

National Trust Cottages Accessibility Guide

Watermill Apartment

Burnham Overy Staithe, Norfolk PE31 8JB

Cottage reference number 010040



Cottage Details

Sleeps: 4

Bedrooms: 2

Let starts: Saturday (flexible)

Minimum Stay: 3

Dogs Allowed: No

Acorn Rating: 3

Introduction

This stylishly converted apartment on the coast road between Wells and Brancaster, overlooks the mill pool and has high vaulted ceilings and a mezzanine gallery room within the open plan arrangement which give a great sense of spaciousness. It is an ideal and comfortable base for walkers, bird watchers and those looking for a tranquil relaxing break with the benefit of excellent restaurants and small shops at Burnham Market less than two miles away. Discover the dynamic Norfolk coast with walks leading directly from the apartment. An undisturbed landscape of creeks and vast sands, sailing boats and geese flying in the sunset makes this a location timelessly preserved.

The cottage is arranged as follows

External door opens to a small lobby and flight of stairs up to the first floor, where there is an open plan kitchen/dining/sitting area with electric coal effect stove, bathroom and two bedrooms (one double one twin). A further lounge area is in the mezzanine above, restricted head height towards the roof light overlooking water meadows.

Pre-Arrival

See the main website for booking and location details. Directions provided with booking. Please contact us prior to booking if you have and specific access requirements.

Arrival and Parking facilities

The apartment is within a mill complex, on the first floor. There is one designated parking space about 50m down an unmade track, and further general parking just beyond. It is not possible to park directly outside the apartment, although vehicles can stop at the doorway to unload.

Getting in and out of apartment

Outside the apartment door there is a dip drainage channel (approx. 100mm wide), covered with a door mat. The entrance door has a step up of 80mm high and 160mm wide. Door handle height is 1060mm and there is an illuminated spin dial keysafe by the door at 1400mm high. The door is 870mm wide. There is an external light by the entrance door. Inside the apartment there is a small lobby area to 12 carpeted stairs, with handrail on the right as you go up.



Getting around the apartment

First Floor:



Open plan kitchen/dining/sitting area with electric coal effect fire, bathroom and two bedrooms (one double, one twin)

At the top of the entrance stairs the open plan living area is to your right, where there are two large sofas and a wall mounted tv beside an electric stove set in the recessed hearth. Further through the lounge is a dining table to the right and kitchen to the left.

Straight on from the entrance stairs are stairs to the mezzanine, and to the right of this a landing area, with twin bedroom, and double bedroom beyond. At the end of the landing area is an airing cupboard with laundry facilities, and the bathroom is to the left of this.



Kitchen



- Height of worktops 940mm by 600mm deep.
 - The clearance into kitchen is currently 740mm with moveable dining table.
 - The kitchen has fitted units with a freestanding kettle, microwave, toaster, cooker, electric hob, under counter fridge freezer and dishwasher.
 - Light switches are on the back wall above the worktop near the cooker.
- There is a hard floor, with metal edging strip to carpeted living area.

Bathroom



- The 790mm bathroom door opens inwards, with a towel rail behind it.
- There is a pull cord light switch by the door.
- Shower attachment over the bath, with the bath height to step into being 530mm.
- A glass sliding door corner shower cubicle
- The wc is 420mm high and basin 800mm, with single taps.

Dining / Sitting Room



- The dining room table is 760mm high, with six solid wood rush seated chairs, height 450mm seat and 580mm back rest.
- There are four fixed lights and four free-standing lamps in the open plan living area.
- The electric coal effect fire is inset with a hearth rug in front on the carpeted floor. A solid hearth protrudes 320mm into the room at a height of 50mm
- There are a two and a three seater sofas with seat height of 450mm, .
- A 34" TV is mounted to the wall next to the fireplace with a wooden chest in front height 440mm.
- Coffee table next to the sofa 490mm.
- There is a hat stand by the upper stairs.

Double Bedroom



- Double wrought iron bedstead, bed 1370mm wide an 1900mm long, with 330mm under.
- Either side a bed side table 630mm and 730mm each with a lamp.
- By the door is a dressing table 660mm with mirror, and next to this a built in wardrobe.
- The window has wooden shutters.
- Light switch height 1350mm with ceiling light in centre of room.
- Carpeted floor and Doorway 790mm
- Minimum clearance in the room is 800mm between wall and furniture.

Twin Bedroom



- Twin beds 600mm height, 920mm wide, 1850mm long, with 150mm clearance beneath the beds.
- Minimum clearance between beds 300mm.
- Built in wardrobe.
- Bedside table height 630mm with lamp.
- Ceiling light above beds with switch by door at height 1100mm
- Doorway 790mm.
- Carpeted floor.
- Minimum clearance 350mm between the wall and furniture.

Second Floor



- 14 carpeted stairs lead from the main living area to the upper floor, with a handrail on the right hand side and a winder in the lower stairs.
- The galleried sitting room has a two seater sofa 450mm high, coffee table 490mm, wooden trunk 620mm, bookshelf, tv table with 43" tv, two armchairs 450mm seat height.
- The roof is pitched with exposed beams, with the reduced height of 1400mm to access the roof-light window. The living area is full height to the apex and carpeted throughout.
- There is a light switch at the top of the banisters at 800mm high.
- There are three wall/ceiling lights.

Garden area (shared)



- There is a shared grassed area opposite the mill pool. It is across the busy road and slopes down from the road.
- A chain minimum height 400mm divides the garden from the road and needs stepping over to access the garden. The opposite side drops steeply into the river with no barrier protection.
- Two picnic tables are in the level grass area in the centre, which is approx. 10m x 20m.

Additional Information

Assistance dogs are welcome at all our cottages.

In the event of fire, it is the responsibility of 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 mats
- 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.

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.

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: 0800 0232 175

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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