

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.

## **Access Statement for Humphrey Cottage**

### **Introduction**

Humphrey Cottage is an idyllic location for many types of holiday from family beach holidays, to sight seeing, bird watching or simply relaxing. The beaches are about 8 miles drive away and accessible avoiding the busy coast roads, we are a short drive from Sandringham House, Snettisham Park, Houghton Hall and many more attractions. The property is adjoining Bircham Windmill and is on slightly higher ground than the village, the surrounding land is gently undulating.

Humphrey Cottage has 2 bedrooms and sleeps 4. Both bedrooms are upstairs, there is a double bedroom, with a bunk bedroom leading off. Bircham Windmill is run as a tourist attraction, so there is the added benefit of an onsite Tearooms, Bakery and things to do. Cottage guests get free admission to the attraction. The tearooms opens for breakfast at 9am. The attraction opens to the public between 10am and 5pm.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01485578393 or email [info@birchamwindmill.co.uk](mailto:info@birchamwindmill.co.uk).



*Humphrey cottage entrance door, with car parking*

*space to the left and mill in the background.*

### **Pre-Arrival**

- The nearest station is at King's Lynn which is 14.2 miles from the cottage. Taxis are available at the station, to get from the station to the cottage, it will cost between £30 and £40 by taxi. By car the journey is 19 minutes. There is staff help available at King's Lynn station, please contact the Helpline 0800 0582844 before the day of travel to ensure arrangements are in place. There

is step free access to all platforms and booking office and ramps available for train access. Wheelchairs are also available at this station. There is a bus service to Bircham village and the mill is about 1/2 mile's walk from the village. The bus goes via Hunstanton and takes 2 hours 20 mins. It is the 402 Bus The streets are all tarmac in Bircham village as is the approach to the mill. To plan your journey simply enter your postcode and ours, which is PE31 6SJ to get directions.

- Tescos and Sainsburys will deliver to Humphrey Cottage if you would like to pre order. There is a small shop in the village selling papers, bread, milk, biscuits etc. For a larger Spar shop or Co-op you will need to go to Docking, Snettisham or Dersingham, all are about 4 miles away and we are happy to give directions.

### **Key Collection, Welcome and Car Parking**

- On arrival, please make yourself known to a member of staff in our tearooms who will direct you to the cottage and give you the key. After 5pm, the key will be left in the cottage for your arrival. If you prefer, we can leave the key in the cottage for you at any time to save you coming to collect, simply arrive and make yourselves at home! Parking for one car is available right next to the cottage - if this space is taken for any reason, we can arrange for it to be vacated for you. There is plenty more parking in the adjacent attraction car park areas. The parking areas are all gravel or grass surface and the approach to the cottage door is paving slabs. There are no high kerbs, but the ground can be uneven where it changes from gravel to paving slabs or tarmac to grass etc. There is an outside light in the cottage which we can leave on for you if you will be arriving after dark. There are no lights in the car parking space beside the cottage.



The main car park

## Entrance to Property

- The door is 81cm/32" wide, but the unobstructed gap is 70cm/27.5" wide. The stairs lead straight up from the front door and you need to turn left into the kitchen in order to shut the front door. The gap into the kitchen is 73cm/29" wide. There is a threshold, but no steps or slope. The entrance is well lit by an outside light. The floor covering inside the entrance is a door mat on top of a tiled floor, with lino in the kitchen immediately to your left and short pile carpet in the sitting room immediately to your right.



The left turn into the kitchen from the front door.

## Halls, Stairs, Landings, Passageways

- The stairs and landing is well lit with ceiling lights, the stairs are 77cm/30" wide. There is one wooden banister on the right as you go up the 12 steps. The carpet is brown and the banister and doorways are all cream.



*The stairs leading up from the sitting room*

## Sitting Room/Lounge

- The sitting room and dining room are all one. It is all on the level with brown, short pile carpet. As you go in there is a round table with four chairs with seat cushions, but without arms. The clear height under the table is 68cm/26.75" There is a widescreen digital television with remote control and a DVD player. Lighting is natural daylight and by night, overhead lighting and lamps. There is one, two seater sofa and two single seater matching comfy chairs with a round coffee table in the centre. All the furniture in the sitting room and dining room is movable.



*The sitting room and dining area. TV and stairs are to the left and the dining table is to the right with one chair visible in the picture.*

## Dining Room

- See sitting room.

## Kitchen

- The kitchen is off the dining room area. There is level access and the kitchen floor is lino with a short pile carpet rug runner in the centre. There is no door to the kitchen, but the door way has a frame which is painted cream, the linofloor is a tiled pattern. The work tops are 92cm/36" high. There is a high shelf, cupboards above the worktops and the microwave is also high, these are all 160cm/62" high. The microwave is fixed, but the items in the cupboards and on the shelf can all be moved. The oven has a drop down door for the grill and a side opening door for the main oven. The fridge/freezer is under counter, so the lowest shelf is very near the floor. The sink has a mixer tap with twist operated hot and cold taps. There is a cordless kettle revolving 360 degrees. The kitchen is light with a big central sash window and at night is lit by under cupboard work top lights and wall mounted lights - they are on separate switches so you can adjust the level of lighting.

## **Bedrooms and Sleeping Areas**

- The double bedroom is situated at the top of the stairs to your right, it is level throughout the double bedroom, but there is a step down into the bunk bedroom which leads off the double. The gap at the end of the bed, between the bed and the wall is 60cm/24" The double bed is 63cm/25" with no gap beneath. The bunk beds have a 20cm/8" gap beneath. The bottom bunk is 50cm/20" from the floor to the top of the mattress, the top bunk is 130cm/51" to the top of the mattress. All the carpets are brown colours with cream woodwork, door frames and doors. There are bedside lamps for all beds as well as ceiling lights. There is one wardrobe in the double room with a rail (not adjustable) and a drawer under. There is a television in the double room with remote control.



*Entrance to the main bedroom, note the small threshold*

## **Bathrooms, Shower-rooms and Toilets**

- The bathroom is on the left as you come up the stairs, there is a small square landing at the top of the stairs between the stairs, bathroom and bedroom. The bathroom has two steps down into it. The floor is a wood pattern lino. The door is 71cm/28" wide.



Bathroom steps

- The WC is 46cm/18" floor to seat height. The washbasin has a clear space under and is 79cm/31" high. There are no grab rails in the bathroom. There is a heated towel rail and a bath with a shower over. The side of the bath is 50cm/22" high. The floor is brown wood effect lino and the woodwork is cream. The room is lit by a ceiling light and a light over the sink there is also a window for daylight. The taps are all twist operated.



*Bathroom, photo taken from landing*

## **Garden**

- The garden is an open access shared garden on one side with a private small patio area by the cottage front door. There is a garden door out of the sitting room which steps out onto paving slabs initially then grass, all step free access although the door does have a threshold. There are chairs and tables and picnic benches outside as well as chairs and a table on the private patio area. The garden is all open plan with no narrow pathways.

## **Contact Information**

Address (Inc postcode): Bircham Windmill Snettisham Road

Telephone: 01485578393

Email: [info@birchamwindmill.co.uk](mailto:info@birchamwindmill.co.uk)

Website: [www.birchamwindmill.co.uk](http://www.birchamwindmill.co.uk)

Grid Reference: TF606 3272

Hours Of Operation: Tourist attraction open from 10-5, tearoom open 9-5, telephone contact 8-8 or 24 hours in the event of an emergency.

Local Equipment Hire: Shopmobility in King's Lynn 01553 770310

Local Accessible Taxi: Steve's taxi service 01485 540019