

ACCESSIBILITY STATEMENT

Duke's Lodge is a fine Victorian farmhouse, completed in 1870 and built on the site of a hunting lodge. It therefore has many interesting architectural features, including some wonderful high ceilings and characterful (ie. slightly uneven) floors. We have put heart and soul into transforming this, our former farmhouse home, into wonderfully welcoming retreat – one which is as comfortable and as friendly as possible, for each and every one of our guests.

With this firmly in mind, we have created a beautiful **adapted en-suite bedroom for two on the ground floor.** It includes electrically operated twin beds and its shower room is especially designed to be accessible for guests with limited mobility.

Access to Duke's Lodge 'on the level' is through the back and side doors - there are two steps up to the front door – and once inside, the ground floor living rooms all have flat level access with very low door thresholds.

For information around the hire of additional mobility equipment, please see the end of this document.

ARRIVAL & CAR PARKING FACILITIES

There is lots of free parking outside the Lodge on the flat area of concrete at the back of the farmhouse, and also on the gently sloping gravel driveway.

Cars can be parked immediately outside the side door of Duke's Lodge or the utility room door, with plenty of room for access to the vehicle.

Motion-sensor operated lights provide lighting outside the property at night.

Please note that the pathway to the main front door has two steps.

To ensure that your accommodation is ready we ask that guests do not arrive before 4.00pm. earlier arrival may be possible by prior arrangement.

ACCESS INSIDE & OUTSIDE THE PROPERTY

There are no lifts in Duke's Lodge.

Entrances

- **The side door entrance** (0.96m door width) leads to a hallway (1.9m width min.) with access to the downstairs toilet, the separate East and West Living Rooms, The Hub (kitchen/ dining room), en-suite adapted double/ twin bedroom ("The Stable") and the games room.
- **The main staircase** and back staircase (both 1m width) rise from the main hallway. Both have a banister on one side.
- **The entrance hall** has a tiled floor. The rest of the hallways are wooden floors, furnished with loose rugs.

Outdoor Terraces / Grounds

- **East Terrace:** Access is via a sliding door from The Hub (kitchen/ dining room). There is a small lip on the threshold.
- **The Sunken Garden** (flag-stoned dining terrace): Access is via a door to the rear garden with a weatherboard lip of 2cms.
- **The Upper Terrace / Hot Tub :** Access is from the Sunken Garden - via steps or a ramp.
- **The Lawned Garden:** Access is via a ramp.

PUBLIC AREAS – DETAILS / NEED TO KNOW

Connectivity

- Duke's Lodge does not have a public phone.
- Mobile phone reception is available (all networks), although it may sometimes be necessary to move around the property to achieve optimal reception.
- Wi- Fi is available throughout the house.

Lighting

- This varies from room to room. Most rooms have central pendants. All bedrooms have bedside lights.
- All bedrooms have a rechargeable torch fitted to a plug socket. These can be removed and used in an emergency or a power cut.

Hallways

- Both the upstairs and downstairs hallways are painted off-white.
- Their two staircases are both carpeted and have handrails. The staircases are 100cm width with turns.

Downstairs Cloakroom

- There is one ground floor toilet and shower room for general use.
- The door opens onto the hallway.
- The area is 1.3m by 1.8m, plus the walk- in shower area.

The Kitchen

- The kitchen is open plan to the dining room – ie. at one end of 'The Hub'. It has one entrance door (0.83m width) via the main hallway.
- The floor has underfloor heating and vinyl tiles. There is a good colour contrast between walls, floors, cupboards and other surfaces.
- The fitted units have solid doors and quartz work surfaces (worktop height: 0.91m)
- There is plenty of china, cutlery and glassware to cater for all guests.

- Appliances include:
 - large professional range cooker
 - microwave
 - large American-style fridge/freezer
 - additional larder fridge plus a wine fridge
 - 2 dishwashers
 - 2 toasters
 - 2 kettles
 - 2 coffee machines

The Dining Room

- The dining room is open plan to the kitchen – ie. at one end of 'The Hub'. It has one entrance door. This via the hallway and kitchen (0.83m width).
- It has vinyl tiles and underfloor heating.. The long dining table measures 3.8 m (12ft 6ins) long by 1.4m (4ft 6ins) wide. The height of the under space of the table is 0.74m from the floor and the table is 0.76m high.
- There are 16 chairs with fabric seats and no arms (all moveable). The chairs are approx. 0.47m high.

The East & West Living Rooms

Each of the spacious living rooms has:

- wooden floors with large loose rugs
- a wood burner with a large tiled hearth in front
- moveable sofas (on castors) with loose cushions
- side lighting and a main chandelier.

The Bedrooms

There are 7 en-suite bedrooms at Duke's Lodge, all located within the main house. There is a hanging space or wardrobe, chests of drawers and mirrors in every bedroom.

- Non feather duvets and pillows are provided in each room.
- Extra blankets and pillows are available.
- White bed linen and towels are provided free of charge.

Ground Floor twin/double – The Stable

- This has room for wheelchair access (doorways 0.82m wide).
- Beds have memory foam mattresses and electric height and position controls (only available when made up as twin beds).
- Flooring in the bedroom is vinyl with loose laid rugs.
- The large en-suite has a
 - large walk in shower (entrance 0.88m wide) with seat and grab rail
 - wall hung basin (0.88m high)
 - comfort height toilet (0.51cm) with grab rail

First Floor – 4 twin/doubles, 2 family rooms

Family rooms have 3 singles or a double and a single in each room. All upstairs bedrooms have:

- wooden floors with rugs
- en-suite shower room - one has a shower *and* a bath.

Bathrooms

There are 6 en-suite shower rooms on the first floor

There is 1 en-suite shower room and one additional shower room on the ground floor.

Laundry

There is a front loading domestic washer/dryer in the utility room

An iron and ironing board is provided

Outdoor Facilities

All guests are welcome to use the garden.

- Sun loungers, chairs and tables are available
- The garden has steps to some sections and slopes on a slight hill.
- Garden access is via rear doors (involves steps) or via the dining room door.
- There is a terrace outside which can be accessed without using steps.

NEED TO KNOW – ADDITIONAL INFORMATION

Fire alarms: The house is fitted with fire alarms throughout

Fire extinguishers: There are fire extinguishers at the top and bottom of the main stairs, and a small fire extinguisher / fire blanket in the kitchen.

There is a strictly no smoking and no candle policy. Smoking is permitted in the garden. There are sand pots provided for used cigarette ends.

No fireworks are allowed under any circumstances.

Local information: On booking, guests are given access to our online guest portal. There are also comprehensive information folders provided in the property.

Mobile phone reception is reasonable.

Full fibre broadband is available throughout the house, and outside in the immediate surroundings. All television are smart tvs and are wired into the internet.

Please note that the layout may be subject to change.

Questions?

Please ring for individual requirements not available in this document.

HIRE OF ADDITIONAL MOBILITY EQUIPMENT

This can be arranged through Broadland Mobility – T: 0800 151 0255/ 07493 651 959 (closed Sundays) or visit broadlandmobilityco.uk. This company will also deliver and collect.

Alternatively, the local Red Cross also offer a free of charge equipment loan service