

Access Statement For Orchard Farm Cottages

Introduction

Orchard Farm Cottages are situated near the rural market town of Castle Cary in Somerset. These two cottages have been converted from an old cow byre.

The cottages are both single story two-bedroom self-catering units. One, Birds Nest, has been designed to be suitable for people with mobility impediments.

This access statement has been compiled to provide visitors with an overview of the facilities available and in particular whether these are suitable for people with disabilities. This statement is available on our website, on request and in the 'Information File' in the cottage.

Pre-Arrival

Bookings / enquiries can be made by email, telephone or letter.

We have an extensive website, with diagrams of the floor / room layouts.

Our website has maps and written instructions with directions to the cottages. On receipt of a deposit, all guests are sent pre-visit information (either by email or post) including directions to the cottages, arrival and departure times, location of shops and petrol, and arrangements for the key.

The nearest bus stop is 750 m away.

Castle Cary railway station is 1 ½ miles away. Several taxis are based at the railway station.

Arrival & Car Parking Facilities

Keys are left for guests in the key safe which is located next to the entrance door of each cottage. The key safe is 125 cm above ground level for Owls and 150 cm above ground level for Birds Nest. Guests are advised of the combination for the key safe with their pre-visit information. It is advisable to bring a torch if arriving after dark to make

it easier to enter the combination numbers. If you think you will be unable to use the key safe for whatever reason please inform us and we will make alternative arrangements. Whenever possible we will meet and greet guests on the day of arrival to ensure that they are happy with their accommodation and to answer any questions they may have.

There is ample off-road parking in front of both cottages. This area is concreted, but is a little uneven in places and when wet can be slightly slippery.

Main Entrance & Reception

The entrance is reached directly from the parking area.

The front door of Birds Nest is 110 cm x 195 cm: a double door. The keyhole is 85 cm high. There is a ramp from the outside into the room rising 10 cm over a distance of 140 cm.

The front door of Owls is 80 cm x 184 cm with the hinges on the left. The keyhole is 78 cm high. There is a small step over the threshold rising 10 cm high on to a 100 cm deep tiled entrance-way. A second step, also 10 cm high, leads into the property.

The entrance door of both properties opens into the lounge/dining area. There is a light switch on the right-hand side of the door. There is a large mat on the floor at the front door.

On the coffee table is the 'Information Folder' which has all details about the cottage within it.

Living Room

The living room is open-plan with a lounge and dining area and with the kitchen leading off from that. The lounge area has a sofa and separate armchairs. The chairs and sofa are movable.

There is a TV that receives Freeview channels, with remote control. The TV also plays DVDs.

Nearest to the entrance door is the dining area. The table in Owls is 83 cm wide x 110 cm long x 74 cm high. It has two pull-out leaves which extend it to 170 cm long. The table in Birds Nest is 85 cm wide

x 90 cm long x 75 cm high. It also has two pull-out leaves to give a total length of 150 cm. Each cottage has 4 dining chairs.

A passage leads off of this room to the bedrooms and bathrooms.

In Owls this passage is 80 cm wide, while in Bird Nest it is 90 cm to allow wheelchair users easier access.

The carpet throughout the lounge, dining room and passage is light brown and short pile.

Self-Catering Kitchen

The kitchen leads off of the dining area.

Along each wall are cabinets and appliances. The work surface is 90 cm high and 60 cm deep in Owls and 50 cm in Birds Nest. The width between the units is 80 cm. The sink and electric hob are also 90 cm high. A microwave, toaster, coffee machine and kettle are also supplied.

Crockery, glasses and cups, etc. are provided in the cupboards beneath the work surfaces. All cooking utensils are also in these cupboards.

The electric oven is accessed from the front. The oven door is 70 cm high. The fridge is under the work surface with the 2* ice box at 62 cm and the highest shelf being 45 cm.

The kitchen is lit by spotlights. The flooring is laminate wooden flooring.

Bedrooms

Main Bedroom

The main bedroom in both cottages is fitted with a double bed. There is a light switch at the door and a pull switch over the bed. There are two separate reading lamps available by each side of the bed.

There is a pine double bed 140 cm wide.

In Birds Nest the door is wider than usual, 83 cm, x 191 cm high and hinged on the left. The room is carpeted with a light green, short pile

carpet. The space to the left of the bed is 57 cm wide. The space to the right of the bed is 52 cm.

In Owls the door 76 cm wide x 185 cm high - hinged on the left. The room is carpeted with a light brown, short pile carpet. The space to the left of the bed is 60 cm wide and to the right is 100 cm.

Second bedroom – Birds Nest

Birds Nest has a double bed; a 140 cm wide pine double bed. The space to the left of the bed is 25 cm wide. The space to the right of the bed is 20 cm.

The door is 83 cm wide x 191 cm high - hinged on the right. The room has a light brown, short pile carpet.

There is a light switch by the door, plus a mirror light above the mirror on the opposite wall. There are two separate reading lamps above the bed.

Second bedroom – Owls

Owls has two bunk beds made of pine, 90 cm wide. The upper bunk is reached by a ladder.

The bed is placed against the wall and is entered from the left-hand side. The space to the left of the bed is 80 cm wide.

The door 76 cm wide x 188 cm high - hinged on the right. Carpeted with a light brown, short pile carpet.

There is a light switch by the door, plus there are two separate reading lamps next to the beds.

In all bedrooms the bedding is poly-cotton with non-feather pillows and duvets. Additional blankets are available in the bedroom cupboards.

Bathrooms and toilets

Birds Nest has a single large bathroom with toilet, and bath with above-bath shower. Free floor space 150 cm x 190 cm.

This is accessed from the passage; the door is 83 cm wide by 191 cm high. The locking handle can be opened from outside if required.

The toilet seat is 41 cm high - the space to the right is 16 cm and to the left 50 cm. The wash-basin height is 76 cm.

Bath height 50 cm, length 150 cm and 55 cm wide. The shower is over the bath and hence it is necessary to step over the edge of the bath to use the shower. The edge of the bath is 50 cm high. The width of the shower is 55 cm.

The room also has a wall mounted fan heater which is turned on by a pull-cord.

The floor surface is wooden laminate flooring.

Owls has a separate bathroom and toilet. Both are accessed from the passage and have doors 76 cm wide by 197 cm high.

Toilet seat height is 43 cm. Distance to the left of the toilet is 55 cm and to the right is 10 cm.

Sink height is 78 cm. Bath height 55 cm, length 150 cm and 55 cm wide.

Free floor space 93 cm x 135 cm.

The room also has a wall mounted fan heater which is turned on by a pull-cord.

The floor surface is wooden laminate flooring.

Heating

Both cottages are heated by three wall-mounted electric convection heaters; one in the lounge and one in each bedroom. In addition each lounge has an electric “wood-burning stove” heater. These are fan-assisted electric heaters and can be set to whatever level is needed. Operating instructions are included in the “Information Folder”.

The main heater in the lounge is set to come on whenever the room temperature falls below a comfortable level.

In order to minimise energy use, the bedroom heaters have been set on timers so that they come on for several hours each morning and again in the evenings.

These settings can be over-ridden; please read the instructions in the “Information Folder”.

Outdoor Facilities

Exiting from the entrance door is the car-parking area with several partially enclosed garden areas.

Wheel-chair users can reach the enclosed lawn next to Birds Nest directly via a double-door leading from the lounge down a concrete ramp. This door is 110 cm wide x 190 cm high.

Plastic garden chairs and tables are provided.

The wooden shed in front of Birds Nest is the store for the rubbish bins including items to be recycled (paper, tins, glass and plastic bottles). Rubbish collection is on Fridays (please read the “Information Folder” for more details.

Laundry

There is a front-loading washing machine and tumble drier available at the main farmhouse which is for the use of guests. Please arrange with us for a demonstration of its use. A drying rack, iron and ironing board are provided in each cottage. A washing line is available on the lawns opposite the cottages.

Phone and internet facilities

The cottages do not have land-line phone or internet facilities. A wifi connection is available in our garden room at the farmhouse. Note that mobile phone reception is poor inside the cottages due to the thickness of the stone walls. A land-line phone is available at the farm house for emergency use. The nearest phone call-box is at the entrance to Castle Cary on the B3162, approximately 1 mile away.

Restaurants, pubs and take-aways

There are numerous excellent eating and drinking establishments in the area to suit all tastes. Many of these are described in the “Information Folder” and brochures and menus of some are in the drawer under the TV.

Additional Information

An “Information Folder” is in each cottage. Brochures for numerous places of interest are in the drawers under the TV.

Pets are welcome - please inform us on booking.

The premises are non-smoking.

Contact Information

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Hours of operation: Open all year.

Emergency number: 07967 547281 / 07903 276315

We welcome your feedback to help us continuously improve. If you have any comments please phone 01963 350418 or email: boyer@orchard-farm.co.uk. Alternatively you can write to us at our home address.