

## National Trust Cottages Accessibility Guide

Mrs Preedys Cottage  
Burnham-Overy-Staithe, Norfolk  
Cottage ref: 010022





## Cottage details

Sleeps:5  
Bedrooms3  
Let starts: Friday  
Min stay: 3  
Dogs allowed: Yes, 2  
Acorn rating: 3

## Introduction

This attractive semi-detached brick and flint cottage stands beside the coast road between Wells and Brancaster. The cottage stands in an Area of Outstanding Natural Beauty and to the front has views across the road to the mill stream. It is close to the North Norfolk Heritage Coast and there is good walking all around with footpaths from the door, through the meadows opposite, across to the coast.

The Cottage is arranged as follows:

**Ground floor:**

small lobby with steps down to kitchen/dining room, sitting room with multi-fuel stove. Utility room and lavatory off lobby.

**First Floor:**

three bedrooms (1 double, 1 twin and 1 single), bathroom with shower over bath.

## 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 to the cottage is along the A149 road which is uneven in places with large puddles if there has been recent rain. If coming from the south west there is some very sharp corners before reaching the drive to the cottage.

This satellite image shows how sharp the corner of the road is just after the entrance to Mrs Preedys parking area.



## Arrival & Parking Facilities

The ground surface within Mrs Preedys is covered in gravel  
There is parking for three cars behind the cottage.

## Getting in (and out) of the cottage

The Front door is 780mm wide with a 40mm step up.

Immediately inside the front door is a lobby which is 1250 long.

There are three inner doors, two directly opposite, and one at a right angle to the front door.

## Getting around the cottage

### Ground floor:

small lobby with steps down to kitchen/dining room, sitting room with multi-fuel stove. Utility room and lavatory off lobby.

### First floor:

three bedrooms (1 double, 1 twin and 1 single), bathroom with shower over bath.





### **Lobby**

Front door is 780mm wide  
40mm step up for door ledge  
key safe is 1250mm from ground level  
door handle is 880mm from ground level  
is 2150mm by 1800mm wide  
a dining room chair with height of 450mm is in lobby.  
The lobby has two doors straight ahead leading too both a cloakroom and toilet.  
To the right of the lobby is a door mm wide leading through to the kitchen.  
Contains the thermostat heating and water.

## Cloakroom



Consisting of washing machine, sink, freezer, cleaning equipment  
Door width is 750mm wide  
Worktops are 600mm deep by 900mm high  
Washing machine comes out a further 220mm from front of worktop  
Minimum clearance is 740mm

## Ground floor toilet



WC, and basin.  
Door width is 650mm  
Minimum clearance is 500mm  
WC at height 420mm  
Basin at height 630mm

## Kitchen/Dining





Height of worktop is 900mm by 600mm depth

The door into kitchen/diner is 740mm wide, opening to give a 600mm width followed by step down of 180mm by straight of 300mm by step down of 150mm.

The kitchen has fitted units with a freestanding microwave, cooker with electric hob, fridge,

Sink has cross head pillar taps. Toaster and cordless kettle

Wooden table with height of 770mm. clearance below table of 630mm

The 6 (one kept in lobby) chairs are wooden with seat height at 450mm

Cabinet in dining room with height off 1250mm

Minimum clearance is 400mm

Door to road permanently locked? No handle

small step down from dining to kitchen of 20mm

### **Sitting room**





Door has a 740mm clear opening width with step down of 20mm

Views onto the river garden

Room has a 2x 2-seater sofa and one wing-backed armchairs all with seat height of 440mm

One floor standing lamp, one table lamp and two overhead ceiling lamp.

Wood burning fire

Table in lounge at 460mm high

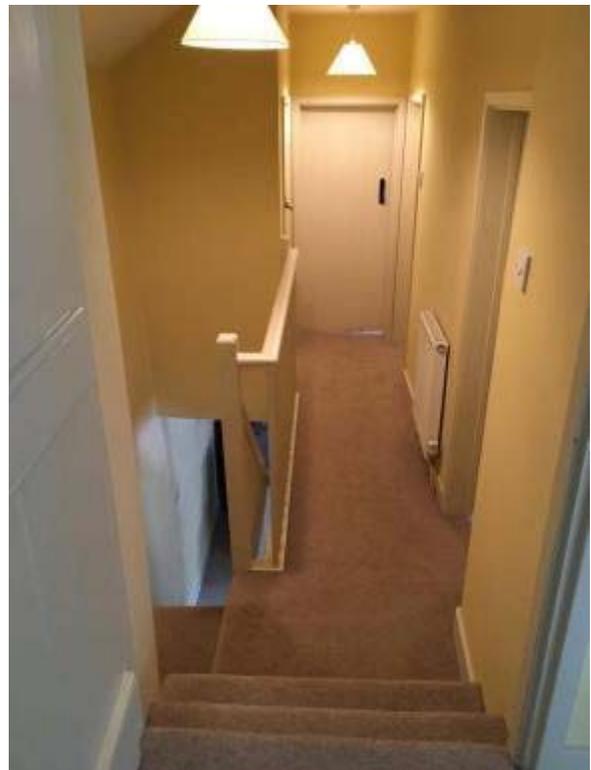
Stairs in lounge leading up to first floor

Drawers with height of 930mm

Writing table with height of 730mm with chair at height 440mm

### **Telephone/Other Rooms**





11 stairs up to landing where straight ahead in single room, to the left is the twin room and the bathroom

Depths vary between 220mm and 210mm and heights vary between 190mm and 210mm

A further 3 steps up from the hallway leads into the double room.

### Single Bedroom



Door entrance 680mm wide by 1700mm high  
single bed 450mm high x 2000mm long x 1000mm wide.  
Clearance space under bed of 230mm  
Minimum clearance space of 690mm in bedroom  
Wardrobe with width of 820mm with height 1600mm  
chair with height off 450mm  
window sill with height 480mm windows open by 150mm  
Light switch at height 1300mm  
Feature fireplace in bedroom  
Corner shelf above bed with lamp on, 420mm high from bed.

**Twin Bedroom**



Door entrance 680mm with 1700 mm high  
twin beds 570mm high x 2000mm long x 950mm wide.  
Clearance space under bed of 300mm  
Minimum clearance space of 300mm in bedroom  
Wardrobe with width of 800mm  
chest of drawers with height of 850mm  
Small bedside table with table 740mm height of mm  
Light switch at height 1350mm

**Double Bedroom**



Steps into room height between 160mm – 200mm depth of 260mm



Door entrance 740mm  
Double bed 760mm high x1950 mm long x 1400mm wide.  
Clearance space under bed of 350mm  
Minimum clearance space of 500mm in bedroom  
Wardrobe with width of 1480mm  
chest of drawers with height of 860mm  
chair with height off430mm  
Small bedside tables with table lamp each side both with height of740 mm  
Light switch at height 1350mm  
Chest at 400mm high

### **Bathroom**





Bathroom door is 670mm wide opening in towards the bathroom by 1700mm high  
Bathroom comprises lavatory, basin and bath with shower over bath.

The WC is 440mm high

The basin is 780mm high

The internal bath area is 1300mm long x 400mm wide and 350mm high

The shower buttons are 1800mm high from the internal bottom of bath

There is a 1200mm x 900mm circulation space beside the bath.

### **Garden**

There is a small paved area to the side of the garden.

### **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 National Trust Holiday Accommodation**

- We are currently in the process of writing accessibility guides for all our holiday cottages and bunkhouses 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. 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 accommodation 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](mailto:cottages@nationaltrust.org.uk)

Phone: 0344 8002070

### **Access for All at the National Trust**

- The Access for All office works to improve access at all National Trust accommodation and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531

Email: [accessforall@nationaltrust.org.uk](mailto:accessforall@nationaltrust.org.uk)

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