bedside tables
- 3 x table lamps with on/off switch on the cable
- Ceiling pendant light
- Dual aspect window with views over front garden and side garden
- Basket chair, seat height 470mm
- 2 x wardrobes, 1 x dressing table, 1 x drawers, 1 towel ladder
- Good circulation
- Restrictive ceiling height truss



Shower Room

- Door width 730mm threshold
- Linoleum floor
- Toilet, sink and electric shower
- Toilet height 480mm with push button flush
- Shower tray height 160mm, width 710mm, length 1350mm, entrance width 540mm
- Sink height 820mm, twist taps with ceramic washer
- Shaver socket 1300mm
- Circulation 900mm by 900mm
- Ceiling light, window



Twin/Double Bedroom

- Door width 770mm, no threshold, twist door knob
- Carpet
- Twin divan/zip & link beds width 900mm length 2000mm
- 2 x bedside tables with 2 bedside lamps with under lampshade on/off switches
- Ceiling pendant light
- Window with views over the front garden
- Wall hooks with hangers, height 1800mm
- Chest of drawers and towel ladder
- Good circulation



Twin/Double Bedroom

- Door width 730mm, height 1770mm, Suffolk latch
- 2 x steps up, height 180mm & 140mm, tread 180mm

- Carpet
- Twin divan beds, zip & link width 900mm, length 2000mm
- 2 x bedside tables with 2 x bedside lamps with on/off switch on the cable
- 1 x floor lamp with foot switch on the cable
- Dual aspect over front garden and back of estate
- Towel ladder and wall hooks with hangers, height 1800mm
- Tub chair, seat height 480mm
- Chest of drawers
- Good circulation

Garden & Garden Room

- Direct access to the private side garden is via kitchen door
- Paving outside the building and then lawn with picnic bench
- Access to front garden via the second sitting room door or through the outdoor shower room building.
- Front garden laid to lawn, with gravel and paved pathways and up steps from the house, height 60mm & 160mm, tread 380mm. Front gate width 800mm, step down 80mm.
- Open garden room with table height 720mm, space under 640mm
- 6 x chairs with a seat height of 490mm



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 NT Holiday Cottages

We are currently in the process of writing access guides for all our holiday cottages 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 to all our cottages. 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 Access Guide

This Access Guide is intended to provide key information about the cottage that may be particularly relevant to guests with disabilities. It is reviewed annually. Please contact us prior to booking if you would like more detailed information and we will be happy to oblige.

Phone: 0344 800 2070

Email: cottages@nationaltrust.org.uk

Access for All at the National Trust

We continue to work to improve accessibility at all our holiday cottages. We welcome comments and ideas on improving access.

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