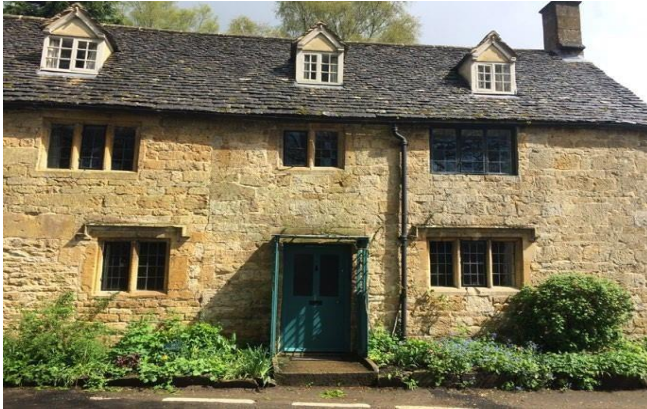


National Trust Cottages Access Guide

Manor Farmhouse,
Snowhill



Property Ref 006025

Introduction

The property is situated in the village of Snowhill opposite Snowhill Manor with direct access onto the lane. There is a steep, terraced and enclosed back garden behind. It is the end of a terrace of Cotswold stone cottages and is the largest. Honor's Cottage, another holiday cottage is next door. Within the terrace there are also two other smaller holiday cottages - Spring Cottage & Diston's cottage.

Manor Farmhouse sleeps nine people in five bedrooms and has a ground floor shower room and a first floor bathroom with a shower & freestanding bath.

It is heated by electric radiators and has an open coal fire in the sitting room, the fireplace within the dining room is out of use.

There is a shared laundry room outside, a few metres from the back door (shared with Honor's Cottage)

There are areas of restrictive ceiling heights and a winding steep stairwell to the second floor, plus some internal steps to rooms. There are timber pillar supports in the dining room and living room.

The property has good circulation.

The Cottage is arranged as follows:

Ground floor

- Dining room, sitting room with open coal fire, kitchen, shower room with lavatory.

First floor

- Three bedrooms (two doubles with 5' beds and one single), bathroom with roll-top bath and separate shower cubicle. Second floor

- Up a winding staircase with low ceiling to landing leading to two twin attic bedrooms.

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 approached via well maintained country lanes.

Arrival & Parking Facilities

- There is no outside lighting so if arriving after dark it is advisable to have a torch.
- Allocated parking is available in the gently sloping National Trust Staff car park just past the property and on the other side of the lane.
- It is possible to pull in and unload from a vehicle directly in front of the property before parking.

Getting in (and out) of the cottage

- Concrete step up from the lane to front door, height 200mm.
- Front door width 870mm, height 1780mm with minimal threshold/weather strip.
- Key box to the right of front door, height 1300mm, dial combination lock.
- Half glazed front door opens directly into spacious dining room.



Getting around the cottage

Ground floor:

- Level threshold throughout.

- Mix of carpet/rugs, quarry tile and linoleum.
- Back hall at the bottom of the stairs has a minimum width of 780mm.
- Carpeted straight stairs to first floor, tread 230mm, height 210mm, width 770mm.
- Banister to stairs.
- Restrictive ceiling height at the bottom stair of 1700mm.
- Two timber pillar supports in dining room and living room.

Outside Laundry Room: (shared with Honor's cottage next door)

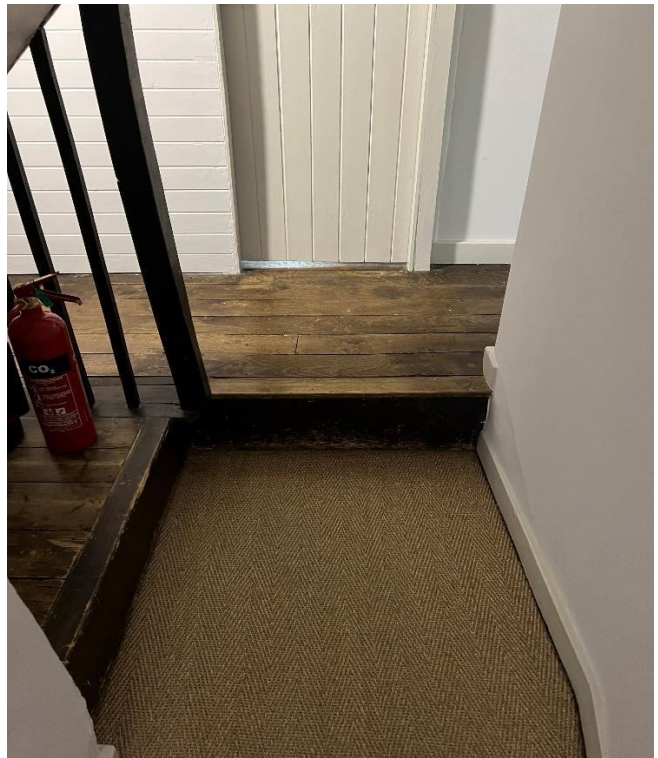
- Door from Manor Farmhouse to back alley, 710mm wide, 1850mm high.
- One step up to laundry room, 100mm high with threshold of 40mm, step down into room 125mm. Door height 1765mm, width 635mm.



First floor:

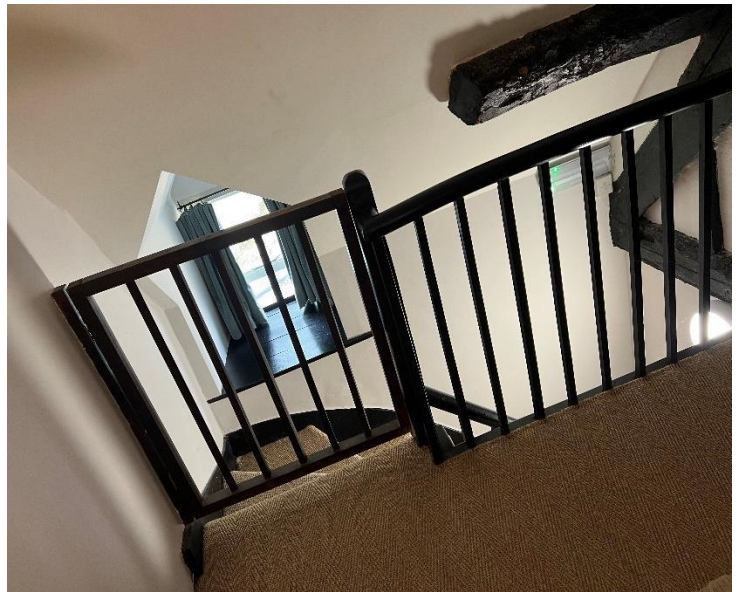
- Carpet on initial bathroom landing.
- Three steps up to bathroom door, height 170mm, tread 230mm, no handrail.
- One step up to wooden floorboards on back landing step height 250mm.
- Restrictive head height 1500mm at step.
- Uneven and sloping floorboards on landing.
- Carpet on stairs up to second floor. Quarter turns angular winders at the top and bottom.
- Stair's height 200mm, tread, 210mm, width 710mm.

- Restrictive sloping ceiling minimum head height approx. 1200mm at the top quarter turn.



Second floor:

- Spacious central landing area with twin bedrooms to the left and right.
- Carpet with rug.
- Wooden stair gate width 710mm, with bolt.
- Sloping ceilings, dual aspect dormer windows.
- Dressing table and chair, seat height 450mm.
- Table lamp, on/off switch under lampshade.
- One wall lamp with dual mains switch.



Ground floor: Dining

Room:

- Door width to quarry tiled back hall, 810mm.
- Carpet with rug.
- Table height 760mm, height underneath 600mm.
- Eight wooden dining chairs, x2 with upholstered seats with seat heights 490mm, x6 with wicker seats with seat height of 460mm
- Armchair, seat height 520mm.
- Wooden armchair, seat height 432mm.
- Window with views over front lane, village centre, second small window to side (back garden)
- One table lamp with on/off switch under lamp shade, one floor lamp with push button on floor cable.
- Four pendant lights.
- Spacious with good circulation, central timber pillar.
- Fireplace out of use.



Sitting Room:

- Door width 800mm.
- Carpet plus rug.
- Multi fuel open fire with fireguard.
- One yellow three seater sofa, 2000mm wide, 1000mm depth, 500mm high.
- One yellow snuggle sofa, 1270mm wide, 1000 depth, 457mm high.
- One striped three seater sofa, 2032mm wide, 965mm depth, 482mm high.
- One striped armchair, 940mm wide, 1041mm depth, 470mm high.
- Two windows with views over the lane.
- Two floor lamps with foot switches on the cable.
- One table lamp with switch on cable.
- Two double ceiling spotlights.
- Central wooden pillar.
- Good circulation.



Kitchen:

- Door width 760mm.
- Quarry tiled floor.
- Height of worktop 940mm.
- Fitted kitchen, electric range cooker with ceramic hob, under counter fridge, under counter freezer, dishwasher, microwave.
- Kitchen table height, 770mm.
- Four wooden chairs, seat height 450mm.
- Ceiling spot lights.
- Sink with mixer twist taps with washers.
- Window over side garden.
- Back door to garden.



Shower room:

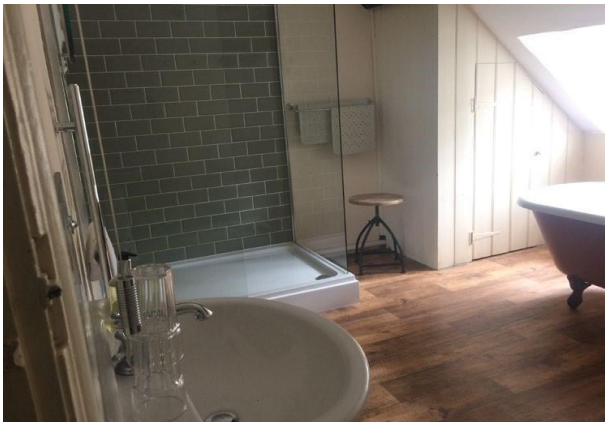
- Door width 720mm, with Suffolk latch.
- Linoleum floor.
- Toilet height 410mm with chain flush height 1200mm.
- Electric shower with fixed curved screen, 440mm width to get in with step up of 170mm.
- Sink height 830mm with washer twist taps.
- Mirror over sink with shaver socket, height 1200mm.
- Wooden chair, seat height 430mm.
- Ceiling spotlights and window over private back alley to laundry room.
- Electric towel rail.



First Floor:

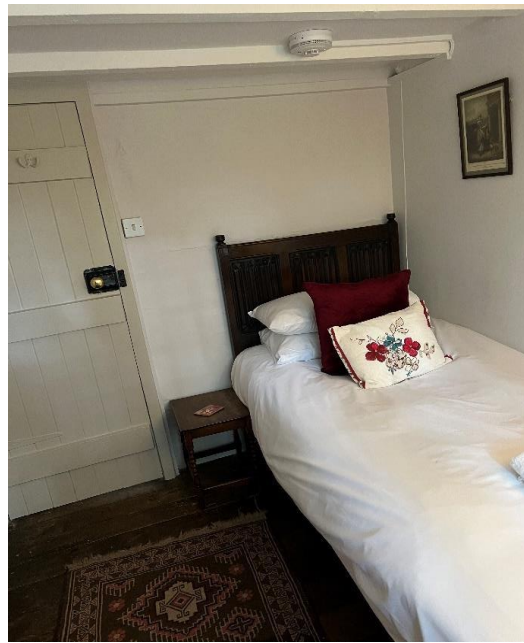
Bathroom:

- Steps up to the bathroom, height 170mm, tread 230mm, no handrail.
- Door width 820mm.
- Linoleum floor.
- Toilet, freestanding bath, separate double shower, sink.
- Toilet height 440mm with lever handle.
- Freestanding bath height 540mm with mixer twist taps with washers.
- Electric double shower, fixed screen with 610mm width to get in, step up 200mm.
- Sink height 800mm with twist washer taps.
- Mirror over sink.
- Window over back garden.
- Ceiling spot lights.
- Stool, adjustable seat height.
- Hooks, height 1700mm.
- Electric towel rail.
- Spacious.



Single Bedroom:

- Door width 630mm, no threshold.
- Gently sloping wooden floorboards with rug.
- Single bed, width 900mm, length 1850mm, height 600mm with space under of 280mm.
- Side table.
- Chair, seat height 440mm.
- Two hooks on door, height 1600mm.
- Stand with a table mirror and table lamp with switch to cable and mains switch.
- Window with views over the lane and to Snowhill Manor grounds & village centre.



Double Bedroom:

- Door width 650mm, with door knob.
- Gently sloping, uneven wood floorboards with rug.
- Wooden bed, width 1500mm, length 2100mm, height 730mm, space underneath 420mm.
- One single wall light.
- Two bedside lamps, switches to cable & mains.
- One table lamp, switch to cable.
- Two chest of drawers & one fitted wardrobe. Collapsible luggage stand within wardrobe.
- One upholstered armchair, seat height 470mm.
- Window with views over the lane and to Snowhill Manor grounds & village centre. • Good circulation



Double Bedroom:

- Door, width 780mm, with Suffolk latch.
- Step down into room 90mm.
- Sloping, uneven wood floorboards with two rugs.
- Metal bed, width 1500mm, length 2000mm, height 730mm, space underneath 390mm.
- Floor lamp with on/off push button on floor cable.
- One single wall light.
- Two bedside table lamps with cable on/off switch.
- Two armchairs, seat height 450mm.
- Dressing table with chair, seat height 480mm.
- Fitted wardrobe & chest of drawers.
- Dual window with views over the lane and to Snowhill Manor grounds & village centre. Second window to back gardens.
- Good circulation.





Second floor:

Twin Bedroom:

- Door width 720mm, height 1730mm, Suffolk latch.
- Carpet & rug.
- Twin metal beds width 900mm, length 2000mm, height 730mm, space underneath 280mm.
- Two side tables with table lamps, on/off switch under lampshades.
- One wooden chair, seat height 430mm.
- One fabric armchair, seat height 406mm.
- One chest of drawers and hooks on the back of the door.
- Dual aspect windows, views over lane & Snowhill Manor grounds. Second window looking over back gardens.
- Sloped ceilings.
- Space between beds 900mm, space at the end of the beds 800mm.



Twin Bedroom:

- Door width 660mm, height 1560mm, Suffolk latch. Step up 120mm.
- Carpet & rug.
- Twin metal beds width, 900mm, 2000mm, height 700mm, space underneath 330mm.
- Shared bedside table, one table lamp on/off switch on cable, mains switch redundant.
- Dual aspect windows, views over lane and over back garden.
- Chair, seat height 430mm.
- Hanging rail on beam, height 1830mm.
- Sloping ceilings restrict circulation, space between beds 800mm.



Garden:

- Access to the garden is via the kitchen back door width 720mm.
- Direct access is also available via a side gate, width 930mm.
- The garden is a series of enclosed terraced lawns accessed by steep stone steps of variable heights and tread. Steps become more uneven, narrower/steeper the higher the terrace.
- Wooden tables, benches & chairs on the first lawn terrace and also on highest terrace.
- First level furniture; Table 720mm high. Benches 440mm high, 350mm depth. Chairs, 460 high.
- Second level furniture; Table 700mm high. Benches 450mm high, 500mm depth. Snuggle Benches 430mm high, 450mm depth, 790mm wide.





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

Date: April 2024