

## **National Trust Cottages Access Guide**

Horton Court  
Horton  
Near Chipping Sodbury  
Gloucestershire  
BS37 6QR



Property Ref: 003057

### **Introduction**

Horton Court is a spacious Grade 1 Listed Manor House. It has high ceilings and a combination of wooden and flagstone flooring with rugs and carpets. The rooms are arranged over two floors and there are two staircases. There are additional steps on each floor with a split level master bedroom suite.

Sleeps up to 10 people in 5 bedrooms with 3 bathrooms and 1 shower room.

The property has oil fired central heating and there is a wood burner in the main sitting room.

There are fire-doors in the property with self-closures.

The gardens/grounds are on different levels and uneven, with an unenclosed large lake. There are level seating areas and a Grade 1 Listed Ambulatory. Within the house there is an inner courtyard.

The House is arranged as follows:

## Ground Floor

Entrance hallway, large living area comprising of a dining area and a sitting area, garden room/snug, kitchen, larder/wine store, boot room, utility room, toilet, inner courtyard garden

## First Floor

Master bedroom suite with dressing room and bathroom, landing area, optional twin/king size zip/link bedroom with Jack n Jill bathroom, optional twin/king size bedroom, bathroom, twin bedroom, optional twin/king size zip & link bedroom with en-suite bathroom, toilet.

## 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 accessed by iron double gates and along a wide, level, straight driveway comprising of fine compacted gravel.

## Arrival & parking facilities

- There is level parking in front of property for up to 8 vehicles
- There is outside lighting by the front door but if arriving after dark it is advisable to have a torch



## Getting in (and out) of the cottage

A dial combination key box is located on a pillar in the cart shed to the left of the entrance gates. It is set at a height 1270mm. The ground is uneven to, and within the cart shed.

Level stone entrance slab, 2080mm length by 1240mm width. The door threshold height of 120mm. The main front door has a clearance width of 1120mm followed by inner double doors of the same width. Space between doors is 500mm. Entrance leads into the large hall with level wood block flooring with good circulation.



There 3 additional external doors leading out to the gardens.

- Garden room/snug with double doors with a clearance width of 870mm. Stone steps down with step heights 190mm and 140mm, treads 310mm and 320mm leading onto compacted fine gravel and then to lawn. Level access around to front of the house.



- Boot room inner door, clearance width 840mm. Level quarry tiled floor, no threshold, leading to external door, clearance width 1200mm. Level stone area, width 1330mm, length 900mm with a step down, step height 180mm onto a gently sloping concrete path. Series of uneven stone steps to the front of the house (see garden).



- Utility door, recessed door with a narrow clearance width 610mm with steps down, 200mm height, 760mm tread, width 610mm. Series of uneven stone steps through the garden to the front of the house (see garden).

## Getting around the cottage

### Ground floor:

#### Inner hall

- Inner hall, off the main entrance hall, leading to back hall.
- Door off to ground floor toilet Uneven flagstone floor, minimum width 1020mm.
- Two stone steps down to back hall, step height 160mm and 200mm, tread 290mm.
- Window over inner courtyard, 2 x pendant lights, coat hooks height 1600mm.



#### Back hall

- Back hall between inner hall and access to back stairs. Access off to kitchen, utility room and boot room and back door.
- Wide level concrete floor.
- 4 x pendants lights, windows to inner courtyard.



- Four wide wooden steps down to utility room and entrance doors to the back stairs off the back hall.
- Step height 170mm, 200mm, 200mm and 190mm, treads 250mm, 290mm, 300mm, width 1710mm, no handrail.



There are additional steps between dining area/kitchen, the kitchen/larder room, and to the inner courtyard – details given in room specifications.

## First floor:

### Main staircase

- Main staircase is from the main entrance hall. Wooden stairs with ascending left bannister and central coir matt carpet runner. Straight stairs with a quarter turn angular winder at the top.
- Step height 180mm, tread 260mm, width 960mm. Initial rectangular landing area 1270mm by 1800mm, further step up 170mm, width 1800mm.
- Main landing area minimum width 1440mm, wide wooden floorboards.



*Main entrance staircase*

## **Back staircase**

- Second Staircase at the back of the property.
- Stairs are wooden with central coir matting runner, half turn straight stairs with quarter turn angular winders at the bottom. Step height 160mm, tread 270mm, width 920mm
- Central banister to the right when ascending.
- Extra wide mid-landing area with good circulation and feature window with views over the back garden and lake, 5 x wall lights.
- Spacious top landing area.
- There are heavier fire doors at the top and the bottom of the stairs.
- Top fire door width 900mm, bottom fire door width 790mm.
- Concrete floor at the bottom, coat hooks, height 1700mm.



*Second staircase*



*Top landing area of second staircase*

## **Split Level Stairs to Master Bedroom Suite (bedroom 5) •**

5 x uneven wooden stairs to split level master suite.

- Step height 1900mm, treads 290mm, width 1000mm, Rail to the left when ascending.
- Landing area, wooden boards, width 1000mm, length 2200mm, mid doorway width 740mm to further landing area widening to 1700mm,
- Small high window and wall light



*Split level stairs and landing to separate bedroom suite*

## **Inner landing**

- Inner wide landing, between main landing area and back landing, with access to the toilet.
- Level wooden floorboards.
- Side window to the floor, and a high window, 2 x wall lights.



## Modern walkway

- Modern walkway between main landing area and back landing with ply flooring.
- Heavier fire doors with self-closures each end of walkway, door widths 930mm.
- Minimum landing width 1260mm.
- Large floor to ceiling feature window and 2 x sunken ceiling lights.



## Back landing

- Back landing with access to bedrooms 1, 2 and 3, 4
- Floorboards with central coir mat runner.
- 2 x windows, 4 x pendant lights. Large dresser.
- Minimum landing clearance width 1250mm



## Ground Floor;

### Entrance hall

- Block wood level floor
- Rug with anti-slip underlay



- Long wooden bench with cushions, seat height 390mm
- Occasional table, height 700mm, clearance height 595mm
- 4 x wooden chairs with upholstered seat pads, seat heights 480mm
- Large window with views over front drive and lawns, high window with views over Norman hall
- 4 x wall lights, 1 x chandelier, 2 x floor lamps
- Spacious with good circulation
- Access to inner courtyard, living area and inner hallway, main staircase



## **Open plan living area comprising of sitting room and dining room**

- Door from entrance hall, width 810mm, level threshold
- Wooden floor boards, 2 x large rugs with anti-slip underlay
- Wood burner with fire guard
- 3 x 2 seater settees, seat heights 470mm and 520mm
- 3 x arm chairs, seat heights 490mm
- Large window with views over front drive and garden, 4 x long side windows with views over gardens, countryside beyond and ambulatory.
- 4 x mains light strips above wall panelling, 8 x floor lamps with foot on/off switches, 2 x floor lamps with mains on/off switches.
- Dining table, height 770mm, clearance underneath 610mm
- 6 x wooden dining chairs with leather seat pads, seat heights 430mm, 2 x wooden dining chairs with arms and leather seat pads, seat heights 400mm, 2 wooden chairs with upholstered seat pads, seat height 490mm.
- Spacious with good circulation



## Garden room/snug

- Access from the living area, door width 730mm, level threshold
- Continuation of wooden floorboards, rug with anti-slip underlay
- 2 x mini-sofa chairs, seat heights 490mm
- Long window with views over garden and ambulatory
- Double doors to garden
- 1 x pendant light, floor lamp with on/off foot switch on the cable
- Good circulation

## Kitchen

- Door from living/dining area, width 710mm uneven stone step down, step height 170mm
- Uneven flagstone flooring with an initial slope down from doorway.
- Height of worktop, 940mm
- Freestanding kitchen with electric double oven and ceramic hob, second oven, fridge, tall freezer, dishwasher, microwave (microwave in larder room just off kitchen)
- Sink with lever mixer taps with ceramic washer
- 2 x drop chandelier lights, table lamp, floor lamp with on/off switch on the cable
- 1 x window with views over garden and ambulatory, 1 x window with views over back garden and lake area
- Central table, 2 x long benches with upholstered seat pads, length 1400mm, seat height 440mm, 2 x tub chairs, seat height 460mm
- Circulation between central table and kitchen units 850mm • Further door to back hall, width 730mm, door threshold step down of 140mm onto concrete.



## Larder room

- Access from the kitchen via 2 x doors, door widths 670mm and 890mm, 2 x uneven descending stone steps in between, step heights 160mm, 180mm, tread 490mm.
- Uneven flagstone floor
- Narrow side window, ceiling light
- Cool room containing wine racks, vegetable racks and shelving

## Boot room

- Access off the back hall, entrance width 1020mm, no door
- Quarry tiled floor
- Wall light and side window
- Coat hooks, height 1760mm, boot shelf/bench

## Utility room

- Access off the back hall, door width 860mm
- Quarry tiled floor
- Sink, lever mixer tap with ceramic washer
- Separate under-counter washer, dryer and dishwasher
- Large dresser
- High window looking over back garden and lake area, 3 x pendant lights
- Spacious with good circulation
- Range cooker



## Toilet

- Access from the inner hall, door width 600mm, level threshold
- Linoleum floor
- Stained glass obscure window into entrance hall and further window with wooden shutter overlooking the inner courtyard, ceiling light
- Toilet, seat height 420mm, push flush
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- Small side sink with single lever mixer tap with ceramic washer
- Circulation clearance 750mm by 750mm



## First floor:- Double bedroom (1)

- 2 x doors. Door from bathroom, width 640mm, door from back landing width 790mm, level thresholds
- Large carpet rug flooring
- Zip & link beds, width 900mm, length 1900mm, height 620mm, space under height 220mm
- 2 x side tables, bedside lamps with under lampshade on/off switches
- Ceiling pendant light, floor lamp with foot switch on cable, window with views over church and graveyard
- Chair with a seat height 450mm, dressing stool/seat height 360mm
- Built in wardrobe with drawers, dressing table
- Spacious with good circulation



## En-suite bathroom (from bedroom 1, second door from main landing)

- Door width from main landing 660mm, wooden threshold step up of 70mm
- Linoleum floor
- Built in toilet, seat height 420mm with push button flush

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Built in sink, height 810mm, lever mixer tap with ceramic washers

- Bath, height 590mm, central lever mixer tap with ceramic washers
- Shower controls height 1000mm, 2 x showerheads, one detachable and one fixed head
- 2 x bi-fold shower screens around bath top
- Basket chair with cushion, seat height 460mm
- 3 globe wall lights, window with views over church and graveyard
- Good circulation, width to the side of the bath 1400mm



## Double bedroom (2)

- Access from the back landing area/top of the back stairs, door width 800mm, level threshold
- Carpet
- Double bed width 1500mm, length 2000mm, height 660mm, space underneath height 250mm
- 2 x side tables, bedside lamps with pull on/off switches under the lampshade, pendant light
- Window with views over back garden and lake
- Wardrobe, dressing table
- Good circulation, width at the end of the bed 1120mm



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## Family bathroom

Door width 800mm, level threshold

- Linoleum floor
- Built in toilet, seat height 420mm with push button flush
- Shower tray height 200mm, entrance width 530mm, controls height 1150mm, lever mixer tap with ceramic washers, circulation 900mm
- Twin sinks, height 800mm with lever mixer taps, ceramic washers
- Shaver socket 1100mm
- Bath height 570mm, centred lever mixer tap with ceramic washer
- Basket chair with cushion, seat height 460mm
- Spacious with good circulation



## **Twin bedroom (3)**

- Door width 810mm, level threshold
- Carpet
- Twin beds width 900mm, length 1900mm height 580mm, space under bed height 190mm
- Central dressing table with drawers
- Bedside lamps with on/off switches on the cable, pendant light, window with views over mature trees and garden
- 2 x chairs, seat heights 450mm
- Good circulation, minimum width at end of the beds 850mm, width between beds 1500mm



## **Double Bedroom (4)**

- Door width, 790mm, level threshold
- Carpet floor

- Double bed/zip & link, width 900mm, length 1900mm, height 660mm, space under height 270mm
- Central table, bedside lamps with under lampshade on/off switches, 2 x chandeliers
- 2 x windows with views over back garden and the lake, 1 x window with views over the side gardens, ambulatory and countryside beyond
- 2 x window seats with cushions, seat height 550mm
- Dressing table and chest of drawers
- Dressing stool/seat height 360mm
- Spacious with good circulation



## En-suite shower room

- Door width 710mm, level threshold
- Linoleum floor
- Built in toilet, height 420mm with push button flush
- Shower tray height 310mm, with a step down 150mm, controls height 1100mm, slide door entrance width 480mm, double shower 600mm by 1200mm
- Sink height 800mm with lever mixer tap with ceramic washer
- Shaver socket height 1560mm
- Ceiling light, and window over the side garden and countryside beyond
- Minimum circulation between toilet and sink of 560mm



## Toilet

- Door clearance width 680mm, level threshold
- Linoleum floor
- 2 x windows, one with wooden shutter overlooking the inner courtyard, ceiling light
- Toilet, seat height 420mm, push flush
- Small, side high sink, height 1010mm with single lever mixer tap with ceramic washer
- Circulation clearance 500mm at its narrowest in front of toilet to the sink



## Master bedroom suite Bathroom

- Door width 750mm level threshold
- Linoleum floor
- Built in toilet, height is 420mm with push button flush
- Double shower tray height 190mm, entrance width 530mm, controls height 1150mm
- Sink height 810mm with lever mixer tap with ceramic washer
- Bath height 590mm, central lever tap with ceramic washer

- 3 globe wall lights, window over side garden
- Spacious with good circulation



## Double Bedroom (5)

- Door width 710mm level threshold
- Wood floorboards, large rug with anti-slip underlay
- Feature bed, width 1700mm, length 2000mm, height 830mm, space under clearance height 430mm
- 2 x side tables with 2 x bedside lamps with under lampshade on/off switches. 2 table lamps with under lampshade on/off switches, chandelier
- 1 x window with views over side garden and countryside, 2 x front windows with views over the drive and front garden
- 2 x throne chairs, one with leather seat pad, seat height 360mm, the other with an upholstered seat pad, height 580mm
- 2 x chest of drawers
- Spacious with good circulation



## Dressing room

- Door width, 690mm level threshold
- Wooden floor boards
- Wardrobe with drawers underneath
- Floor lamp, chandelier, 2 x windows with views over side garden
- Spacious



## Outside

### Inner Courtyard

- Access off the main entrance hall, door width 700mm, 2 x stone steps down, step heights 150mm and 230mm, tread 455mm
- Enclosed courtyard with flagstone floor, part covered at one end with spot lights
- Tables, chairs and a bench



### Garden

- Large, undulating unenclosed garden with low level walls and uneven steps.
- There is a large lake that is unenclosed within the grounds
- Level access to the garden via the front door, access via the back door has uneven stone steps and uneven paving.
- Gravelled seating area outside snug/garden room
- Ambulatory has an uneven stone floor





## 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 guide 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](mailto: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.

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