

## National Trust Cottages Accessibility Guide (April 2022)

Orchard View  
Crom Estate  
Newtownbutler

Ref: 019011

### Introduction

- A large cottage with a bay window in the sitting room and open fire.



The cottage is arranged as follows:

### Ground Floor:

- WC, kitchen / dining, sitting / dining room.

### First Floor:

- Double bedroom, two single bedrooms, bathroom with separate shower cubicle and bath.

### 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.
- Please bring a torch if arriving after dark.

### Approach

- Single track tarmac road through the Estate, passing one cattle grid and two speed ramps.
- The approach is well signed for Holiday Cottages with National Trust logo.

### Arrival & Parking Facilities

- Parking in gravel courtyard with a small walk leading to cottage front door.
- The key for the cottage is kept in a key safe within the laundry room. The laundry room is located on the left-hand side of the courtyard archway upon entering. There is an 80mm step into the laundry room, an outside door 850mm wide and inside door 700mm wide. The key safe is located on the right-hand side 1600mm high from the ground, each key safe is labelled for each cottage.



## Getting in (and out) of the cottage

- Two steps into cottage maximum height 180mm.
- Door to cottage 520mm wide with option to be opened double width to 1040mm into level flagstone flooring.

## Getting around the cottage

### Ground Floor

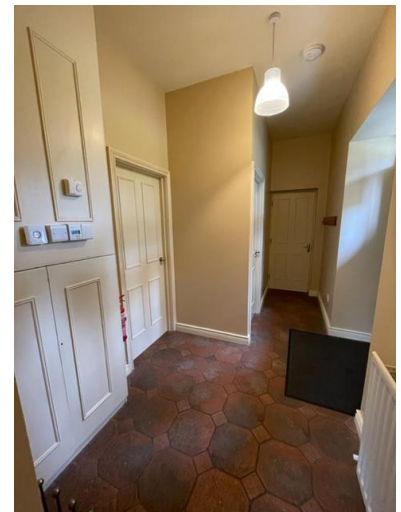
- Level access throughout the ground floor.
- Floor surfaces are a mixture of flagstone tile, wood and lino.
- Internal door widths are 700-740mm.

### First Floor

- Carpeted staircase with 15 steps, width 830mm and 200mm high to first floor with handrail to left hand side ascending.

### Entrance Hall

- 740mm wide doors to living room, kitchen and WC.
- 770mm joining door to Willow cottage.
- 2L foam fire extinguisher located left to kitchen door.
- Fuse box, thermostat, smoke/CO detector panel and heating panel located on wall left to kitchen door.
- One overhead light
- Combined smoke/CO detector



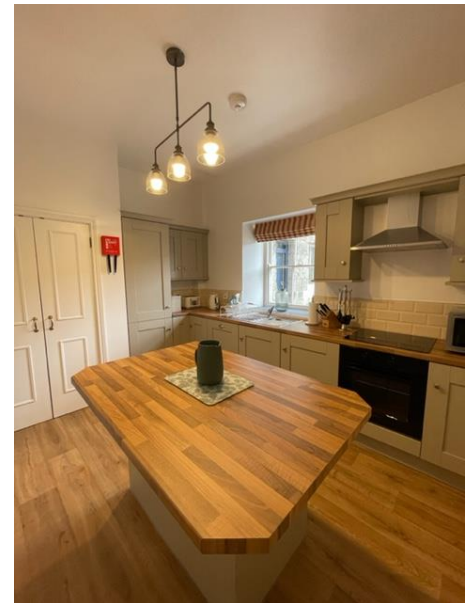
## Sitting Room/Dining area

- Room measures 4990mm x 4160mm.
- Bay window measures 1080mm x 1990mm.
- 700mm wide door leading to entrance hall.
- 710mm wide door leading to bottom of staircase.
- 700mm wide door into level wood flooring with large rug.
- Room has two arm chairs with seat height 495mm and a 2-seater sofa 410mm high.
- Open fire
- Dining area with round wooden dining table 940mm wide 690mm high with 660mm clear knee space underneath- placed in bay window.
- Four wooden chairs with backrest and cushioned seat.
- Chair height 450mm.
- Views to woodland from bay window, second window views to avenue.
- High chair 550mm seat height .
- Two side tables and display unit with TV and DVD player.
- Two table lamps, two overhead lights and two over mantelpiece lights.
- Four built in bookshelves.
- 740mm wide door to cupboard understairs.
- Radio with Bluetooth.
- Combined smoke/CO detector.



## Kitchen

- Door access is 710mm wide into level vinyl flooring.
- The kitchen has fitted units with built in cooker and electric hob, washing machine, fridge, dishwasher, freezer and microwave. Kitchen worktop is 930mm high.
- Sink has mixed lever taps.
- Window above sink-set back into wall. Views to courtyard.
- Island unit- countertop 900mm x 1360mm x 920mm high- Base with built in drawers 1040mm x 590mm x 880mm high.
- 860mm from island to oven.
- 690mm from island to wall.
- 720mm from island to radiator.
- 1340mm from island to storage cupboard.
- High & low fitted units.
- Extractor fan with light above hob- controls 760mm from hob.
- Double door storage cupboard – 920mm wide double/460mm wide single.
- Fire blanket on wall between storage cupboard and fridge/freezer- 1680mm height.





## WC

- Door access is 710mm wide.
- WC is 430mm high.
- Hand basin 800mm high.
- One overhead light.
- One extractor fan.



## Double Bedroom

- Views to courtyard.
- Door 710mm wide to landing.
- Wooden frame bed 700mm high x 2180mm length x 1690mm wide with wooden headboard.
- Free standing wardrobe.
- Two bed side tables with two lamps.
- One overhead light.
- One wooden chair with back rest and cushioned seat-460mm high.
- One tall wall mirror.
- Combined smoke/CO detector.
- Carpet.
- 1000mm from base of bed to wall.
- 430mm from left side of bed to radiator on wall.
- 1030mm from right side of bed to wardrobe.



## Single Bedroom 1

- Door 710mm wide.
- Metal frame bed 1980mm long x 1000mm wide x 640mm high, metal headboard.
- Medium chest of drawers.
- Tall wall mirror.
- 890mm from side of bed to radiator.
- One overhead light.
- One over bed light.
- Views of Crom woodland.



## Single Bedroom 2

- Views to lawn.
- Door 700mm wide.
- Metal bed frame- same measurements as single room 1.
- Medium chest of drawers.
- Square wall mirror 1370mm from floor.
- Four coat hooks 1640mm from floor.
- One overhead light.
- One over bed light.
- Combined CO/smoke detector.
- Carpet.
- 1000mm from bottom of bed to chest of drawers.
- 560mm from side of bed to sill.
- 620mm from side of bed to wall at narrowest point (head of bed).
- 400mm space between bottom left corner of bed and corner of wall.

## Bathroom

- Door 700mm wide.
- Bathroom comprises basin, toilet, separate electric shower cubicle and bath.
- Basin is 880mm high with mixed lever tap.
- Toilet is 420mm high- push button flush.
- Bath is 540mm high x 580mm wide x 970mm long (sloping at both ends)- separate twist taps.
- Shower cubicle has an 80mm step into it. The shower tray is 1050x650mm.
- Shower unit controls are 1600mm high.
- Heated towel rail.
- Four ceiling spot lights.
- Mirror with built in light above sink.
- Ceiling extraction fan.
- 740mm wide door to hot press.



## Garden

- No designated garden area for cottage but surrounded by countryside and several picnic benches close to the cottage which can be used by guests.

## Additional Information

### 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
- 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: [holiday.enquiries@nationaltrust.org.uk](mailto:holiday.enquiries@nationaltrust.org.uk)  
Phone: 0344 8002070

## **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.  
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Email: [accessforall@nationaltrust.org.uk](mailto:accessforall@nationaltrust.org.uk)

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