

## **Access Statement**

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Introduction**

The Game Larders cottage is ideal for those who want a self catering holiday, in a 16<sup>th</sup> century property in a secluded setting.

We have two cottages, located in the wing of a half-timbered manor house with garden duck pond and wooded grounds.

The Game Larders cottage sleeps up to 3 people and has 1 bedroom and 1 bathroom upstairs.

The Old Bakehouse sleeps up to 4 people and has 2 bedrooms and 1 bathroom, all upstairs (see separate Access Statement).

Both cottages were built around 1520, but have been fully refurbished to make them a real home from home.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01989 562688 or email [bookings@wythallestate.co.uk](mailto:bookings@wythallestate.co.uk).

## **Pre-Arrival**

- The nearest bus stop is at Coughton Corner about 600m from the cottage. There is a shelter with seating. Buses from Ross on Wye take approximately 10mins. There are 3 buses per day Monday – Saturday and no buses on Sundays. Bus times can vary, for further details see the Council's website [www.herefordshire.gov.uk/transport/public\\_transport](http://www.herefordshire.gov.uk/transport/public_transport)
- There is an uneven stone driveway to the cottage, approximately 50m long.
- Our brochure with hire rates for the cottage and this Access Statement are available in larger print on request.

## **Key Collection, Welcome and Car Parking**

- We will meet you at the cottage.
- Parking is available for 2 cars immediately outside the cottage.
- The parking area has a gravel surface.
- This area is lit at night by an external lights.

## **Entrance to Property**

- The front door is 650mm wide.
- There are no steps to the front door which leads straight into the sitting room.

## **Sitting Room**

- The sitting room is situated on the ground floor.
- The room has a mixture of seating with sofa and soft chairs with non-feather cushions together with a low coffee table. There are also some dining chairs and small dining table.
- Furniture can be moved.
- There is a digital television with remote control and DVD player.
- Lighting is natural daylight, with overhead lighting.
- The flooring is short pile fitted carpet.
- There is a large walk-in storage cupboard up one step.

## **Hall, Stairs and Landing**

- From the sitting room there is one step to the hallway and kitchen and two more steps to the staircase.
- The staircase to the first floor has 7 steps. Being the original cottage staircase, it is steep but there are handrails either side.
- The floor is tiled in the hallway and the covering is short pile carpet up the staircase and on the upstairs landing.

## **Kitchen**

- The kitchen is situated on the ground floor with step free, level access from the hallway.
- The door opening to the kitchen is 750mm wide.
- The door of the oven drops down and the handle is 600mm above the floor. The hob is 930mm above the floor.
- Worktop and sink are 930mm above the floor.
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.

- Large cutlery and utensils, and cordless kettle rotating 360.
- The kitchen is evenly lit with a central fluorescent light.
- Flooring is tiled.

### **Bedroom**

- There is 1 bedroom with a zip link double bed and a sofa bed, on the first floor which is reached by stairs only.
- The height of all beds from the top of the mattress to the floor is 450mm.
- Lighting is natural daylight and overhead lighting. Bedside lamps are also provided.
- The bedroom offers good colour contrast between the floor, walls and door, short pile carpet and non-feather bedding.

### **Bathroom**

- There is one bathroom on the first floor which is reached by stairs only. This has the following:
  - Step free, level access from the bedroom.
  - Door opening 800mm wide.
  - A bath with over-bath shower.
  - Toilet 400mm high.
  - Wash basin 800mm high.
  - Standard taps on the washbasin and bath.
  - Lighting is natural daylight and overhead lighting.
  - Short pile carpeting.

### **Garden**

- We have a gravelled area which can be accessed from the sitting room with no steps. Garden chairs are available.
- The garden area is lawns with shrubs and trees and a large, deep pond.
- There is are wooden garden benches and wooden table on the lawn

### **Additional Information**

- Dogs are welcome.
- All areas in the cottage have good colour contrast between the floor, doors and walls. Generally, floors are dark and walls are light in colour.
- The mobile phone reception is reasonable. There is a payphone in the cottage.

- The nearest General Hospital with an A&E unit and walk in NHS is 18 miles away and the nearest Doctor's surgery is 2 miles away. Further information is in the welcome folder.
- There is also a list of nearby attractions and details of their Access Statements for information, where available.

**Contact Information**

Address: Wythall Estate, Bull's Hill, Walford, Ross-on-Wye,  
Herefordshire, HR9 5SD

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