

**Access Statement for Spennithorne Cottage  
High Green Farm, Whissonsett Road,  
Dereham, Norfolk, NR20 4JD**

## **Introduction**

Spennithorne Cottage is a converted farm building which sits within the grounds of High Green Farm. The conversion was completed in August 2007 and complies with the Building Regulations in force at that time. The accommodation is on one level with no steps to negotiate and is centrally heated via radiators. Smoking is not permitted.

## **Pre-Arrival**

- All documents and correspondence including the website are written in Tahoma (dyslexic friendly font)
- Extensive website ([www.spennithorne.com](http://www.spennithorne.com)) with
  - Full descriptions of the accommodation
  - Pictures of the rooms and surrounding area
  - Information on what to do and see locally
- Colour brochure on request (also available in large print)
- Bookings / Enquiries can be made via
  - email ([holiday@spennithorne.com](mailto:holiday@spennithorne.com))
  - phone (+44 1328 700901)
  - letter to ( Gill & Les Smith, High Green Farm, Whissonsett Road, Stanfield, Dereham, Norfolk, UK, NR20 4JD)
- All guests are provided with written directions to the cottage - large print version available on request
- The nearest towns are Dereham and Fakenham ( approx 7miles)
- There is no bus service into Stanfield village
- Main line train stations
  - Norwich (22miles approx)
  - Kings Lynn (18 miles approx)
- We can arrange shopping prior to arrival

## **Arrival and Car Park Facilities**

- The Cottage is accessed through a double five bar gate along a level, firm drive - approximate distance from quiet lane to drop off point is 50 m
- Off road firm parking area is opposite the cottage with a maximum walking distance of 13m to the drop off point
- Guests with limited mobility are able to park at the drop off point
- The distance from the drop off point to the front door is 16 metres
- The path is constructed of non – slip paving slabs, gently sloping, 1.2m wide from the drop off point

## **Main Entrance and Reception**

- All guests are welcomed by the owners
- Front door (hinged on the left) is 80cm wide and the keyhole lock is 1.1m above ground level
- Switch for the outside light on the right hand side 1.1m high
- Front door opens outwards providing access to the hall
- Light switch is on the right hand side and adjacent to the internal switch for the outside light
- The floor is wooden with a large non slip mat by the door
- Both ensuite bedrooms and the open plan living/dining and kitchen area are accessed from the hall
- Minimum width in hall 82cm
- Height of central heating thermostat 1.15m from floor

## **Open Plan Living / Dining / Kitchen Area**

- Living /dining area is 4m x 4.4m
- Door width 78cm. Hinged on the right
- Light switch is on the left

- Floor – wooden
- There are two, two-seater leather sofas with arms, a coffee table, lamp table with lamp, which are all movable
- “House Book” gives full information about the property available in large print version
- TV/ Radio /DVD/CD/ player, with remote controls, are on a low unit (height 50cm ) with CDs/DVDs and games
- Pedestal dining table is extendable – minimum 1.07metres (round), maximum 1.5metres (oval). Height of table 75cm
- Four wooden chairs with seat pads and no arms
- The galley kitchen is 1.5m x2.6m wall to wall - width at narrowest point between wall and dishwasher 85cm
- Worktop height 93cm
- Oven door is drop down, height of lowest adjustable shelf is 40cm from floor, can be accessed from the side
- Hob is ceramic 93cm high Extractor fan above
- Sink is 93cm high with cupboard underneath
- Crockery /cutlery stored in drawers beneath work top – lowest drawer handle at 32cm from floor
- Glasses are in the wall cupboards - handles at 1.5m
- Evenly lit kitchen with down lights
- Fridge/freezer – lowest shelf in fridge at 30cm from floor. Freezer door handle at 85cm
- Microwave also provided
- Floor – wooden
- Good contrast between floor and work surfaces

## **Bedroom 1**

- Room size 4m x 3.1m max
- Door width 78cm. Hinged on right
- Light switch on left
- King size bed – height to top of mattress 62cm
- Non feather duvets and pillows
- Sheets, duvet covers and pillow cases are Egyptian cotton
- Wardrobe, chest of drawers and two bedside tables with lamps
- All furniture is movable to maximise floor space
- Floor – wooden

## **Ensuite Wet Room**

- Door width 80cm. Door opens outwards, hinged on left
- Light switch on right before entering wet room
- Toilet seat height 42cm
- Removable, adjustable toilet frame available on request
- Washbasin height 80cm
- Lever basin taps
- Removable storage rack under the washbasin
- Shower area will accommodate a wheelchair Entrance 85cm, wall to screen 1m
- Single lever shower control height 1.2m
- Adjustable shower chair available on request
- Heated ladder towel rail
- Floor is non slip tiles

- Cotton bath towels, hand towels and face cloths
- Large cotton bathmat

## **Bedroom 2**

- Room size 3.15 x 3.9m
- Door width 78cm. Hinged on Right
- Light switch on left
- Bed – either as King size (5ft) or two singles each 2ft 6ins wide
- Height to top of mattress 66cm
- Non feather duvets and pillows
- Sheets, duvets covers and pillow cases are Egyptian cotton
- Wardrobe, chest of drawers and two bedside tables with lamps
- All furniture is movable to maximise floor space
- Floor – wooden

## **Ensuite Bathroom**

- Door width 78cm. Hinged on left
- Washbasin height 80cm
- Lever basin taps
- Removable storage rack under the washbasin
- Bath height is 56cm
- Hinged shower screen on bath
- Twist shower control at 77cm above lever bath taps

- Toilet seat height 42cm
- Limited space either side of toilet
- Minimum space between bath and heated ladder towel rail 67cm
- Minimum space between bath and open door 64cm
- Floor – wooden
- Cotton bath towels, hand towels and face cloths
- Cotton bathmat

### **Utility Room**

- Utility room is attached to the cottage and accessed from the outside
- Door width 80cm. Hinged on Right. Handle and lock at 1m from floor
- Central Heating controls height 1.1m
- Washing machine is front loading – door handle at 50cm
- Sink height 90cm with cupboard under
- Clothes airer. Iron and ironing board
- Ample storage for wheelchair, walking frame, cycles, buggies etc

### **Gardens and Grounds**

- Formal garden
  - There is one step down, from the path which leads to the door of the cottage, height 20cm
  - Alternatively the garden can be accessed by walking round the cottage via the driveway
- There are gravel paths between the flower beds and around the raised fish pond
- A gentle slope leads to the paved pergola area with seating
- Lawned areas adjacent to the cottage with outdoor table and four chairs

- Games/recreational area with outdoor furniture - distance from cottage door minimum (down 20cm step) 36m, maximum round the cottage via drive 58m.
- Mown, level paths around the grounds of High Green Farm with occasional seating
- There is a natural pond in the corner of one field
- There is a mobile barbecue
- All outside furniture can be moved to suit the needs of our guests

### **Contact Information**

	Gill & Les Smith
<b>Address</b>	High Green Farm Whissonsett Road Stanfield Dereham Norfolk UK NR20 4JD
<b>Telephone</b>	+44 1328 700901
<b>Email</b>	<a href="mailto:holiday@spennithorne.com">holiday@spennithorne.com</a>
<b>Website</b>	<a href="http://www.spennithorne.com">www.spennithorne.com</a>
<b>Hours of Operation</b>	Open all year