

ACCESS STATEMENT FOR THORPLAND MANOR BARNES

Introduction

Thorpland Manor Barnes is a small complex of 6 self-catering holiday cottages with an outdoor swimming pool and other leisure facilities. Peacefully situated on the edge of the Fens in the small village of Runcton Holme in Norfolk.

Gable Barn and **Archway Barn** are both **suitable for one wheelchair user.**

Sleep 6 people + cot.

Purlin Barn and **Pantiles Barn** sleep 6 people + cot.

Timbers Barn sleeps 5 people + cot.

Rafters Barn sleeps 4 people + cot.

Please look at our website for more details on each individual property.

Pre-Arrival

- We have an excellent website www.thorplandmanorbarns.co.uk
- Enquiries and bookings can be made via email, fax or telephone.
- The nearest main bus stop is at Runcton Holme X roads (½ Mile)
- The nearest main train station is in Downham Market (4½ Miles)

Arrival & Car Parking Facilities

- Arrival time is after 4.00pm unless other arrangements have been made with the owners. Please notify us of expected arrival time to arrange collection of keys.
- We are 125 yards from the main road and have two large car parks situated behind the cottages.
- Level drop off points where cars may be parked close by for people with mobility problems.
- Block paved courtyard with slight incline to entrance door of Gable, Archway, Purlin and Pantiles Barns.
- Open planned with paths to all cottages.
- Paving slab path to Timbers Barn then 2 steps 10cm high into cottage.
- Paving slab path to Rafters Barn then 1 step 10cm high into cottage.

- Gravel drive and parking areas.
- If you require help with your luggage please ask. We will be pleased to assist in whatever way we can.
- Departure time is before 10.00am.

Main Entrance & Reception

- Thorpland Manor Barns is well signposted at the main entrance to the complex.
- On arrival please park your car at the back of the cottages. Then call at Thorpland Manor (through the white gate next to Rafters Barn) to collect the keys and meet Mary and Derek (the owners) who will be pleased to show you around the accommodation.

Public Areas – General (internal)

- Not Available.

Public Areas – WC

- **Hot tub/Sauna room & Games room.** Open hours 9.00 till 21.00. Block paved path leading to single storey building with wheelchair access. Tiled floor.
- **Toilet** with fixed and hinged handrail situated in the Hot tub/Sauna room. Wash hand basin with fixed handrail on right hand side. Wheelchair access.
- Level entry **Shower & Changing room** situated in the Hot tub/Sauna room. Wheelchair access.

Restaurant /Dining Room, Bar & Lounges, Take Away & Café

- No public Restaurants, Bars, Cafes etc. available on site.
- Information on local Restaurants, Take away and Pub food is available in each cottage.

Laundry

- Washing machine, tumble dryer, iron etc. are provided in each cottage.

- There is no laundry facility on site.
- Nearest public Laundry or Dry cleaners: - Downham Market

Shop

- Not available on site.
- The nearest Shop/Post Office is in Watlington. Approx. 2 miles.

Treatment Room/s

- Not Available on site.

Shared Indoor Leisure Facilities

- All indoor public rooms have wheelchair access and tiled floors.
- All indoor public rooms are centrally heated during the winter months.
- **Hot Tub Spa and Sauna, Toilet, Changing room with Shower.** No more than 6 people to use the Hot Tub at any time. A booking facility is available. Open hours 9.00 till 21.00. **Towels are not provided.**
- Games room with **Pool Table** and **Table football.** **Tourist Information Brochures. Exchange Book Library. DVD and Video Library.** Open hours 9.00 till 21.00

These facilities are for residents use only.

Shared Outdoor Leisure Facilities

- 28'x 14'' heated (80° F) outdoors **Swimming pool** open May to end October with table, chairs and sun loungers situated on two sides. Graduating step the length of swimming pool, height 12 cm to 25 cm onto the paved area around the pool. Swimming pool depth is from 3'3'' graduating to 5'9''. There are Roman steps (4) into the shallow end of the pool.

The swimming pool and sun loungers are for residents use only.

- Children's **Wooden Play Tower** e.g. swings, slide, rock climbing wall etc.
- Carp **Fishing** in the farm reservoir approx. 270 metres from Thorpland Manor Barns entrance. Car parking area at base of reservoir. Steep grass slope ascending to grass bank.

- Village, River and Farm **Walks**. A free brochure is available giving routes, distances and a map. Stout shoes or boots should be worn for your own safety.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- None available on site.
- Licensed village club (families welcome) and village playing field with children's playground equipment. Distance 1 mile approx. from Thorpland Manor Barns.

Bedrooms

- **Gable Barn & Archway Barn** have a **downstairs bedroom** with Twin beds 61cm high, 42cm gape between beds, 90cm one side, 146cm at foot of beds. Small glass top bedside chest of draws with lamp. Switch for main light at bedside. Wardrobe with rail height 130cm. Attached glass top dressing table with draws 82cm high and a stool. **Upstairs bedrooms.** 1 twin bedroom and a double four-poster bedroom.
- **Purlin Barn** has 2 twin bedrooms and a king-size bedroom with en-suite. All upstairs. Switch for main light at bedside.
- **Pantiles Barn** has 1 twin bedroom, 1 double bedroom and a king-size bedroom with en-suite. All upstairs. Switch for main light at bedside.
- **Timbers Barn** has 1 twin bedroom, a small single bedroom and a double bedroom with en-suite. All upstairs.
- **Rafters Barn** has 2 double bedrooms one has a four-poster bed. Both upstairs.

Please see our web site for detailed layout description of each cottage.

Stairs

- **Gable & Archway Barns stairs to First floor bedrooms** 13 steps x 20cm high. Straight staircase. Firm wooden handrail. Wooden gate at the top of the stairs for child safety.
- **Purlin & Pantiles Barns stairs to first floor bedrooms.** 13 steps x 20cm high. Straight staircase. Firm wooden handrail. Wooden gate at the top of the stairs for child safety.

- **Timbers Barn stairs to First floor bedrooms.** 13 steps x 20cm high. One 90°-angle bend. Firm wooden handrail. Wooden gate at the top of the stairs for child safety.
- **Rafters Barn stairs to First floor bedrooms.** 13 steps x 20cm high. One 90°-angle bend. Firm wooden handrail. Wooden gate at the top of stairs for child safety.

Bathrooms, Shower-room & WC

- **Gable Barn & Archway Barn** have a downstairs wet room suitable for people with disabilities. Level entry shower with wall-mounted pull down seat and handrails. Non-slip flooring. Bath 53cm high with small handles. Non-slip bath mat. Toilet has two fixed and one hinged handrail. Small wash-hand basin with clear under access space, mirror above basin and handrail each side. Situated next to the bedroom. Upstairs – shower with glass sliding doors, toilet and wash hand basin in vanity unit.
- **Purlin & Pantiles Barns-** Downstairs toilet and wash hand basin. Upstairs bathroom. Bath 53cm high, toilet, wash hand basin in vanity unit. En-suite main bedroom- toilet, wash hand basin in vanity unit, and shower with glass sliding doors.
- **Timbers Barn** – Downstairs toilet and wash hand basin. Upstairs bathroom. Bath 55cm high, toilet, wash hand basin in large vanity unit. En-suite main bedroom- toilet, pedestal wash hand basin and shower with curtain.
- **Rafters Barn** - Upstairs bathroom. Bath 55cm high, toilet, wash hand basin in large vanity unit.
- A slip resistant bath mat is provided in each cottage.

Self-Catering Kitchen

- The kitchen is very well equipped in all cottages with an electric oven, gas hob (exception-Rafters Barn and Timbers Barn have electric hobs) microwave, dishwasher, fridge/freezer, auto washing machine, tumble dryer, iron and kettle.
- The level floor surface is tiled.
- Work surfaces are 90cm high and all have ample space for food preparation.
- There is no access space under sink.

- Gable & Archway Barns are fitted with a hinged kitchen worktop area with clear under access space 79cm height x 53cm width x 57cm depth to wall.
- Oven situated in base kitchen unit. Oven door opens downwards.
- Microwave is on kitchen worktop but may be moved to a lower position in Gable or Archway Barns.

Caravans, Holiday Homes & Twin Units

- Not Available.

Touring Facilities (Holiday Parks)

- Not Available.

Boats – Narrow Boat, Cruiser & Hotel Boat

- Not Available.

Attractions (Displays, exhibits, rides etc.)

- Not available on site.
- Brochures are available on the many local attractions in the area.

Grounds & Gardens

- The grounds are open-planned with a gravel drive and parking areas. Small areas with grass and garden. Chimney pots, pig and cattle feeders filled with bedding plants are positioned in strategic places. Block paved courtyard with brick raised water feature. Paths are block paved or paving slabs.
- Each cottage has its own patio and barbecue area.
- Wooden railed grass area with children's playground equipment.
- Wooden railed grass horse or cattle paddocks at front of barns.

Additional Information

- “Welcome Host” and “Welcome All” certified.
- 4 star graded by Visit Britain.
- Member of Farm Stay UK. and Farm Stay East Anglia.
- Each Cottage contains a folder with detailed information on how all the electrical appliances work.
- Each cottage contains a folder with Tourist information on places to visit, restaurants, pubs etc.
- Mobile phone reception is poor in the accommodation but good outside in the grounds.
- Smoking is not permitted in the cottages or public rooms e.g. Games Room, Spa and Sauna. If you wish to smoke please do so outside.
- No dogs/pets are permitted. A registered assistance dog is accepted.
- Gas central heating is provided in all Cottages and public rooms.
- All pillows and duvets in the accommodation are allergy-free. Beds are made up ready for your arrival. Towels are provided for your use in the cottage only. We ask guests to bring their own beach towels for swimming, hot tub and sauna use.
- Cot linen, pillows etc. are not provided.
- All cottages have a wooden gate at the top of the stairs for child safety. This can be hooked back when not needed.
- All properties have Colour T.V with teletext, video, cordless kettle, hairdryer, gas hob (Rafters & Timbers Barn have an electric hob), electric cooker, microwave, dishwasher, fridge/freezer, automatic washing machine, tumble dryer, iron, radio alarm clock.
- Gable, Archway, Purlin and Pantiles Barns have Video/D.V.D.
- There are no “extras” to pay. Everything is included in the booking price e.g. electricity, gas, fishing, pool table, sauna etc.
- Lockable building for bicycle storage.

Contact Information

- Address: Thorpland Manor Barns, Downham Road, Runcton Holme, King's Lynn, Norfolk. PE33 0AD
- Telephone: 01553 810409
- Fax: 01553 811831
- Mobile: 07880728405
- Email: mary@thorplandmanorbarns.co.uk
- Website: www.thorplandmanorbarns.co.uk
- Grid reference: TF 6108 5635
- Hours of operation: Phone 9am – 9pm 7 days a week. Answer machine if no one is available.
- Owners Emergency Contact numbers: 01553 810409 or 07860598803 or 07880728405
- Local equipment hire companies: Mobility Plus, Downham Market: Phone 01366 386376
- Local accessible taxi number: Barry's Cars Ltd. King's Lynn: Phone 01553 777733
- Local public transport numbers
Bus: Phone 01553 776980 or web www.norfolkgreen.co.uk
Trains: Phone Customer Services Team 0845 026 4700.
Assisted Travel 0800 058 2844
You can purchase many tickets on-line at www.firstcapitalconnect.co.uk

If you would like further information please look at our website or phone Mary or Derek on 01553 810409. We will be pleased to help in whatever way we can.