

National Trust Cottages Accessibility Guide



Southwood House Farm
Staunton Lane
Ashby De La Zouche
Leicestershire

Ref: 007009

Introduction

- Southwood House Farm is a large 18th-century farmhouse on the south side of the Calke estate with a large rear garden and views over open farmland.
- The Cottage has 3 double bedrooms and 4 twin bedrooms spread over three floors
- The Cottage has oil fired central heating and an open fire in the main sitting room

The Cottage is arranged as follows:

Ground floor:

- Kitchen, utility room, lavatory, dining room, double bedroom with en-suite shower, hallway, 2 x sitting rooms, twin bedroom and 2 x staircases to upper floors.

First floor:

- 2 x double bedrooms, 1 x twin bedroom, 2 x bathrooms

2nd floor:

- 2 x twin 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
- Please bring torch if arriving in dark, as there are no streetlights here

Approach



- The approach to the cottage is along a small country lane and then down a straight farm track to the parking area at the front. There is a small single storey brick barn on the corner of the turning. The sign for the Cottage is a few metres down this farm track on the right.
- The ground surface of the parking area is of compacted earth/grass/small gauge gravel and is reasonably firm and level although might be less firm in wet weather conditions.
- The façade of the Cottage shown in the photo at the top of this Access Statement is actually the back of the Cottage which faces onto the garden.

Arrival & Parking Facilities



- The parking area is directly in front of the cottage. There is parking for five cars here.
- The approach to the cottage from here is through a gap of 980mm wide in the low wall to the front and across the concrete hardstanding to the door.
- There are two doors on this side of the cottage. The entrance door is the smaller one to the right (as facing) in the single storey section. This is the kitchen door.
- The key safe is to the left of this door at a height of 1400mm.

Getting in (and out) of the cottage



- There is a 60mm high step into the kitchen door. The door is 750mm wide.
- The door opens straight into the kitchen – which is a spacious room with quarry-tiled floor.
- This room leads to the other rooms on the ground floor and the rest of the cottage
- There are other doors on the ground floor that lead to the outside. These are described in the relevant areas.

Getting around the cottage

- There are several changes of level within the ground and first floors as well as the main changes of level between the floors. On the ground floor there is a high step down to the double bedroom from the dining room (although this can be approached on the level via a 70mm step at an external side door), one step up from the dining room to the hallway, one step up to the sitting room and two further steps up to the second sitting room and the twin bedroom.
- There are two staircases to the 1st floor from the ground floor.
- Quarry tile flooring in the kitchen which has a slight slope from one end of the room to the other
- Quarry tile flooring in dining room and hallway
- Fitted carpets in the bedrooms
- Lino in the bathrooms
- Tiled flooring in the ground floor shower room
- Wooden floors with loose rugs in the sitting rooms
- Internal door widths vary from 620mm to 970mm
- There is good circulation space in most areas

Kitchen



- This is just within the door to the right of the Cottage (as facing) - which is the main entrance for the Cottage.
- The kitchen is spacious and has a door leading off to the utility room and lavatory and another door (970mm wide) to a lobby leading to the dining room and the rest of the ground floor and stairs to the first floor.
- The kitchen has fitted units, a sink, dishwasher, large electric cooker and hob. Height of worktop is 985mm
- Sink has lever taps
- Kitchen island with breakfast bar with with four wooden bar chairs. Breakfast bar height is 990mmmm
- The chairs are wooden with wooden backrest. The seat heights are 730mm from floor level.

Utility Room and Lavatory



- These are just off the kitchen. There is level access through to these areas. The door from the kitchen into the utility room is 830mm wide.
- The utility room has a worktop that is 940mm high and contains an American style fridge, freezer, an undercounter fridge, combination microwave oven, washer dryer and door through to small lobby and lavatory.
- The access to the door to the lavatory lobby is 675mm wide at the narrowest point. The lobby door is 725mm wide.
- There is a sharp right angle turn to the door (720mm wide) into the lavatory.

- This is a standard lavatory. The WC is 425mm high. The basin is 840mm from the rim to the floor.

Stairs/Dining Room Lobby



- This is just beyond the kitchen. It is 2130mm wide x 1540 mm deep and has access off to the dining room and door to stairs to the 1st floor.
- The lobby has a quarry-tiled floor.

Staircase to 1st floor from kitchen/dining room lobby



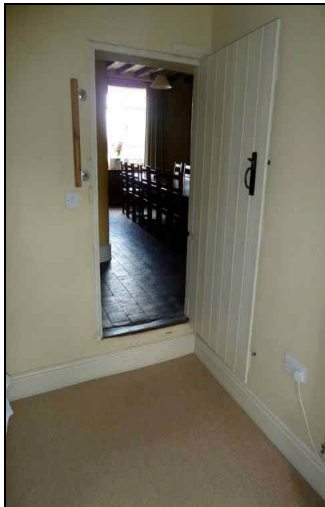
- This is a fairly narrow winding staircase with 14 steep stairs and handrails to both sides.

Dining Room



- Door from lobby area is 860mm wide and has low worn wooden threshold 30-50mm high
- Spacious room with long wooden table, 14 wooden chairs and sideboard
- Doors off to hallway and to double bedroom with en-suite shower room
- Quarry tiled floor
- Table is 740mm high with 600mm clear knee space underneath
- Chairs are 475mm high
- The room has two ceiling lights and two side lamps and an electric flame effect stove
- Step up to hallway is 50mm high
- Door and step down to double bedroom and en-suite shower room

Bedroom 1 (double bedroom off dining room)



- Door is 760mm wide. Step down from dining room is 270mm high with grabrail on one side
- King size bed. 1500mm wide x 2000mm long
- Free-standing wardrobe, easy chair, chest of drawers and bedside lights
- View over garden to rear of Cottage

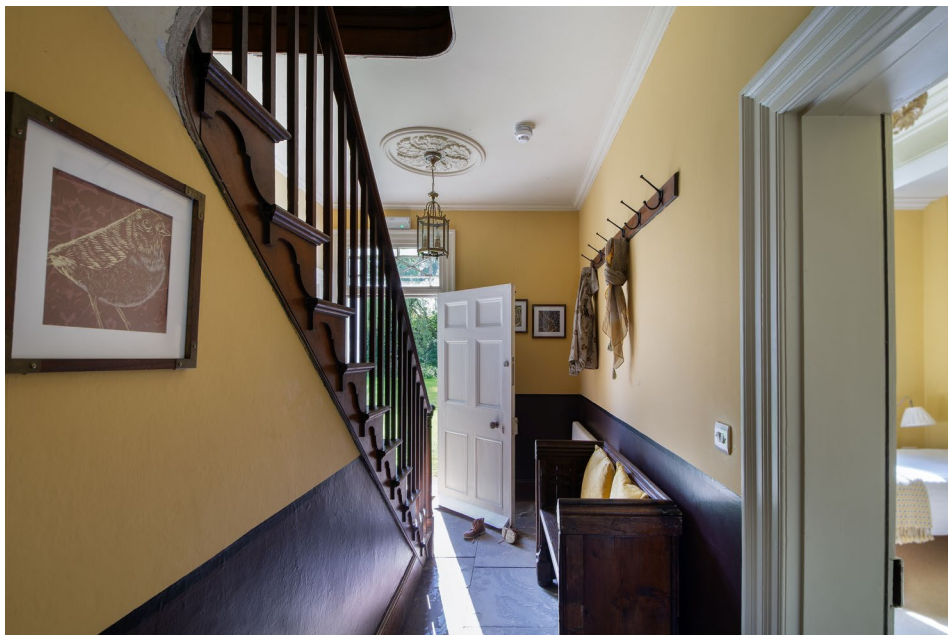
- Door to lobby area outside en-suite shower room and lavatory is 720mm
- Door from lobby area to garden is 640mm wide and has 70mm step down to gravel path

En-suite shower room



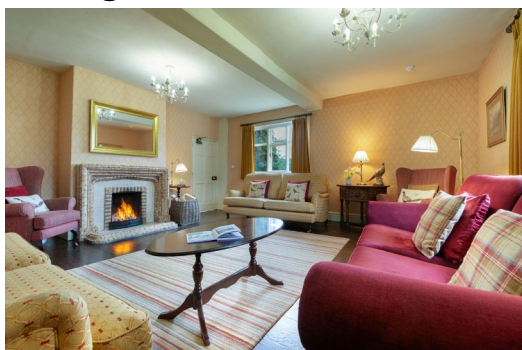
- Door into shower room is 720mm wide
- Shower room has basin, wet floor shower area and lavatory and has overall dimensions of 1700mm x 2500mm
- Lavatory is 440mm high and has a hinged rail to one side. Basin is 750mm high.
- Shower area has height adjustable hinged seat with rails either side and fixed monsoon showerhead plus showerhead on flexible hose.
- Shower controls are 1000mm high

Hallway



- Extends from the front door to the door to the garden at the back with two steps up near the far end.
- Front door to one end and door to sitting room, two steps up to twin bedroom and back door, second sitting room and staircase to 1st floor
- Brick floor
- 1270mm wide corridor
- Front door is 860mm wide with a threshold of 70mm

Sitting Room 1



- 800mm wide door with 55mm step up at doorway
- Large room with open fire, wooden floor boards and loose rug
- 2 x 2-seater sofas and 1 x 4-seater sofa with seat height of 470mm and 440mm
- 1 x armchair with seat height of 460mm
- 2 ceiling lights and 4 side lamps

Bedroom 2 (twin bedroom off hallway)



- 2 steps up in hallway to the back of the house including this bedroom
- Door to bedroom is 850mm wide
- Twin divan beds, each 1900mm long x 950mm wide x 660mm high.
- 50mm clearance under beds
- Beside lights, low chair, writing desk
- Window with views over garden

Sitting Room 2 (Book Room)



- At back of house with views over garden
- Door is 850mm wide with low threshold of 25mm
- Wooden floorboards
- 3 sofas 440mm high
- 2 ceiling lights and 1 side lamp

Staircase to 1st floor



- Wooden staircase 1100mm wide with banister rail to left side (ascending)
- 12 stairs and then staircase divides to right and left (4 to left to landing leading to front bedroom and bathroom and 1 to right to corridor with further accommodation).

Bedroom 3 (double bedroom overlooking garden)



- Door is 810mm wide
- Double bed is 2000mm long x 1500mm wide x 750mm high
- 400mm clearance under bed
- Bedside lights and ceiling light
- Armchair, wardrobe, chest of drawers

Bathroom



- Very spacious room across landing from Bedroom 3
- Bathroom door is 810mm wide
- Bathroom comprises lavatory, double basins, slipper bath and shower cubicle
- The WC is 440mm high
- The basins are 850mm high
- Slipper bath which is 640mm high at its lowest point.

Corridor with further 1st floor accommodation

- Down four steps and up one step from bedroom 3.
- Corridor is 860mm wide
- Leads to twin room, double bedroom and bathroom on this floor

Bedroom 4 (twin bedroom)



- Door is 790mm wide and has low step down into bedroom (25mm)
- Spacious room
- Twin beds. Beds are 2000mm long x 950mm wide x 630mm high.
- Bedside lights, free standing wardrobe and desk with drawers
- Window with views to front of house

Bedroom 5 (double bedroom)



- Door into bedroom is 840mm wide
- Double bed is 2000mm long x 1500mm wide x 750mm high
- 400mm clearance under bed
- Wardrobe and chest of drawers
- Bedside lights
- Window with views to front of house

Bathroom



- Door into bathroom is 810mm wide
- Room comprises bath with overbath shower, lavatory and basin.
- The WC is 420mm high
- The basin is 840mm high
- Roll top cast iron bath 1700mm long x 740mm wide x 600mm high
- Fixed shower head running off the taps

Staircase to 2nd floor



- Staircase has 13 stairs with winders at the top
- Banister rail to left side (ascending)
- Leads into large empty room with sloping floor and bedrooms off either end

Bedroom 6 (twin room)



- Door is 810mm wide with headroom of 1730mm
- Twin metal framed beds each 1900mm long x 950mm wide x 660mm high.
- 50mm clearance under beds
- Bedside lights and five light central ceiling pendant
- Freestanding wardrobe, chest of drawers and sofa
- Window with views over farmland

Bedroom 7 (twin room)



- Door is 800mm wide with headroom of 1590mm
- Twin divan beds each 1900mm long x 950mm wide x 660mm high.
- 50mm clearance under beds
- Bedside lights
- Dressing table with chest of drawers
- Window with views over farmland

Garden



- Large garden at rear mainly laid to grass with small stream at the bottom end.
- Access into the garden is via paths on either side of the house (one paved and one gravel) or via the central door at the back. This door is 870mm wide and has two stone steps down (200mm & 170mm high) into the garden
- Metal garden tables and armchairs with a seat height of 390mm.

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 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. 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.

Phone: 0844 800 2070

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