

# **Access Statement for Holme Wold Cottage**

## **Introduction**

Our self catering holiday cottage is located on our working arable farm situated just outside the village of Holme on the Wolds in East Yorkshire. The cottage is a former workman's cottage that was renovated in spring 2009. The facilities offered cover 2 floors.

## **Pre-Arrival**

- Our website address is [www.yorkshirewoldscottage.co.uk](http://www.yorkshirewoldscottage.co.uk)
- Bookings/enquiries can be made via the website, by telephone, letter or e-mail
- All guests are provided with written directions to the cottage.  
(available in different font sizes if requested)
- The nearest bus stop is in Holme on the Wolds approximately 1 mile from the cottage
- The nearest train station is in Beverley approximately 8 miles from the cottage
- There are a number of taxi services in Beverley and the local area
- Grocery deliveries are available from Tesco and Waitrose. For this purpose the postcode of the cottage is HU17 7PX
- We can arrange for information to be available in large print if requested
- This access statement is available on our website and in the information file in the cottage

## **Arrival & Car Parking Facilities**

- There are 3 parking spaces at the side of the cottage
- The concrete path to the entrance is approx 10 metres long x 100 cm wide
- The parking area and route to the entrance is lit by an outside light
- The area around the car parking area is a farmyard and therefore can be rough and slippery during wet periods

## **Main Entrance**

- The main entrance is the back door which is 198 cm high, 91 cm

wide, is hinged to the left and the keyhole is 34 cm high. There is a step of 7 cm height and a small lip 4 cm to step over

- The keys to the cottage are in a secure box located to the left of the back door (the code for this is issued to our guests before arrival). The box is 120 cm from the ground
- There is a front door to the property that is accessed across an area of lawn. This door is 198 cm high, 86 cm wide, is hinged to the left and the keyhole is 81 cm high. There is an area of concrete 116 cm x 89 cm with a step of 12 cm from the grass leading to a step of 8 cm height
- The back door opens into the kitchen. The light switch is located to the right of the door 25 cm above the worktop
- The front door opens into a small hallway 171 cm x 88 cm. The light switch is located to the right of the door at a height of 120 cm
- There is a door mat outside and inside the back door and one inside the front door

### **Stairs & Landing**

- The stairs to the 1st floor leads from the kitchen
- There are 12 steps leading to a short landing 79 cm wide x 167 cm long
- There are a further 2 steps from the short landing to the main landing.
- The main landing is 75 cm wide x 620 cm long with a corner 250 cm from the top step
- The height of each step is 20 cm high, 25 cm deep & 76 cm wide
- The width of the stairway is 76 cm with a handrail to the left. The handrail is at a height of 90 cm
- The stairway and landing has a short pile green carpet. The approach to the stairway is oak style laminate flooring

### **Sitting Room & Dining Room**

- The door from the kitchen to the sitting room is 196 cm high, 75 cm wide and has a flat chrome plate marking the doorway
- The door from the kitchen to the dining room is 197 cm high, 75 cm wide and has a flat chrome plate marking the doorway
- The flooring in the kitchen, sitting room and dining room is oak style laminate flooring

- The sitting room has 2 three seater leather sofas, oak coffee table, small oak occasional table and 2 floor lamps
- The sitting room has an oak TV unit with a free view TV and DVD player. Both have remote controls
- There is a working open fire in the sitting room. There is a rug in front of the hearth. All necessary equipment for this is provided
- The dining room has an extending table with 6 oak dining chairs with faux leather seats, a bookcase, a floor lamp and radio/CD/cassette player with remote control. 2 extra dining chairs are available in the kitchen
- The dining room has a 3 seater sofa bed (bed size is 140 cm wide x 195 cm long). A fitted cupboard is provided for clothes storage
- A door from the dining room leads to a small hallway, this door is 75 cm wide x 197 cm high. A cupboard opens from this hallway; this is used to store cleaning equipment, etc. This door is 60 cm wide x 165 cm high
- There are feather and non feather cushions in each room. The feather cushions can be removed if requested
- The information file is in the sitting room

### **Laundry**

- The front loading automatic washing machine is in the shed to the right of the back door
- The machine is 60 cm wide, 85 cm high and the door is at a height of 50 cm
- An airer. laundry basket and pegs are in the cupboard under the stairs
- There is a step at the entrance of the shed of 20 cm high & 100 cm wide

### **Outdoor Facilities**

- Exiting from the back door there is a secure shed to the right. The key is provided with the cottage keys
- The shed contains the boiler and washing machine
- The shed is 310 cm x 450 cm and the door is 100 cm wide and 195 cm high
- There is a step at the entrance of the shed of 20 cm high & 100 cm wide

- Outside there is an area of concrete where garden furniture is available for guests use
- 330 cm from the back door is the lawned area. This area has a gentle slope to the bottom of garden
- The garden is fenced
- The shed and the concrete area can be lit. The switches are located in the kitchen to the right of the door, 25 cm above the worktop

## **Bedrooms**

### **First Bedroom**

- The door is 75 cm wide x 196 cm high and is hinged to the right
- The light switch is to the left of the door at a height of 120 cm and there is a pull switch above the bed. There are 2 bedside lamps one at each side of the bed and a further lamp on the dressing table.
- The carpet is a short pile green carpet. A flat chrome plate is fitted in the doorway
- There is a king sized zip and link bed with faux leather headboards. This bed can be converted into 2 small single beds (190cm x 76cm) if required. The king sized bed is 190cm x 155 cm and is 62 cm high.
- All bedding is Egyptian cotton with non feather pillows and duvets
- The space to the left of the bed is 185 cm and to the right is 80 cm
- This bedroom has an ash side table at each side of the bed, an ash dressing table with mirror and stool and a fitted wardrobe

### **Second Bedroom**

- The door is 83 cm wide x 196 cm high and is hinged to the left. This door opens outwards onto the landing and has 2 steps down into the room. The steps are 18 cm high, 83 cm wide and 28 cm deep
- The light switch is to the right of the door at a height of 120 cm from top step. There are 2 bedside lamps one for each bed.
- The carpet is a short pile green carpet. A flat chrome plate is fitted in the doorway
- This room has a sloping ceiling. The slope is away from the doorway. The ceiling is 250 cm at its highest and 67 cm at its lowest with a small beam at a ceiling height of 150 cm
- There are 2 pine framed single beds, 190cm x 90cm and 46 cm high
- Bed 1 is against the wall with the headboard at 90 cm ceiling height.

Bed 2 is against the lowest end of the room at 90 cm ceiling height

- All bedding is Egyptian cotton with non feather pillows and duvets
- There is a hanging rail fixed to the wall to the left of the doorway

### • Third Bedroom

- The door is 79 cm wide x 198 cm high and is hinged to the right
- The light switch is to the left of the door at a height of 120 cm and there is a pull switch above the bed. There are 2 bedside lamps one at each side of the bed and a further lamp on the dressing table.
- The carpet is a short pile green carpet. A flat chrome plate is fitted in the doorway
- There is a king sized oak framed bed, 190 cm x 155 cm and 60 cm high
- All bedding is Egyptian cotton with non feather pillows and duvets
- The space to the left of the bed is 87 cm and to the right is 77 cm
- This bedroom has an oak side table at each side of the bed, an oak dressing table with mirror and stool and an oak wardrobe

## **Bathroom & Shower Room**

### • Ground Floor Shower Room

- This is accessed from the seating area in the kitchen
- The door is a sliding door 70 cm wide x 196 cm high. The lock can be opened from the kitchen if required
- The overall size of this room excluding the shower cubicle is 210 cm x 110 cm
- The shower cubicle is 100 cm x 90 cm, the shower control unit is 105 cm high, the door is 80 cm wide, the base is non slip and the step into the cubicle is 25 cm high. The shower does not have handrails
- The toilet seat is 41 cm high, the space to the right is 24cm and to the left is 32 cm. The sink height is 86 cm
- The room has a wall mounted heated towel rail and a backlit mirror with shaver socket
- The floor surface is tile effect vinyl, the walls are travertine wet walling and the suite is white
- The light switch is outside the shower room, located to the right as you enter the room

## • Upstairs Bathroom

- The bathroom is accessed from the landing between the first & second bedroom
- The door is 75 cm wide x 196 cm high and is hinged to the left. This door opens outwards onto the landing and has 2 steps down into the room. The steps are 20 cm high, 74 cm wide and 22 cm deep
- This room has a sloping ceiling. The slope is away from the doorway. The ceiling is 260 cm at its highest and 143 cm at its lowest with a small beam at a ceiling height of 150 cm
- The toilet and basin are located at a ceiling height of 260 cm. The bath has the taps at a ceiling height of 260 cm
- The overall size of this room excluding the bath is 250 cm x 180 cm
- The bath is 70 cm wide x 170 cm long x 55 cm high, is fitted with mixer taps and a shower head and has a non slip base
- The toilet seat is 41 cm high, the space to the right is 17 cm and to the left is 20 cm. The sink height is 85 cm
- The room has a wall mounted towel rail, a removable towel rail hung on the radiator and a backlit mirror with shaver socket
- The floor surface is wood effect vinyl, the walls are partly painted, partly tiled and the suite is white
- The light switch is outside the bathroom, located to the right as you enter the room

## Self-Catering Kitchen

- The kitchen has 3 internal doors leading to the shower room, dining room and sitting room. When entering the cottage through the back door immediately on the right is a fire extinguisher 90 cm above the worktop. Behind the door is a fire blanket at 150 cm height. The light switches for the kitchen spotlights, under cupboard lights, shed and outside light are located to the right 25 cm above the worktop
- To the right of the door is the 'u'shaped kitchen. The work surface is 93 cm high and 62 cm deep. The clear area between the units is 180 cm.
- The sink is 93 cm high with a cupboard underneath
- The electric cooker is 93 cm high with an extractor unit above. The top oven has a drop down door and is 25 cm x 45 cm. The bottom fan oven door has hinges to the left and is 38 cm x 45 cm. A microwave is also available

- The dishwasher is under the work surface to the right of the sink and has a drop down door
- The freezer & fridge is a tower style. The freezer at the bottom is 25 cm from the floor up to 85 cm at the top. The fridge at the bottom is 95 cm from the floor up to 190 cm at the top
- The crockery, glasses, cups and breakable kitchen equipment are in the wall cupboards
- The pans are in the bottom draw (dedicated pan draw). Further unbreakable kitchen equipment is in the cupboards beneath the work surfaces
- The kitchen is lit by 2 sets of spotlights and under cupboard lighting. The flooring is oak style laminate flooring. The kitchen units are cream

### **Additional Information**

- The cottage is fitted with 2 smoke alarms and emergency lighting. There is a fire extinguisher, fire blanket and rechargeable torch in the kitchen. Emergency procedures are detailed in the information file
- We have reasonable mobile phone reception (Vodafone, Tesco Mobile and Orange all work, other networks have not been tested - we ask guests to update us with regard to this situation). In emergency situations the owner is happy to allow use of their private phone at the farmhouse next door to the cottage
- Well behaved pets are welcome - please inform us on booking. We attach some conditions to bookings for pets as we are a working farm and need guests to be aware of our livestock (chickens and for short periods sheep) and the wildlife that we all enjoy
- The premises are non smoking
- An information file is available in the cottage along with tourist leaflets and manufacturers instruction leaflets. Information produced by us can be printed in large fonts if requested

Address: Mr G F & Mrs A E Bulmer  
 Holme Wold House  
 Holme on the Wolds  
 Beverley  
 HU17 7PX

Telephone: 01430 810535

Email: [info@yorkshirewoldscottage.co.uk](mailto:info@yorkshirewoldscottage.co.uk)

Website: [www.yorkshirewoldscottage.co.uk](http://www.yorkshirewoldscottage.co.uk)

Grid reference: SE 951 467 GB

Hours of operation: Open all year

Our weekly holidays normally start and finish on Saturdays. We offer short breaks for periods Saturday to Tuesday and Tuesday to Saturday. Arrival time is 4pm and departure time is 10am. If you require any alteration to these dates and times please contact the owner and depending on the time of year variations could be arranged

### **Future Plans**

- Completion of shed refurbishment - ongoing
- Refurbishment of parking area – autumn 2010
- Website to be updated on an ongoing basis
  
- Access Statement completed May 2009  
Updated May 2010

### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01430810535 or email [info@yorkshirewoldscottage.co.uk](mailto:info@yorkshirewoldscottage.co.uk)**