

National Trust Cottages Accessibility Guide

Fyne Court Cottage
Church Green
Broomfield
Taunton
TA5 2EQ



Property Ref 003045

Introduction

Set on the Fyne Court estate, Fyne Court cottage is a large semi-detached property with a secluded garden at the back. A spacious property with good circulation and low thresholds.

There is a large family room with wood block flooring and separate sitting room and dining room.

Sleeps up to 6 people in 3 bedrooms

The property is heated by air source heat pump and there are two wood burners with guards.

The Cottage is arranged as follows:

Ground floor

- Large family room with wood-burning stove and dining area, kitchen, utility room and lavatory, 2nd sitting room with wood-burning stove and separate dining room

First floor

- Three bedrooms (1 double, 1 double with 6' bed which can be a twin on request, 1 twin which can be a 6' double on request) a bathroom with bath and separate shower and an additional shower room

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 approach is via countryside lanes and in some places single carriageway with passing places. The property is located in the vicinity of the Church green with a large area of lawn to the front. The lane outside the property is level.

Arrival & Parking Facilities

- Parking is off the lane in a compacted gravelled area to the left side of the cottage. There is circular access in the parking area
- Side gateway, width 950mm with path over the lawn to the main front gate, width 950mm
- Two uneven stone steps, 100mm and 170mm in height with a tread of 400mm
- Access is also possible directly from the lane via a rough paved pathway
- Level access is also available through the back door from the parking area on compacted gravel
- There is outside lighting but if arriving after dark it is advisable to have a torch

Getting in (and out) of the cottage

- Front door width 970mm, wooden threshold 70mm from concrete outside, to a sunken doormat inside and level wooden floorboards
- Front door opens directly into the large family room
- Good circulation
- There is a combination key box located to the right of the front door, height 1500mm
- Level access via the back door, width 980mm with thin metal weather shield, height 10mm leading into quarry tiled back hallway. Good circulation



Getting around the cottage

Ground floor:

- Wooden floorboards, quarry tiles and carpet with no thresholds, except in the dining room where there is a step down, height 140mm.
- Minimum doorway width 730mm on ground floor and good circulation throughout

First floor:

- Half-turn stairs with three angular landing areas. Stair height 150mm, tread 270mm.
- Landing area within stairwell widths of 900mm with slightly sloping floor, and 870mm

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- Bedroom off the second landing, remaining bedrooms off the top landing. All face the front of the property.
- Top landing has a sloping ceiling and restrictive head height on one side
- Separate bathroom and shower room off a back landing area 900mm by 2900mm to the rear of the property
- Carpet on stairs, landings and in bedrooms. Linoleum floor in bathroom and shower room
- Pendant light and window over staircase



Family Room

- Accessed by the front door, width 970mm or from the back hall doorway, width 870mm
- Level wooden floorboards, light in colour, rug
- Wood burner with fire guard
- 1 x 2 seater settee, seat height 430mm
- 2 x winged back chair, seat heights 470mm
- 2 x windows with views over the front lawns
- 4 x twin wall lights with pull switches, 1 x chandelier ceiling light, 2 x floor lamps, switch under lampshade, 1 x table lamp with switch under lampshade
- Long table 760mm height, clearance height 670mm with 2 x benches, bench height 490mm, 2 x wooden chairs with arms, seat height 480mm.
- Good circulation



Dining Room

- Door width 880mm, step down 140mm
- Carpet floor
- Oval dining table, height 760mm, clearance 660mm with 6 x wooden chairs, seat height 470mm
- Dual aspect windows, one with cushioned window seat, height 580mm, views over front lawn.
- 2 x wall lights, 1 x ceiling chandelier light, 1 x lamp with switch on the cable
- Good circulation
- Restricted head height by under-stairs bookcase and pillar



Sitting Room

- Door width 790mm, no threshold
- Flooring is a continuation of the carpet from the hall
- Wood burner with fire guard
- 2 x 2 seater settee, seat height of 450mm
- 2 x armchairs, seat height 450mm
- 2 x windows with views over the back garden and countryside beyond
- Window seats with cushions, seat height 560mm
- 2 x table lamps with pull switch under the lampshade, 2 x floor lamps
- Good circulation

Kitchen

- Door width 870mm, wooden threshold height 10mm, tread 70mm
- Quarry tile floor
- Separate pantry area, with fridge/freezer, through an archway, width 730mm
- Height of worktop is 920mm
- Fitted kitchen with “Kitchener 90” range cooker, dishwasher, microwave
- 2 x Track lighting, one 7 spot, the other 4 spot
- Sink with lever bar ceramic taps
- Window with views over back garden

Utility and Downstairs Toilet



- Door with from living room to utility 870mm, the from utility to downstairs toilet 730mm
- Quarry tile floor throughout, no thresholds
- Utility contains washer /dryer, coats hooks , height 1780mm
- Pendant light
- Good circulation
- Toilet, seat height 420mm, push flush on top
- Sink height 860mm, washer twist taps
- Obscured window, ceiling light

Double Bedroom

- Door width 790mm, no threshold
- Continuation of landing carpet
- Divan width 1400mm, length 1900mm, height 680mm
- 2 x bedside tables with table lamps, on/off switch under lampshade
- Raised fitted cupboard with rail, chest of drawers
- Window with views over the front lawn and to countryside beyond
- Good circulation

Twin/ Double Bedroom

- Door width of 800mm
- Continuation of landing carpet
- 2 x divan zip and link beds, 900mm width, 2000mm length, 600mm height
- 2 x bedside tables, with table lamps, on/off switch under lampshade
- Window with views over the lane to the estate and countryside beyond
- Fitted cupboard, chest of drawers, dressing table, stool with a seat height of 470mm
- Good circulation

Double/Twin Bedroom

- Door width 840mm, no threshold
- Continuation of landing carpet
- 2 x divan zip and link beds, 900mm width, 2000mm length, 600mm height
- 2 x bedside tables, with table lamps, on/off switch under lampshade
- Window with views over the lane to the estate and countryside beyond
- Large double door “walk in” fitted wardrobe, 20mm threshold over, low hanging rail at 1200mm
- Chest of drawers
- Good circulation

Bathroom

- Bathroom door width 740mm
- Linoleum floor
- Freestanding bath, height 620mm with hand held shower attachment, washer twist taps
- Double shower with electric shower, fixed screen entrance 420mm, tray height 220mm
- Toilet, seat height 420mm, lever flush
- Sink height 800mm, washer twist taps
- Good circulation, minimum 900mm
- Window over back garden and countryside beyond
- Spot track ceiling light and light over sink



Shower Room

- Door width 740mm, no threshold
- Linoleum floor
- Double shower with mains shower, screen entrance 600mm, tray height 140mm
- Toilet, seat height 420mm, push flush, soft closure lid
- Sink height 850mm, mono lever ceramic lift taps
- Good circulation, minimum 830mm
- Window over back garden and countryside beyond
- Spot track ceiling light and light over sink



Garden

- Access to the garden is via the back door with a level threshold onto concrete and paving
- Garden is enclosed with post and rail fencing and laid to lawn with shrubs
- Wooden garden furniture set on paved area outside the house



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 Accessibility 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. 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.

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