

Accessibility Guide for Manor Farm Holiday Cottage

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Welcome

At Manor Farm Cottage we want to make everyone's stay in the beautiful grade II listed 17th century farmhouse cottage as enjoyable as possible. We are committed to providing suitable access for all our guests. To do so we aim to accurately describe our facilities and services providing you with knowledge about the tradition characterful cottage to help give you confidence in your booking.

This holiday cottage is rated by VisitEngland.

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At a Glance

Level Access

- The main entrance has level access.
- There is level access from the main entrance to:
 - Kitchen
 - Lounge
 - Parking Area

Access with steps

- There are steps from the main entrance to:
 - Lawn and patio area
 - Utility
 - Downstairs bathroom
 - Double bedroom
 - Family bedroom

Bedrooms

- We have non-allergic bedding.

Hearing

- The TV in the lounge has subtitles.

Visual

- We have information in large print when requested.
- Staff are available at short notice.

Other

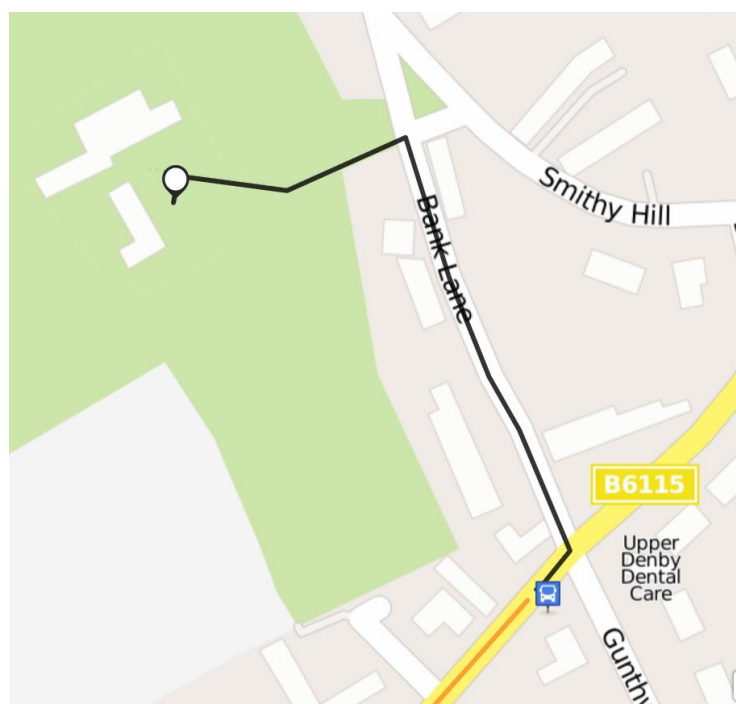
- We have a no pet policy.
- No smoking policy within the property

Getting here

Manor Farm Holiday Cottage
35 Bank Lane
Upper Denby
Huddersfield
HD8 8UT

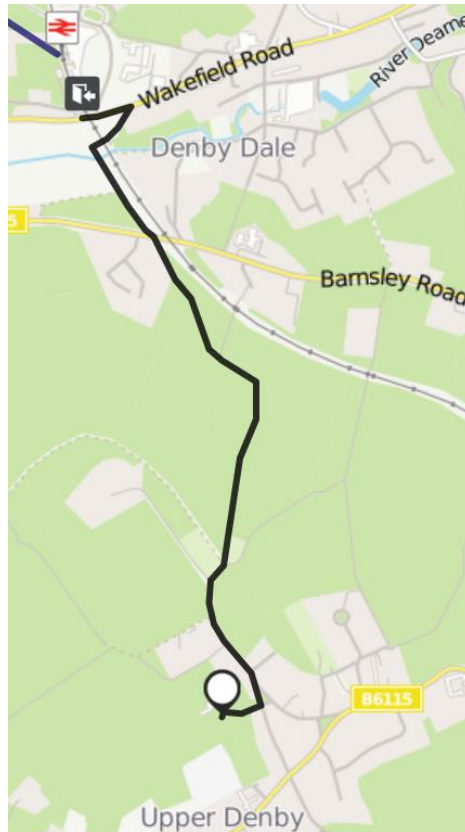
Travel by public transport

- You can get to Manor Farm cottage by bus and train.
- The nearest bus stop is in Denby Dale Bank Lane, upper Denby. The bus stop is 220 meters away from Manor Farm Cottage (approximately a 3-minute walk).



A map of the route to the nearest bus stop to Manor Farm Cottage

- The nearest train station is Denby Dale. There is a 1 mile walk to Denby Dale station from Manor Farm Cottage that will take 20-30 minutes. To drive to Denby Dale station from Manor farm cottage would be 2.6 miles and take 6 minutes.



A map of the 1 mile walk to Denby Dale Station from Manor Farm Cottage

Travel by taxi

- You can get a taxi with S H A T Travel by calling 01484 860999. Large vehicles can be requested upon booking.
- You can get a taxi with June's Travel by calling 01226 764939.

Parking

- We have an off-road secure private parking lot. The parking is less than 20 meters from the main entrance. Parking is free and at own risk.
- From the car park to the entrance, there is level access.
- The width of the gate between the parking lot and the path to the entrance is 124cm wide.
- The average width of the route is 110cm wide.



The private off road parking lot available to the customers of Manor Farm Cottage.

Arrival

Path to main entrance

- From the parking lot to the main entrance there is level access.
- The path is approximately 110cm wide- planters can be moved upon request to create more space in areas.
- The path is straight.



The path leading to the entrance.

Main entrance

- The main entrance has level access.
- The door is 760mm wide.
- The main door is side hung and manual.
- When you arrive, we can help carry your luggage.

Getting around inside

Kitchen

- The main entrance opens on to the kitchen where there is level access.
- The route is 820mm or more once through the doorway. Objects can be moved as to create more space once in the room upon request e.g. reducing the table size to seat 4 instead of 6.
- The door is 820mm wide.
- The work surface is at a height of 920mm.
- The 4 gas hobs available are at a height of 1015mm.
- The sink is at a height between 760mm and 920mm.
- The electric oven is available at a height between 290mm and 655mm.
- The crockery is in cupboards beneath the work surface at a height between 180mm and 880mm and those cupboards with draws above at a height between 180mm and 730mm.
- The cooking utensils are kept in a draw at a height between 725mm and 865mm.



The kitchen at Manor Farm Cottage.



Kitchen units with cooker, hob and sink.

Utility

- The utility is located up 2 steps from the kitchen. The bottom step has a rise of 204mm and a tread of 278mm. The next step has a rise of 185mm and the lead to a level surface. A handrail is attached to the righthand wall as you go up the steps into the utility and is situated at a height between 840mm and 850mm and has a length of 775mm.
- The doorway of the steps is 748mm.
- The next doorway into the utility is 748mm wide.
- The route is 746mm or wider.
- The work surface is at a height of 940mm.
- Above the work surface the cupboards are at a height between 140.6mm and 1954mm.
- At the side of the work surface there is a tall cupboard at a height between 170mm and 1960mm.
- A door leading to fire exit and small courtyard is 840mm wide. The access to this is 745mm due to appliance.
- A washing machine is located in the utility. The washing machine door is at a height between 340mm and 622mm.
- A freezer is located in the utility room. The lid of the freezer is at a height of 842mm.



Picture of the steps into the utility and a picture of the utility with the electrical appliances and the fire exit.

Bathroom

- Access to the bathroom is through the utility.
- The bathroom door is 748mm wide.
- The bathroom has a bath with an overhead shower at a height of 1900mm from the bottom of the bath but is adjustable. The height of the bath side is 510mm and its width is 675mm.
- The basin is 806mm high. The taps are twist operated. There is space under the basin around the pedestal. The basin is located 242mm away from the bath side.
- The toilet is 292mm away from the basin. There is 820mm in front of the toilet. The toilet seat is 440mm high.



The bathroom in Manor Farm Cottage.

Lounge

- From the main entrance to the lounge, there is level access. The route is 778mm wide, or more. The doorway into this room is 778mm wide.
- There is one two-seater sofa where the seat height is 480mm from floor and 1460mm long. There is a 1500mm clear space in front of the sofa.
- There are two armchairs with a seat height of 480mm from floor.



Access to the lounge and stairs from the Kitchen.



The Livingroom at Manor Farm Cottage.

Bedrooms

- All bedrooms are located on the second floor accessed by 10 carpeted steps each with a tread and rise of 250mm. The door to these stairs is 770mm and the access route up the stairs is 770mm wide.
- All bedrooms are not ensuite and the shared bathroom is located downstairs.
- All bedrooms have windows with pull on curtains.
- Bedrooms have ceiling lights, bedside lamps and natural daylight.
- All bedrooms are non-smoking.
- We have non-allergic bedding.
- Each bedroom has a hairdryer in the dressing table draw.
- We can move the bedroom furniture to improve accessibility upon request.

Double Bedroom

- The route to the bedroom is 770mm wide, or more. The bedroom door is 760mm wide.
- There is 1500mm at the side of the double bed by the door, 760mm the other side of the bed and 1100mm at the foot of the bed. The bed is 720mm high. There is 360mm under the bed.
- There is a window seat that is 570 mm high.
- The hooks from the floor in the wardrobe are 1870 mm high.



Double bedroom at Manor Farm Cottage.

Family Bedroom

- The route to the bedroom is 400mm wide, or more. The bedroom door is 856mm wide with a height of 168mm.
- One of the single beds is 580mm high with 190mm under the bed. The other single bed is 440mm high with 190mm under the bed. The distance between the two beds is 600mm. There is 600mm or more at the side of each bed and 1280mm or more at the foot of each bed, however this will be reduced if the double sofa bed is in use.
- The double sofa bed is 420mm high. When in use the distance between the sofa bed and the foot of each of the two single beds is 800mm.
- The height of the rail in the wardrobe from the floor is 1740mm.



The family bedroom at Manor Farm Cottage.

Getting around outside

Lawn Area

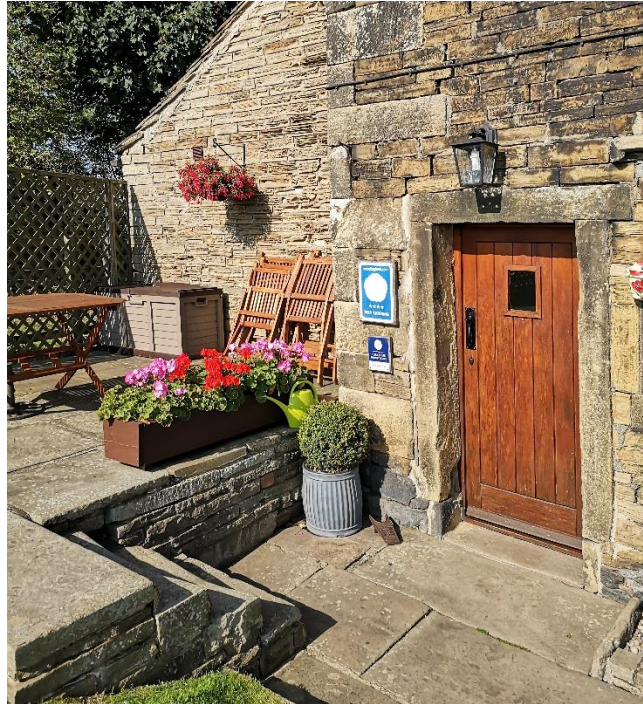
- From the main entrance to the gardens, there is a single step at an average height of 145mm. Alternatively, there are 4 steps with a tread of 250mm and a rise of 200mm directly opposite the main entrance of the cottage.



The lawn area at Manor Farm Cottage located in front of the property.

Patio Area

- From the main entrance to this area, there are 4 steps 1350mm away from the main entrance. As mentioned above, these have a tread of 250mm and a rise of 200mm.
- The patio area is level and is 2.9m wide and 3.84m long.
- The table is 760mm high with clear underspace 660mm from floor to table edge. Folding chairs have a seat height of 340mm.



The Patio area at Manor Farm Cottage located to the side of the main entrance.

Customer care support

Emergency evacuation procedures

- We have emergency evacuation procedures.

Customer care support

- All staff have disability awareness training.
- We have information in large print.
- Visitor information is also available in Easy Read format.
- Staff are available if needed.
- Guest information files in give details of local services and emergency procedures. Mobile phone reception is variable depending on your network.
- We have free wi-fi available. Due to the nature of the property the speed is variable.

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Issued by: Catherine Crossland

Tile: Business Owner