



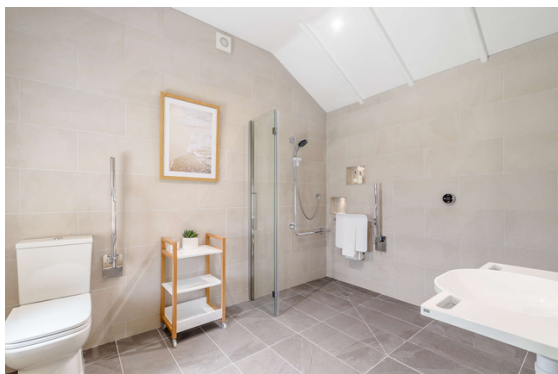
Accessibility Guide for Vale Cottage

Vale Cottage is an impressive two-storey, four bedroomed, wheelchair accessible cottage. Sleeping up to eight people with two accessible ground floor bedrooms, this spacious property provides the perfect place for all generations to enjoy time together.

We appreciate that every guest has different access requirements, so if this guide does not answer your questions, please do not hesitate to get in touch.

Contact Details

Hayley Ward
hayley@wellspringfarm.co.uk
01723 850180
wellspringfarm.co.uk





Accessibility Guide for Vale Cottage

At a Glance

- Cars can pull right up to a level pathway leading to the main cottage entrance
- Level access from the main entrance to the entire ground floor
- Two ground floor bedrooms, one with level, walk in wetroom, shower seat and grab rails
- Open plan lounge, kitchen and dining space
- Large patio area and enclosed garden



Level Access Bedrooms

- There is level access from the main entrance to the bedroom
- The route to the bedroom is 750mm wide or more
- The bedroom door is 750mm wide or more
- There is unobstructed floor space of 1200mm x 900mm or more
- The bathroom has a level access shower





Accessibility Guide for Vale Cottage

Our Address

Wellspring Farm Holiday Cottages
Cockmoor Road
Sawdon
Scarborough
YO13 9EG

Parking & Entrance

- Vale Cottage has its own private carpark less than 50 metres from the main entrance. Parking spaces for up to 4 cars.
- The car park surface is crushed gravel. It is, however, possible for cars to pull up right next to the solid surface path that leads to the entrance.
- There is level access from the car park to the entrance. The route is 900mm wide or more.
- The entrance door to Vale Cottage is 870mm wide.
- The main door is side hung and manual.
- There is a 70mm threshold at the main entrance door but a ramp is available.



Main entrance door showing 70mm lip to the entrance.



Gravel car parking surface leading to stone flagged pathway to the cottage.



Car parking for four vehicles on gravel surface.



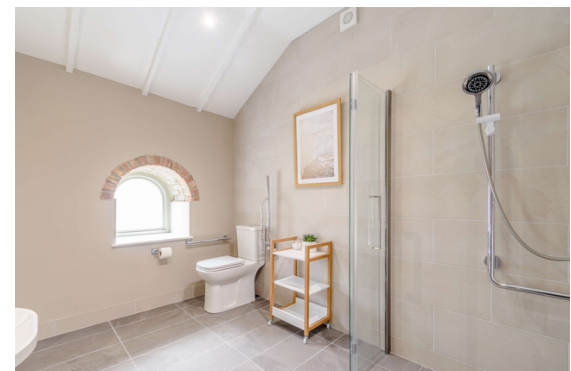
Accessibility Guide for Vale Cottage

Accessible Bedroom One with Wet Room, Ground Floor

- The route to the bedroom is 850mm wide or more. The bedroom door is 850mm wide. There is 1300mm at the side of the bed. The bed is 630mm high. There is 150mm under the bed.
- There is a low clothes rail. You can use the rail sitting down.
- The bedroom is flexible (either double or twin). The bathroom is ensuite. The bathroom door is 1000mm wide.
- The bathroom has a level access shower with a seat. There is a shower chair available. The level access shower has handrails.
- The toilets have handrails. The direction of transfer onto the toilet is to the right. There is 1000mm at the side of the toilet.
- There is 1500mm in front of the toilet. The toilet seat is 480mm high.



'Zip and link' king size bed.



Spacious wet room with folding shower screen and shower chair.



Right hand transfer toilet with grab rails and portable shelved trolley.



Accessibility Guide for Vale Cottage

Accessible Bedroom One with Wet Room, Ground Floor (contd.)

- The basin is 700mm high. The taps are lever operated. There is space under the basin, with no pedestal or boxing.
- The walls and the bathroom fittings have high colour contrast.
- This accessible bedroom is extremely spacious, with flexible furniture, and can easily accommodate an electric profiling bed, should anyone wish to hire one.
- Bed blocks are available to create a 150mm gap underneath the bed in order to facilitate the use of a mobile hoist. A mobile hoist is available for guest use.



'Zip and link' king size bed.



Spacious wet room with folding shower screen and shower chair.



Wardrobe with lowered rail and dressing table.



Accessibility Guide for Vale Cottage

Open Plan Kitchen & Dining Room

- Vale Cottage has an open plan kitchen and dining room
- There is level access from the main entrance to the kitchen
- The route is 750mm wide or more. The door is 750mm wide.
- The work surface is available at a height between 650mm and 900mm.
- The hob is available at a height between 650mm and 900mm.
- The sink is available at a height between 650mm and 900mm.
- The oven is available at a height between 650mm and 900mm.
- The table and plates have high colour contrast.
- This open plan kitchen diner has a central island and there is easy access around this space.



Open plan kitchen with central island and separate dining table.



Easy access, low level cupboard storage.



Open plan lounge area.



Accessibility Guide for Vale Cottage

Open Plan Lounge

- There is level access from the main entrance to the lounge. The route is 750mm wide or more. The door is 750mm wide.
- This area has a wood burning stove and two fireside chairs which have a seat height of 450mm. There is also a sofa with a seat height of 400mm. Throws are provided and chair raiser blocks are available on request.
- There is a Smart TV with subtitle and audio descriptions available, along with a DVD player and board games.
- Glazed doors, which are over 1000mm wide, lead onto the stone flagged patio with seating area.



Open plan kitchen and dining area plus open plan lounge.



Open plan lounge area.

Laundry Room

- There is level access from the main entrance to this area. The route is 730mm wide or more. The door is 730mm wide.
- The laundry room houses a washing machine with tumble dryer on top. Cleaning equipment, including a vacuum cleaner, mop and bucket is also located here.



Open plan lounge area.



Accessibility Guide for Vale Cottage

Gardens

- There is level access from the main entrance to the gardens. The route is 880mm wide or more.
- The private garden for Vale Cottage is directly outside the property and includes a patio area with wheelchair accessible seating, bird feeders, BBQ, children's play house, garden toys and lawn with a large, elevated viewing pod.
- The viewing pod is accessed via a flight of wooden steps, which have good visual contrast to the step edges. There are also handrails on both sides. This makes an ideal 'quiet space' for autistic guests.
- There is also a rose garden and orchard at the property, which are shared with the other cottages on site.



Stone flagged patio area with seating.



Elevated viewing pod in the garden.



Gated entrance to rose garden with gravel surface.

Accessibility Guide for Vale Cottage

Accessibility Equipment

We understand how difficult it is to bring all your accessibility equipment with you, so we endeavour to provide items that might make your life a little easier during your stay at Vale Cottage. The following items are available:

- Tilt-in-Space Shower Commode Chair
- Invacare Birdie Evo Mobile Hoist
- Invacare Aquatec Galaxy Folding Shower Chair
- Elephant Feet Bed Blocks
- Portable Suction Grab Rails
- Rubber Threshold Ramp

