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# National Trust Cottages Accessibility Guide

# Village Farmhouse

Cottage Ref: 009032

## Introduction

- Village Farmhouse is a three-storey farmhouse dating from the 18th Century.
- The Cottage is arranged as follows:

**Ground Floor:**
- Vestibule and entrance hall leading to dining room, lounge with wood burner, snug, kitchen. Through the kitchen is a further hallway with boot room/toilet and a utility. This terminates in the side entrance to the property – likely to be used as the main entrance as this is where guests will park. Staircase from the hall to the first and second floors.

**First Floor:**
- Landing for bathroom (w.c. bath with over bath shower and separate shower enclosure), en suite bedroom (w.c., and shower enclosure), twin bedroom, double bedroom and reading room. Stairs to the second floor.

**Second Floor:**
- Landing for shower room with w.c., en suite bedroom (W.C, and shower enclosure), double bedroom and twin bedroom.

## 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

## Arrival & Parking Facilities

- There is enough parking for 4-5 cars directly outside the property.

- The parking area is open to the road and children should be supervised. There is an enclosed lawn to the front (walled with gate) and rear (fenced with gate) of the property.



## Getting in (and out) of the cottage

- There are front and side entrances. The main access point is the side of the cottage as that is where the car parking area is. The traditional main entrance is through the walled and gated front lawned area.
- Cars are to be parked on the gravelled area to the side of the building. This is a level surface over gravel and slab paving.
- Entrance gates are 1550mm in width. Cobbles on to a slab path to the front door.



**Main Entrance of Village Farmhouse**



**Front step to Village Farmhouse**

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## Getting around the cottage

**Ground floor:**

- The entrance hall (tiled floor) leads to the dining room, lounge, snug and kitchen. Through the kitchen to the rear hall there is a utility and boot room, with w.c., terminating in the side entrance to the property.
- There is one carpeted staircase allowing access to the rest of the property leading from the entrance hall.

**First floor:**

- The landing gives access to reading room, two double bedrooms (one with ensuite), one twin, all carpeted, and bathroom with separate shower enclosure, shower over bath and w.c., which has a vinyl floor. Stairs continue up to the second floor.

**Second Floor:**

- The landing gives access to shower room with w.c., which has a vinyl floor, and the remaining three bedrooms, (2 double, one of which is en suite, and one twin) all carpeted.

## Entrance Hall (Main)

- Entrance to house via entrance hall. Two steps into hall through door – 1st is 90mm high, 490mm deep. 2nd is 155mm high and 270mm deep.
- Door width is 1100mm, 2000mm high.
- Tiled flooring.
- Hall is 1180mm at its narrowest.
- Access to dining room, snug, lounge, stairs to first and second floors, kitchen and rear hallway with utility and boot room/w.c.

## Entrance Hall (Side)

- Entrance to house via side entrance hall from parking area. Door threshold is lip of 45mm. Door is 830mm wide, 2000mm high.
- Hall is 1600mm at its widest point, narrowing at doors.
- Tiled flooring.
- Access to dining room, lounge, stairs to first and second floors, kitchen and rear hallway with utility and boot room.
- Leads to utility and boot room/w.c., then kitchen. Through kitchen to main hallway with snug, lounge, and dining room.
- **Utility** – step up of 90mm. Door width 890mm and height of 2060mm. Contains washer and dryer placed on stone slab shelving at 660mm height. Wash basin in the corner, 1000mm to rim and taps at 1220mm height. Concrete flooring.
- **Boot room/w.c.** – step up of 180mm. Door 890mm wide, 2060mm height. Coat hooks at 1750mm height. Karndean flooring. Door to w.c. 710mm width. Wash basin 770mm to rim, w.c. 430mm to seat.

## Kitchen

- Step up into kitchen 120mm height.
- Door is 790mm wide with a head height of 1880mm.
- Height of worktop is 930mm.
- There are 4 stools at the work top at 660mm height to the seat.
- There are a range of appliances including a separate free-standing fridge and freezer, electric range cooker, kettles and toasters.
- Tiled flooring.
- Access to hallway. Door width 750mm and height 1880mm.

## Snug

- Door is 730mm wide with a head height of 1840mm.
- The room consists of a corner sofa, side table and a TV with DVD.
- Corner sofa has a seat height of 450mm and arm height of 650mm.
- Room is carpeted.

## Lounge

- Door is 770mm wide with a head height of 1840mm.
- The room consists of 2 x 3-seat sofas, 1 x 1.5-seat sofa, coffee tables, wood burner, and a TV with DVD. The Wi-Fi router is in this room.
- All sofas have a seat height of 500mm with 590mm height for the arms.
- The tables' heights range from 430mm to 480mm.
- There is 1 standard lamp and 1 table lamp.
- Room is carpeted.

## Dining Room

- Entrance from hall is 750mm wide with a head height of 1880mm.
- Room contains large dining table with 12 seats, and original fireplace.
- Dining table leg clearance is 750mm. Seat heights are 460mm.
- The room has a wooden floor with a large rug in the middle of the room.

## Stairs to first floor

- 7 steps to corner landing, then 7 more to first floor landing.
- Carpeted, 800mm wide, 170mm high and 280mm deep.
- Banister to right as you ascend, 780mm in height.

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## First Floor Ensuite Double Bedroom

- Entrance is 740mm with head height of 1850mm.
- The room consists of king size bed, armchair, 2 bedside cabinets with lamps and dressing table.
- Bed height is 820mm, width is 1500mm and length is 2000mm.
- Armchair seat height is 470mm, 660mm for the arms.
- Dressing table is 700mm high. Bedside cabinets are 640mm high.
- The room is carpeted.
- Access to the en suite.

## First floor Ensuite Bathroom

- Entrance is 760mm wide with a head height 2030mm.
- The room contains a shower cubicle, sink and WC.
- Shower cubicle is located on a step of 140mm high, drops to 50mm into enclosure and is 750mm x 730mm. The door gap is 600mm.
- WC height is 430mm.
- Sink height 840mm.
- The flooring is laminate.

## First Floor Bathroom

- Entrance is 740mm wide with a head height of 1850mm.
- This room contains a bath with over bath shower attachment, a sink, w.c., and shower enclosure.
- Toilet seat height is 430mm.
- Sink height is 840mm.
- Bath is 650 mm to the rim, then 470mm deep, 600mm wide and 1200mm in length.
- Shower enclosure has a step into it of 140mm, then 50mm down. The door gap is 630mm and the enclosure measures 750mm x 730mm.
- Laminate flooring.

## First Floor Twin Bedroom

- Entrance is 780mm wide with head height of 1850mm.
- There are two single beds, bedside cabinets with lamps, dressing table and a chair.
- Bed height is 680mm with a width of 900mm and length of 1900mm.
- Beside cabinets are 700mm high.
- Dressing table is 720mm high.
- Chair is 500mm to the seat pad, 680mm to the arms.
- Floor is carpeted.

## First Floor Double Bedroom

- Entrance is 730mm with head height of 1850mm.
- The room consists of king size bed, armchair, 2 bedside cabinets with lamps and dressing table.

- Bed height is 640mm, width is 1500mm and length is 2000mm.
- Armchair seat height is 470mm, 630mm for the arms.
- Dressing table is 840mm high. Bedside cabinets are 630mm high.
- The room is carpeted.

## First Floor Reading room

- Entrance is 720mm with head height of 1830mm.
- The room consists of armchair and table.
- Armchair seat height is 400mm with no arms.
- The table is 470mm high.
- The room is carpeted.
- There is a Wi-Fi router in this room.

## Stairs to second floor

- 7 steps to corner landing, then 7 more to second floor landing.
- Carpeted, 800mm wide, 170mm high and 280mm deep.
- Banister to right as you ascend, 780mm in height.
- As you enter the second-floor landing, there is a door way, with no door, which is 780mm wide and 1800mm high.

## Second Floor shower room

- Entrance is 700mm wide with a head height of 1780mm
- There is a shower cubicle, w.c. and basin.
- Shower has a step of 230mm then 50mm down and cubicle size is 730x1150mm. Sliding door opens to 470mm access.
- Toilet height is 430mm.
- Basin height is 830mm.
- Flooring is laminate.

## Second Floor Double Bedroom

- Entrance is 800mm with head height of 2000mm.
- The room consists of king size bed, armchair, 2 bedside cabinets with lamps and dressing table.
- Bed height is 700mm, width is 1500mm and length is 2000mm.
- Armchair seat height is 480mm, 650mm for the arms.
- Dressing table is 750mm high. Bedside cabinets are 520mm high.
- The room is carpeted.

## Second Floor Ensuite Bedroom

- Entrance is 800mm wide with a head height of 2000mm.
- There is a king-size bed, 2 x bedside cabinets with lamps, a dressing table and an armchair.
- Bed size is 800mm high, 1500mm wide and 2000mm long.
- Armchair seat height is 480mm and 650mm for the arms.
- Dressing table height is 840mm.
- Bedside cabinet height is 680mm.
- Flooring is carpet.
- Access to the en suite shower room.

## Second Floor Ensuite

- Entrance is 780mm wide with a head height of 2000mm.
- There is a shower cubicle, w.c. and basin.
- Shower has a step of 180mm and then 50mm down. The door opens to allow 720mm access. The enclosure is 850 x 840mm.
- Toilet seat height is 440mm.
- Basin height is 820mm.

## Second Floor Twin Bedroom

- Entrance is 800mm wide with a head height of 2000mm.
- The room contains 2 single beds, 1 chair, dressing table and bedside cabinets with lamps.
- The chair seat height is 500mm and 730mm to the arms.
- Dressing table is 720mm high.
- Bedside cabinets are 650mm high.
- Both beds are 800mm high, 900mm wide and 1900mm long.

## External – to the rear

- Access to the back garden is via a gate at the left-hand side of the property. The access is level throughout. The back garden consists of a patio area and lawn.
- There is a table and seating for guests' use.
- The table is 700mm leg access and 740mm high and the seating is 450mm high.

## 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

In addition to the standard equipment and facilities, each cottage is equipped with the following:

- Cordless kettle
- Chair with armrests in the living room.
- Good reading light

- Non-slip mat for bath/shower
- Information in alternative formats (on request)

We aim to provide these items in all cottages but please check when booking as to their availability and to check if new items have been added to the list.

## 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 before booking the Cottage and contact us if you require further information.

## Future Plans to improve Access to National Trust Holiday Cottages

- We are currently in the process of writing accessibility 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 Accessibility Guide

- This Accessibility Guide is intended to provide key information about the cottage 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: 0344 800 2070

## Access for All at the National Trust

- The Access for All office works to improve access at all National Trust cottages and properties. The office welcomes comments and ideas on improving access.
  Phone: 01793 818531
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