

Access Statement for The Willows, Lower Street, Southrepps, Norfolk NR11 8UL
The Willows is a detached traditionally built Brick & Flint Cottage approximately 180 years old.

Website: www.norfolk-cottage-holiday.co.uk

Contact Owners Verity & David Sewell on 01608 686351 or email norfolkholidaycottage@gmail.com

(all measurements are approximate)

Pre-Arrival

- We have an extensive website including pictures of all the rooms.
- Bookings / enquiries can be made directly from the website via email, or via telephone or by letter.
- All guests are provided with written directions to the cottage (available in different font size and dyslexia friendly font if requested)
- The nearest bus stop is near the school - 100m away
- Gunton Railway station is 600m away
- This access statement is available on our website and in the 'Welcome File' in the cottage.

The property is accessed by either a pedestrian gate or double drive gates over pebbled ground that is slightly uneven.

The double gates can be opened by lifting the bar on top of the gates and opening the bolt on the inside bottom of the left gate to allow parking a car on the driveway which is loose pebbled. This driveway belongs to the Southrepps Social Club next to the Willows however there is a right of way to access the Willows and also park in front of the cottage. Guests must not park vehicles in front of the Social Club or block the gate to the back of the Conservatory due to Fire Escape needs for the Social Club.

There is a semi-circular step of stone paving measuring diameter 150cm and step up of 35mm. The external doorway has a step up and over of 60mm high by 140mm deep, this door is opened by one key in a lock 78cm from the bottom of the door.

There is a porch with a barrier mat 70cm wide and 89cm deep, flanked either side by terrazzo tiles. There is facility to hang coats and store shoes etc in the right side of the porch. There is a double light switch at 130cm high for the porch light and external floodlight above the porch.

The inner door has a lock situated 120cm from the bottom of the door. This door is part glazed with obscure glass.

Entering through this door into The Dining Room there is a step down of 3cm high by 30cm deep in pavement brick tiles, there is then a step down of 2cm onto a wood laminate flooring. The light switch for this room is on the far wall to the right of the entrance to the kitchen snug. The room is adequately lit with a Pendant light on the ceiling. There is an open inglenook fireplace in this room it currently does not have the facility to have a fire

lit in it. The telephone and broadband router are situated on the windowsill at 75cm high, the telephone can receive incoming calls and you may make outgoing local and emergency calls. The Broadband wi-fi router instructions are kept in the Willows Cottage Manual located in the Dining Room

The Fusebox and Electricity meter is located within a recessed cupboard to the left of the fireplace, accessed by opening a Suffolk latch.

There is a oval ended dining table 150cm long by 90cm wide with 4 wooden chairs with upholstered seats, there is also a wooden ladderback chair with rush seat.

There is a step up 25cm in Oak in the Dining room to open the door 60cm wide by 176cm high with a Suffolk latch to enter the stairs up to the Twin Room, these stairs are winding and each of the 9 riser step is of slightly different heights ranging from 18cm – 24cm they are carpeted in a pale beige wool carpet. There is a handrail as you turn up the stairs. To the left of the door there is a light switch to turn on the lights in the Twin Bedroom.

There are sockets under the window sill and behind the dining table.

There is a radiator with a thermostatic control.

A Roman blind is used to cover the window and a curtain on a pole for the door from the Porch.

The Kitchen and Snug are entered through an open doorway down a Oak faced step of 17cm high, there is also a slight change of levels on this step and the doorway height is 169cm.

Entering into the Kitchen and Snug there is a switch for the ceiling spot lights for the Snug to your right. Additional lighting from a standard lamp with reading light attached is situated behind two easy chairs in this room.

The height of the snug is at its lowest 185cm including beams.

There is a radiator with thermostatic control behind the two chairs.

There are sockets accessible in this room.

A Roman blind covers the window and is accessed over a free-standing cabinet 50cm deep and 90cm high, the window sill is 30cm deep.

The flooring is porcelain tiled with a rug 150cm by 100cm under the 2 chairs.

There is a step down of 6.5cm with an edging of oak to the main kitchen area also porcelain tiled.

The kitchen units are located in a “U” shape with formica worktop.

The base units are 90cm high by 60cm deep, there is a tiled splashback behind the worktop and hob/oven. Below the worksurface there is a Fridge, Slimline Dishwasher, Electric Oven, Cupboards, Sink and Tap with Brita Water filter attachment.

Above the worktop there are a variety of Wall cupboards, some small open shelves, a microwave oven and a re-circulating cooker hood over the oven.

There is ceiling spot lighting switch by the doorway leading to the lounge and also lighting located in the cooker hood.

Ceiling height in this room is 189cm at its lowest including beams.

There is a Fire Blanket on the wall located to the right of the doorway to the lounge

There are sockets above the worktop and also one near the floor on the opposite side to the sink.

There is a fuse spur switch for the cooker hood to the left of the cooker hood.
There is a fuse spur switch for the cooker located underneath the cooker hood on the tiled splashback.

Bathroom

Room size 235cm by 255cm

Through a space of 73cm wide in the kitchen there is a door 181cm high by 59cm wide with a Suffolk latch to enter the Bathroom.

The bathroom has a Quadrant Shower cubicle with sliding glass screen with a step up of 25cm then into the shower tray of 11cm. The thermostatic shower controls are accessible without entering the shower. The handset is height adjustable. There is a wall mounted soap dish in the cubicle. The walls in the cubicle are bathroom specific waterproof wall boards.

There is a steel bath with hot & cold mixer tap tiled splashback and located under one of the two windows.

There is a wall hung wc with push button dual flush.

Toilet Roll holder on wall to left above thermostatically controlled radiator.

There is a basin with hot & cold mixer tap on a cupboard, above this there is a mosaic tiled splashback, shelf, shaver socket and mirror (the mirror starts at 140cm high from the floor).

The room is lit by a 3-light central light and two lights either side of the mirror, operated by a pull switch to the right when entering the bathroom.

The flooring is a Karndean laminate flooring.

There is a mechanical extraction fan operated by turning on the light.

There is an electric heated towel radiator located by the shower cubicle.

Lounge

Is accessed via the kitchen up an Oak step 25cm high through a door 169cm high by 70cm wide with a Suffolk latch.

The flooring is a wood laminate with a large wool rug.

The room is lit by two wall lights – the switch is to the right as you enter. A Table lamp switched on its lead placed on an occasional table and a reading ceiling light switched at high level near the door leading to the Utility Room.

There is an inglenook Fireplace with large Wood Burning Stove and poker, door opener and glove hung to the right of the stove. There is a raised hearth.

There is a 32" Flat screen tv with Freeview & Radio, iPod/DVD player on a sideboard with two cupboards.

There are sockets accessible to the left of this sideboard.

There are two 2 seater sofas with arm covers and scatter cushions.

There is a radiator.

There are Interlined curtains on a pole and a Roman Blind on the window.

There is access to the right of the fireplace up a step 10cm high, 115cm deep by 94cm wide to the Utility Room via a stable type door 80cm wide by 180cm high with small stained glass panel opened with a handle and 5-lever lock.

To the left of the stairs there is a cupboard with magnetic catches housing the electric central heating boiler.

To the right of the stairs is a switch for a landing light on the stairs, this is two-way with a switch at the top of the stairs before you enter the bedroom.

To the left of the fireplace are the stairs up to the Double Bedroom through a gap of 66cm, these are winding stairs with 9 riser steps of varying heights from 23cm – 27cm, they are carpeted in a pale beige wool carpet.

On the wall up the stairs is the thermostat timer controls for the electric central heating.

Utility Room

This can be accessed from the Lounge or from the outside up a tiled step from the drive, which is 6cm high, 80cm at its narrowest, widening to 118cm by 90 cm deep.

There is a part glazed door 84cm by 199cm with lock and handle.

In the utility there is a washing machine with vented tumble dryer on top, a low level freezer.

The Fluorescent ceiling light is switched by the door to the lounge.

There is another external door from the utility room which is not currently in use.

UPSTAIRS

Double Bedroom

Accessed via stairs from the lounge (see lounge) at the top of the stairs there is a door 73cm wide by 180cm high with Suffolk latch.

The bedroom is carpeted with a pale beige wool carpet.

There is a wooden bed surround with sprung mattress 180cm wide by 200cm long. The space to the left of the bed is at its narrowest 63cm, and to the right 100cm.

The bed has a quilted cotton mattress protector, superking pillows with pillow protectors, all seasons superking size down duvet.

All bed linen is cotton or cotton percale.

Two Bath Towels and two hand towels are provided.

There is one bedside unit with two drawers to either side of the bed, each with a lamp on.

There is an alarm clock/iPod player on one bedside unit with instructions in one of the drawers. There are double sockets accessible under the bedside units.

To the left side of the bed is a chest of drawers with a mirror behind and a double socket to the right.

There is a freestanding double wardrobe and dining type chair in the room.

There is a thermostatically controlled radiator under the window.

There are interlined curtains on a wooden pole at the window.

There is a main chandelier with 3 lights which is switched on the chimney breast to your left as you enter the room from the stairs.

There is a door 128cm high by 64cm wide leading to the Link on entering the doorway there is a small change in level then a step down of 35cm, all carpeted.

The Link – is a series of rooms connecting the two bedrooms. (please see floor plans etc for further detail)

This first room in the Link has a wash hand basin with cupboard underneath.

There are cupboard doors for access to storage for guests controls for the hot water and the immersion heater.

The area is in the eaves with a sloping ceiling from 188cm at its highest to 135cm by the cupboards.

There is a wall light switched on the wall to the right as you enter.

This room is carpeted with a pale beige wool carpet.

There is a window with a Roman Blind to cover.

There is a door 58cm wide by 185cm at highest, leading to the wc with the same restricted headroom as the previous room.

The WC room is lit by a switched shaver type light on the wall opposite the toilet.

There is no window.

There are low level cupboards in the lower height part of the eaves.

The flooring is Karndean laminate flooring.

There is a thermostatically controlled radiator.

A door 58cm wide by 185cm at its highest leads through into the next room in the Link.

There are small bolts on the wc side of both doors.

This next room is of the same restricted headroom and has a carpeted floor with locked cupboards to one side.

There is wall light which is switched by the doorway into the Twin Bedroom

There is a window with a Roman Blind and curtain on a pole to cover.

There is a step 34cm high up to a door 135cm high by 64cm wide with a Suffolk latch leading to the Twin Room.

The Twin Room

The bedroom is carpeted with a pale beige wool carpet.

There are two wooden bed surrounds each with sprung mattress 90cm wide by 190cm long. The space to the left of the beds is at its narrowest 84cm, and to the right 93cm.

The beds have feather mattress toppers with protectors, feather pillows with protectors, winter feather duvets, and hollowfibre summer weight duvets. All bed linen is cotton or cotton percale.

Two bath towels and two hand towels are provided.

There is one bedside unit with a drawer and cupboard to either side of the bed, each with a lamp on.

There is an alarm clock/iPod player on one bedside unit with instructions in one of the drawers. There are double sockets accessible beside the bedside units.

To the right side of the bed is a chest of drawers with a mirror behind and a double socket to the right.

There is a freestanding wardrobe and dining type chair in the room.

There is a thermostatically controlled radiator under the window.

There are lined curtains on a wooden pole and a Roman Blind at the window.

There are two spots on the ceiling beams and ambient lighting behind the paneling behind the beds which are switched on the chimney breast to your right as you enter the room from the stairs.

There is a "gate" and railings before the stairs start down to the Dining room.

OUTSIDE

From the front door over the pebbled drive is the garden, mainly slight undulating lawn with log stores, a shed and a patio area with table and four chairs. The patio area is constructed with slabs which maybe slightly uneven.

We welcome your feedback to help us continuously improve if you have any comments please phone 01608 686351 or email: norfolkholidaycottage@gmail.com