

North Farm Cottages



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

1 and 2 North farm cottages are two secluded self-catering properties situated in Burgh next Aylsham.

The two light and spacious cottages, each sleeping four people, were converted in 2009 from the old farm cart shed to provide eco-friendly, luxurious holiday accommodation.

The cottages are all on one-level, making them particularly suitable for the walking disabled.

The cottages are identical in construction and furnishing; therefore, any reference to 'the cottage' applies to either cottage.

North Farm Cottages

We look forward to welcoming you. If you have any queries or require any assistance please phone 01603 737974 or email info@northfarm.info.

Pre-Arrival

- Full details and maps of our location are available on our website (www.northfarm.info). Alternatively, you can plan your journey using google maps (www.google.co.uk/maps) Specific directions are available on request and will be sent with booking information.
- The nearest railway station is North Walsham. A collection service may be available for those travelling by train - please contact us.
- Food can be ordered online from the Sainsburys online, Tesco online or Waitrose online.

Key Collection, Welcome and Car Parking

- Cottages will generally be left open on the day of your arrival and key will be placed on the kitchen table. Either the owners (David and Gill Harley) or a member of their family will be available to greet you and answer any questions you may have.
- Parking is available at the side of each cottage. There are steps leading from No. 2 parking space to the cottage. Access to No. 1 is all at one-level.

Entrance to Property

- Entrance is via a front door 838mm wide (775mm clear width) to the cottage. Alternative entrance is via the double doors leading out from the sitting room (which are nearer the car-parks).
- A security light means that the entrances are well lit at all times.
- The hallways and kitchens both have tiled floors, complete with underfloor heating.

Halls, Stairs, Landings, Passageways

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- The hallways are tiled. Lighting is provided by way of spotlights on rails.
- The cottages are all on one-level.

Sitting Room/Lounge

- Entrance to the sitting rooms is via door 838mm wide (clear width 775mm).
- Sitting rooms are on one-level with other rooms in the cottage. The floor is solid wood with a large rug in the centre of the room.
- There is a mixture of seating, all of which can be moved if required. A low coffee table is provided in both cottages.
- The sitting-rooms are well-lit throughout, by ceiling lights and lamps.

Kitchen

- The kitchens are on one-level with other rooms in the cottage. Entrance to the kitchen is via the front door and is open-plan onto the hallway.
- Seating is either wooden pine chairs (no arms) or bench seats.
- The kitchen is well-lit throughout with lighting by way of ceiling spotlights.
- Integrated oven, dishwasher, washing machine and fridge are all under-counter models while the microwave sits on the work surface.

Bedrooms and Sleeping Areas

- In each cottage, there is one double bedroom with a zip-lock King-size bed (which can also be made into a twin). The bed can be accessed from both sides and bed-side lamps are provided on both sides. A built-in wardrobe and drawer storage are provided.

North Farm Cottages

- There is also a twin bedroom; access to these beds is only available on one side. A shared bedside lamp sits between the two beds and a chest of drawers is provided for storage.
- The doors to both rooms are 838mm wide (clear width 775mm).
- The floors are solid wood.
- All bedding is 100% cotton.

Bathrooms, Shower-rooms and Toilets

- The bathrooms (with bath, shower, sink and WC) and separate WCs with sink are all on one-level with the rest of the cottage.
- Door openings are 838mm. Due to the positioning of the doors, it is not possible to enter the bathrooms in a standard sized wheel chair.
- A permanent shower is situated above the bath.
- The flooring is tile and the bathrooms are well-lit with ceiling lights. A shaver socket and shaving light are in place above the mirror.

Garden

- The Gardens are a mix of paving, grass and flower beds.
- Picnic benches and picnic table are provided, as well as a BBQ. Children's outdoor toys for under fives are also available on request.

Additional Information

- A separate games room is available for guests use, with pool table and table tennis.
- Guests are also free to roam North Farm although children should be supervised at ALL times as there is farm equipment, a pond and a river within the grounds. Guests should not touch any equipment and are warned to maintain a safe distance from the ponds/river.

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Contact Information

Address (Inc postcode): North Farm Cottages

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