

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

Introduction

Rose 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 45yds 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.

- Rose Cottage has one small stepover at the front door (3") , the door opening is 28".
- The hall (34" wide) leads to the kitchen on the right (door 28"), stairs on the left and the living at the end (door 30").

Sitting room.

- The cosy sitting room has two settees with 17" high seats. Also a higher firm arm chair.
- There is a fireplace and wood is provided free for cooler evenings, (in addition to the modern central heating throughout the cottage).
- TV and DVD player in situ.
- Central, standard and table lights.

Kitchen

- The kitchen/diner is a spacious light room with good facilities. The utility area to one end has a washing machine and tumble dryer.
- The floor is quarry tiled.
- The working surfaces are 35" high.
- The family table is 30" high with 25" underspace.
- The backdoor, off the utility area is 27" wide with a 4.5" stepover.

Hall, Stairs, Landing.

- The hall has a quarry tile floor.
- Due to the shape of the hall it is not recommended to try to access the cottage using a wheelchair.
- The stairs, which turn through 90' at the bottom, are 28" wide with a handrail on the left going up. The 13 steps have an 8" rise and are 10" 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

- Rose 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.
- The double room has a hand basin.
- Ceiling spotlights give excellent light over the beds.
- Good colour contrasts in both rooms.
- Both doorways are 29".

Bathroom

- **Main bathroom**

- Spacious bathroom with vinyl flooring.
- Shower over the bath (22" high) which has two grab rails.
- Door width 29".
- Toilet seat 16".
- Hand basin 31".

- **Second toilet**

- Door width 26", 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 Rose 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