

Access Statement for Lilac Cottage, Brobury House, Brobury, Herefordshire

Introduction

Lilac Cottage is a spacious two bedroomed cottage set within the beautiful grounds of Brobury House on the banks of the River Wye. Both bedrooms and toilets are upstairs. Families and well behaved pets welcomed. Course fishing free with the cottage.

Pre-Arrival

- Please look at our website, email or telephone us for more information (see contacts below)
- Bookings may be made via email, telephone or letter.
- Our nearest train station is Hereford where taxis are available.
- A map is available if requested.
- Hay on Wye is our nearest town, 15 minutes by car.
- Hereford has a shop mobility scheme.

Arrival & Car Parking Facilities

- Off road parking is 70yds from the cottage, from where a flat, 4' wide, hard surfaced path leads directly to the front door.
- The path is well lit with sensor lighting.
- Between 10am & 5pm we ask you to park in our main car park, 80yds from the cottage.
- On arrival call at the main house 15yds from the parking where someone will take and show you over the cottage and ensure you are happy with all the facilities.

Main Entrance.

- Lilac Cottage has two small steps (3&2") at the front door, the door opening is 28".
- The tiled lobby leads (via an inner 28" door) into the main living room.

Living room.

- The spacious living room /dinner room has a three piece suite with 15" high seats.
- There is an open fire, wood is provided free, for cooler evenings, (in addition to the modern central heating throughout the cottage).
- The family table is 30"high with 25" underspace.
- TV and DVD player in situ. Good wall and spot lights. Short pile carpet.

Kitchen

- The kitchen is a light room with good facilities. The utility area to one end has a washing machine and tumble dryer.
- The floor is tiled.
- The working surfaces are 36" high.
- The backdoor, off the kitchen, is 27" wide with two steps, 3.5 & 2.5".

Stairs, Landing.

- The stairs lead off the main living room via a door.
- The stairs, which turn through 90° at the bottom, are 31" wide with a handrail on the right going up. The 12 steps have an 8" rise and are 9" deep. They and the landing have a short pile carpet.
- The landing gives direct access to the two bedrooms, bathroom and the second toilet. There are no steps.
- Good lighting in all the above.
- Floors are deep colours and the walls light.

Bedrooms & Sleeping Areas

- Lilac cottage has two bedrooms, one with a superking double bed and the other with twin beds. Bed heights all 24".
- Armchairs with 18" seats in both.
- Good colour contrasts in both rooms.
- Both doorways are 28".

Bathroom

- **Main bathroom**
- Spacious bathroom with vinyl flooring.
- Shower over the bath (21" high) which has two grab rails.
- Door width 28".
- Toilet seat 16".
- Hand basin 32".
- **Second toilet**
- Door width 28", seat 16".

Outdoor Facilities

- Our disabled toilet is situated 15yds from the car space by the back door of the main house. There are no steps, one small ramp, 4", and 30"wide door.
- Hinge down armrests in situ and space for sideways transfer from both sides.
- Hand basin has lever taps and underspace.

Grounds and Gardens

- Our grounds cover nine acres, some formal and some more natural, on a beautiful site sloping down to the River Wye.
- Partial wheelchair access is available, please ask for further details.
- There are numerous seats as you walk round and the option of using slopes or steps in most places.
- There are a number of water features and we are wildlife friendly.

Additional Information

- Orange mobile phones provide best reception, some others may work in the grounds.
- In case of emergencies contact the main house for assistance.
- We ask that dogs remain downstairs at all times.
- We are a non-smoking establishment.

Contact Information

Address: Brobury House, Brobury, by Bredwardine, Herefordshire, HR3 6BS

Telephone: 01981 500229

Email: enquiries@broburyhouse.co.uk

Website: www.broburyhouse.co.uk

Grid reference: 377477

Hours of operation: 9am - 9pm

Future Plans

- We aim to maintain Lilac Cottage to its current high standard and make improvements as appropriate.

Contact Telephone and Email Address

We welcome your feedback to help us continuously improve if you have any comments please phone 01981500229 or email enquiries@broburyhouse.co.uk