

Burrows Accessibility Guide

This accessibility guide is for The Burrows self catering holiday accommodation does not contain personal opinions as to our suitability for those with access needs but aims to accurately describe the facilities and services we offer to all our visitors.

Guests with specific access of mobility needs should contact us directly before booking to ensure that the cottage is suitable for your needs.

The Burrows, Carpenters Farm Holidays, St Mary's Road, Aingers Green, Essex CO78NJ

Introduction

Completed in 2021, The Burrows is a detached new build holiday property offering spacious, modern and luxurious accommodation. It is well suited for those seeking a self-catering holiday in the countryside whilst having the convenience of a working farm, Pottery and photographic studio, cafe and fishing reservoir on site plus only 5 miles from award winning sandy beaches.

The Burrows which together with The Hayloft holiday let, is part of Carpenters Farm Holidays and sits overlooking our 100-acre arable farm and orchards. It is located in a quiet hamlet set back from the road approximately one mile from the centre of Great Bentley Village. There are 4 bedrooms at The Burrows, sleeping up to 8 guests plus a cot, with ground floor living and upstairs bedrooms.

We look forward to welcoming you. If you have any queries or require any assistance, please phone on 01206 251741 (office hours) or 07796 642755.

Pre arrival

*The nearest train station is one mile away in the village of Great Bentley with services to/from Clacton, Walton, Colchester and Liverpool Street (London) and Ipswich, Norwich and Great Yarmouth via Colchester. For train tables please refer to www.nationalrail.co.uk

*The nearest bus stop is on St Mary's Road. Turn right out of the farm and the stops are approximately $\frac{3}{4}$ of the way along the road. There is no shelter. The paths are uneven in places.

*The no.77A Arriva (Kent & Thameside) bus runs 4 times a day - Monday to Friday only, to Colchester from St Osyth via Aingers Green, Great Bentley, Frating and Elmstead Market.

Key collection, Welcome and car parking

- The key can be found in the key box located on the wall by the front entrance to the property in case of delayed arrival however we aim to meet all our guests on arrival between 4 and 6 pm to give a thorough handover
- The key box code will be emailed to you prior to your arrival day
- Parking is available outside the property entrance for up to three cars.
The parking area has block paving with a walkway leading to the accommodation flanked by grass beds

- The property frontage is lit at night by 4 exterior wall mounted lights and recessed downlighters in the porch canopy. These can be used in motion sensor mode as a security feature.

Entrance to Property

- The front door is 780 mm wide.
- The front door is a level threshold.
- The entrance is lit by downlighters in the porch canopy.
- The floor covering inside the entrance is a non slip large door mat leading to wooden flooring.
- All the flooring downstairs is engineered oak wood. All the doors are lacquered wood.

Hall

- Shoe storage unit with padded top, suitable for sitting on
- Wall mounted hooks for coats , keys etc
- Under stairs cupboard for storage , small door 560 mm wide by 1280mm high (slopes away)
- Runner mat with non slip back

Lounge area

- Accessed from the hall through a doorway 780 mm wide.
- The room has a mixture of seating with 2 three seater reclining sofas with non feather cushions , fabric covered cube stools , two low level coffee table and one rug
- In the fireplace is a log burning stove accompanied by a basket of logs
- There is a 43 inch Smart widescreen television with remote control and subtitles on a swivel wall bracket
- There is a bay window facing the front of the property with cushions and a foam pad
- Lighting is a mixture of natural daylight, wall and ceiling lights , a lamp and a standard lamp plus the lights are dimmer controlled
- Colour contrast... light walls, dark sofas and curtains

Dining Room

- Accessed from the hall with exit to the patio and garden through fully glazed patio doors which are 1170 mm wide
- The dining area consists of 4 chairs, one table and fitted bench seating along two walls with removable non feather cushion pads
- The table measures 780 mm x 1750mm and is 850 mm high
- Chairs x 4 (all moveable) are upholstered with removable covers and no arms
- There is free space around 2 sides of the table.
- A corner unit with cupboard sits behind the door
- Lighting is natural daylight, a ceiling light and recessed downlighters over the table
- There is a doormat inside the patio doors
- Colour contrast.... Light walls, black and silver decorative accessories and chairs

Playroom

- Accessed from the hall through a doorway 780 mm wide
- The room has one two seater leather sofa, a storage sideboard, a leather effect bean bag and non feather cushions with a non slip rug on the floor. There is a 32 inch LCD television with remote control on a wall bracket and a games station
- Lighting is a mix of natural daylight, 2 wall lights and a ceiling light
- Colour contrast...light walls, dark sofa

Kitchen

- Accessed from the hall through a doorway 780 mm wide
- This area leads to the utility room, the kitchen and an exit to the patio and garden through fully glazed floor to ceiling bi-fold doors.
- The doors of both identical ovens drop down and are 1000 mm above the floor. The doors are 470 mm in length
- The hob is 920 mm above the floor
- Worktops and sink are 920 mm above the floor
- Fully integrated Fridge freezer, dishwasher and recycling bins
- Part integrated fitted microwave oven at eye level. 440 mm above the worktop
- The wall cupboards may have shelves that can only be accessed on a stool (provided) due to their height. Glasses and crockery can be moved to lower cupboards, if required please request this when booking.
- All cupboards have soft self closing fittings
- The kitchen is very well lit with natural daylight, under cupboard lighting, recessed downlighters, LCD strip lighting on glass cupboard shelves, plinth lights and 3 pendant lights over the breakfast bar.
- Seating includes one 2 seater leather settee and 3 fabric covered wooden bar stools
- There is one rug by the bi-fold doors and a non slip door mat
- The 32 in TV is wall mounted and has a remote control
- Exit through the bi-fold doors is on a level threshold . If the whole unit is opened up an opening of 2.65 m is created
- Colour contrasts...light walls, light and dark grey cupboard doors, dark sofa, white and silver fleck quartz worktops

Utility Room

- Accessed from the hall through a doorway 780 mm wide
- Wall and under counter storage cupboards. Worktop and sink
- External half glazed door leading to side path and garden with a step down. There is a non slip door mat inside the door.
- Lit by natural daylight and recessed downlighters
- Colour contrast... light walls, wood floor , dark grey cupboard doors, white and silver fleck quartz worktop

Downstairs Cloakroom

- Accessed from the hall with an outward opening door 780 mm wide
- A WC, vanity sink unit and storage cupboards
- Lighting is by natural daylight (frosted window) with recessed downlighters
- Colour contrast...light walls, dark vanity cupboard doors, grey storage cupboard doors, wood floor

Stairs and Landing

- The stairs are kite winders, having a right turn three quarters of the way up.
- The floor covering is short pile carpet.
- There are banisters on the right all the way up.
- There is no handrail on the left.
- The stairs are lit by a large hanging pendant multifocal light with a wall light on the landing
- Colour contrast...dark carpet, white spindles, wooden handrail, light walls
- Child safe Stair gates can easily be attached. Two are supplied. One for top, One for bottom.
- The landing leads to all 4 bedrooms, the shared bathroom and airing cupboard.

Family Bathroom and Ensuite Shower rooms

- The door opening to bathrooms is 710 mm wide.
- Door opening to en suite bathroom is 710 mm wide.
- Floor covering to all is non-slip vinyl tile
- Lighting to by either natural daylight, recessed ceiling downlighters and illuminated over sink mirrors
- The showers can be used hands free. They do not have seats
- Non slip bath mats are provided.
- There is a shaver socket in the shared bathroom.
- All bathrooms have shelves, vanity units and heated towel rails.
- The bath is 620 mm high and 520 mm wide

Bedrooms

All beds have hypoallergenic duvets, cushions and pillows.

Master

- The bedroom door is 710 mm wide. The entrance to the room narrows past the dressing table to 600 mm
- Situated at the back of the property with farm views from a large window dressed by full length curtains
- There are 2 bedside tables with 3 drawers
- Lighting is by natural daylight, ceiling light , wall lights (individually controlled) on either side of the bed and a lamp
- The bed is a king size mattress sleigh bed
- It is 580 mm from top of mattress to floor.
- There is a fitted double cupboard with hanging and shelf space. One door is mirrored

- The 1 drawer large dressing table has a wall mounted mirror over and a tub chair
- The en suite is accessed through an inward opening door measuring 710mm wide
- The en suite shower door has an opening maximum 590 mm wide

Bedroom 2

- Situated immediately ahead at the top of the stairs
- Accessed through a doorway measuring 710 mm wide
- Lit with natural light and a pendant ceiling light, 2 wall mounted bedside lights and a lamp
- There is one double wardrobe with hanging and shelf space.
- There are 2 bedside tables with 3 drawers on each side of the bed.
- The large dressing table with 2 drawers and a mirror
- The double mattress is on a divan base with 2 drawers, height 570 mm from top to floor.
- The en suite doorway is 710 mm wide
- The shower door opening is 380 mm

Bedroom 3 twin room

- Door opening is 710 mm. This room faces the front of the property
- The metal single beds have access from one side only with a bedside cupboard in between, the gap in between the beds is 480 mm
- There is a 2 door fitted wardrobe with hanging and shelf space. One door is mirrored.
- The room is lit with a mixture of natural daylight , wall lights (one above each bed) and a lamp
- The dressing table has 2 drawers and a mirror

Bedroom 4

- Accessed through a doorway measuring 710 mm wide
- This room faces the rear of the property with farm views
- Lit with natural light and a pendant ceiling light, and bedside lamps
- There is one double fitted wardrobe with hanging and shelf space. One door is mirrored
- There are 2 bedside tables with 2 drawers on each side of the bed.
- The dressing table has 2 drawers and a wall mirror
- There is a low-level double bed with height 470 mm from top to floor.

All bedrooms offer good colour contrast between the dark floor, light walls, wooden doors, decorative accessories, wall art and pictures. There is an alarm clock, a hairdryer and hooks on the back of all bathroom doors.

Garden/patio area

- This area is reached from the kitchen, dining room, utility room and from a side path leading from the front of the property with a double wooden gate of an opening 1020mm in width
- It is level with patio slabs , edged with a brick wall 440mm high with end pillars either side of 2 openings to the lawn, both with one step down

- The 7 seater hot tub sits on the patio against the house nearest to the patio doors.
- There is a garden table and 8 chairs situated outside the Bi fold doors.
- The area is lit at night with one external light over the hot tub, brick lights within the wall x 4
- There are 2 flower beds either side of the garden from the patio down approximately 1/3 of the garden.
- 6ft wooden fence panels line both sides of the lawn with a post and rail fence at the bottom of the garden which has rabbit fencing attached. This allows security to prevent small children escaping but preserving the views to the orchards and farmland.

Additional Information

- Heating downstairs is guest controlled underfloor heating. Upstairs heating is by means of radiators with thermostatic control.
- Power sockets are all at floor level with kitchen sockets above the worktop ,kitchen ones with USB ports
- No dogs or smoking indoors allowed.
- Free Wifi is available in the Hayloft. Mobile phone reception can be variable depending on provider
- The nearest A and E department is at Colchester, approx 13 miles away. There is a minor injuries unit there also and one in Clacton approx 8 miles away.
- There is a collection of leaflets detailing nearby attractions with contact details where accessibility guides can be requested.
- Plug socket covers can be provided

Contact Information

- Address The Burrows

St Mary's Road
Aingers Green
Great Bentley
CO78NJ

- Telephone number of owners (onsite) : 01206 251741
- Mobile: 07785541282 or 07796642755
- Email stay@carpentersfarmholdays.co.uk
- Grid reference TM 11742011/ 611740,220110
- Hours of operation - Open all year round