

Accessibility Guide

Hop Kiln Farmhouse
Brockhampton Estate
Bromyard
Herefordshire
WR6 5SH



Introduction

Hop Kiln Farmhouse is jam packed with character. The farmhouse is an 18th-century brick built house, located on the Brockhampton estate, with its former hop kilns and barns still in place. The large holiday home boasts many beamed ceilings, original features in the kitchen, a small, enclosed garden to the rear and a larger garden to the front mainly to lawn. The house has generously sized rooms so that 10 people can relax comfortably and enjoy each others company.

The barns on either side of the farmhouse are also holiday cottages and comprise of Hop Kiln Cart Barn, Kiln Barn and Hop Kiln Mews.

The cottage is arranged as follows:

Ground Floor:

Hall, sitting room with wood-burner, dining room, kitchen, utility room, a shower room with toilet and sink.

First Floor:

Three bedrooms – one super king and two twin bedrooms. There is a bathroom which has a freestanding bath, walk in shower, toilet and sink.

Second Floor:

Two king bedrooms and a bathroom with freestanding bath, toilet and sink.

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 drive slowly along the driveway.

Arrival & Parking Facilities

- Access from Whitborne Hall Lane onto a track that leads into a parking area for the 3 barns and the farmhouse.
- There are 3 parking spaces for Hop Kiln Farmhouse in the shared parking area. There are 3 shared electric vehicle charging points.
- Access to the property from a vehicle to the entrance door is 30m from gate in image one and 17m from the gate in image 2. The path is made from concrete and compacted gravel.
- To walk around the property, you will travel on variety of surfaces that include grass, concrete and original brick tiles. See image 3.



Image 1



Image 2



Image 3

Getting into the property

- There is a step up at the gate with a height of 12cm.
- The arch into the porchway is 99cm wide.
- The key safe is located to the right of the door inside the porch.
- The front door is 83cm wide and 190cm high.



Getting around the cottage

Ground floor:

Sitting Room

- From the hallway there is a door to the left with an open width of 72cm and a height of 82cm. This leads to the sitting room.
- The door has a fire closure on it.
- There are two chesterfield style sofas with a seat height of 58cm and a seat depth of 64cm.
- There are two armchairs with seat heights of 42cm and seat depths of 64cm.
- There is a stone floor in this room.
- In the sitting room is a wood burning stove with a safety guard around it.
- There is a coffee table with a height of 40cm. This sits on top of a thin rug.
- There is a television with a DVD player.



Dining Room

- From the hallway to the right is a door that leads to a dining room.
- The width of the door is 72cm and height of 89cm both these doors have fire closures on them.
- The dining table is 79cm high to the top surface and 70cm for chair access.
- There are 10 chairs, each with a seat height of 48cm and a seat depth of 43cm.
- There is a music centre on the sideboard in this room.



Kitchen and Utility Room

- The kitchen leads off the dining room and the door is 86cm wide and 92cm high.
- Immediately as the door opens there are three step steps down. The height of the first step down being 21 cm, the second step down being 10cm and the third step down being 15cm.
- Following on from this is the utility room, there is a small drop in height across the threshold of 3.5cm.
- The door way from the kitchen to the utility room is 78cm wide and 2m high.
- The floor in the first half of the hallway, through the dining room to the kitchen and utility are original quarry tiles.



Kitchen

- The steps descend into the kitchen. The height of the first step down being 21 cm, the second step down being 10cm and the third step down being 15cm.
- The height of the worktop and island in the kitchen is 93cm.
- There are two tall stools the seat height of these are 70cm.
- There is an electric range style cooker, dishwasher, cordless kettle, toaster, microwave and fridge/freezer.



- From the kitchen is a door that allow access from the farmhouse to the shared alleyway. This door has a width of 88cm and a height of 190cm.

Utility Room

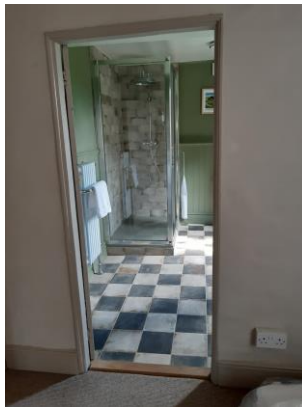
- There is a door that leads to a utility room with a width of 87cm and height of 2m.
- There is a small step down into here of 3.5cm.
- In here there is a washing machine and separate tumble dryer.



Shower room:

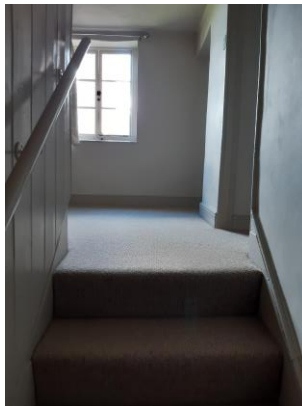
The hallway leads onward from the front door to a small lobby where the quarry tile flooring changes to carpet. From here a door opens onto a downstairs shower room with a toilet, sink and walk in shower.

- There is a WC, basin and walk in shower.
- The WC is 46cm high with a push button flush.
- The basin is 85cm high with an adjustable mixer tap.
- The shower has a shallow step up of 17.5cm.
- The floor has a vinyl floor covering.



First floor:

From the back lobby is a flight of stairs with a turn to the left. This takes you onto a landing. On the left is a large open bath and shower room, to the right, directly as you come to the top of the stairs, is a corridor that leads to two twin rooms. Also on the right, slightly further on to the landing is a door that leads to a large super king size bedroom. The door to the stairs that leads to the 1st floor has an opening width of 85cm and a height of 195cm.

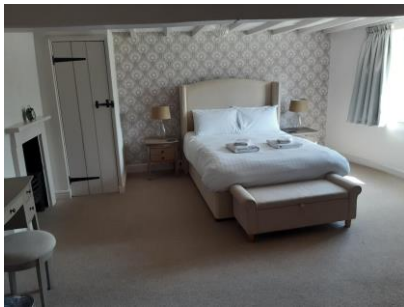


Bath and shower room

- There is a freestanding bath in this room with a height of 62cm, a depth of 45cm, width of 58cm and a length of 150cm. The taps are in the centre of this bath.
- There is also a walk in shower with a shallow step up of 17.5cm, a wc with a height of 46cm and a sink with a height of 85cm. The door to this room has a height of 183cm and an open width of 79cm.

Bedrooms

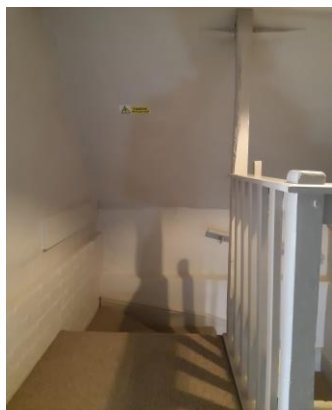
- There are two twin bedrooms, each with two single (3ft) beds. The height of the door to the first twin bedded room is 179cm and the open width is 70cm. The height of the door to the second twin bedded room is 180cm and the open width is 71cm. The height of each of the single beds is 65cm.
- The door to the bedroom with the super king has a height of 168cm and an opening width of 77cm. The height of the bed is 60cm.



Second Floor:

The second floor is reached through a doorway with an opening width of 77cm and a height of 187cm. The stairs turn up to the right. The ceiling up these stairs is very low with areas at its lowest point of 1m sloping up to 167cm.

The ceilings on this landing slope with the roof of the farmhouse and are very low in parts where the wall meets the ceiling of approximately 60cm. There beams which vary in height, with the lowest beam height of 173cm above the central walk way. This landing leads to the right into a hallway with beams and from here two doors lead into bedrooms.



Bedrooms

- The bedroom on the left has a door with a height of 169cm and an open width of 72cm. This room has a low sloping ceiling, echoing the shape of the roof. The windows are dormer in style and as with all the windows has restrictors on for safety. The bed in here has a height of 60cm.
- The bedroom on the right has a door height of 181cm and an opening width of 70cm. The bed has a height of 55cm.



Bathroom

- The bathroom ceiling slopes with the roof of the farmhouse. Its lowest height is 60cm at the edge and the beam at the edge of the room is 160cm high.
- There is a freestanding bath in this room with a height of 62cm, a depth of 45cm, width of 58cm and a length of 150cm. The taps are in the centre of this bath.
- There is a wc with a height of 46cm and a sink with a height of 85cm.



Garden:

There is a shared enclosed garden all four cottages, this is fairly level at the front has a grassed lawn area and surrounding walkways of concrete and compacted gravel. At the back of the farmhouse and barns is a lawned area which is fenced off from a large wildlife pond. The back garden is reached by a shared access of an alleyway.



The alleyway has a width of 96cm.

To one area is an orchard which is seeded as a wild flower area. This is fenced off for the time being to allow the area to develop.

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. 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: 0844 8002070

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
Email: accessforall@nationaltrust.org.uk

Date: May 2023