

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.

Monkhall 2, part of Monkhall Cottages. Access Statement

Introduction

Monkhall 2 is ideal for those who want a truly memorable self-catering holiday, with peace and tranquillity in an idyllic rural setting, and Hereford City centre just 5 miles away. It sleeps up to 6 people and has 3 bedrooms, 2 of which are en suite. The middle floor room that is not en suite has a shower and toilet at the bottom of the first stairway.

If you have any queries or require assistance please phone on 01432 352900 or 07971 407475, or email using the contact form on our website.

Pre-Arrival

- Our website is www.monkhallcottages.co.uk. Bookings can be made online or by telephone on 01432 352900.
- The nearest bus stop is on the A49 Hereford to Ross-on-Wye road at Callow Marsh Garage, approximately 2,000 metres from the cottage. Bus times can vary, for further details contact the bus operator on 01432 260211.
- The nearest train station is Hereford 5 miles away. The nearest high-speed train station is Newport (Monmouthshire) 35 miles away with a 1h 33min journey time to London Paddington.
- We are only 700 metres off the Hereford to Abergavenny Sustrans cycle route.
- The property is situated at the end of a 700-metre private drive, the immediate area around Monkhall 2 is slightly sloping with a fine gravel surface. Access to the property is up 1 step of 220mm in height.
- We can accept your pre-ordered shopping for delivery on the day of your arrival through www.sainsburys.co.uk , www.tesco.com , www.asda.com or www.waitrose.com all in Hereford.
- Our brochure with hire rates for The Stables and this Access Statement are available in larger print on request.

Key Collection, Welcome and Car Parking

- The key can be collected from the owner's property, which is opposite The Stables.
- Parking is available for 4 cars immediately opposite Monkhall 2. The parking area has a gravel surface and is well lit at night by an overhead Halogen light.

Entrance to Property

- The front door is 1000mm wide.
- There is 1 step to the front door, which is 220mm high.
- The entrance is well lit at night.
- The floor inside the entrance is Karn dean tiles with an external mat.

Kitchen

- The kitchen is on the ground floor with level entry from the front door.
- The kitchen is fully fitted with quartzite work tops at 910mm, and an island with wooden work top at 910mm. There is a Belling 'range' cooker, with 2 ovens and a grill. The main "open out" door handle height is 750mm. The fridge/freezer has highest shelf at 1700mm and lowest draw in freezer at 460mm.
- Lighting is natural daylight and by night levels are controlled by a mixture of overhead lights, wall lights.
- The flooring is Karn dean tiles throughout.
- The dining table is 1200mm x 1200mm with an underneath clearance of 660mm, seating 8 people. There is non-movable bench seating on 2 sides, with 4 moveable chairs on the other 2 sides.

Utility Room

- The utility room has a clothes washer / drier machine with handle at 600mm.
- There is an adjustable clothes drying rack and a small work top at 910mm.

Downstairs Toilet / Shower Room

- Suitable for less able guests.
- The toilet / shower room is accessed from the utility room (door width 740mm).
- All floors are Karn dean tiles.
- The shower door handle height is 1100mm, with a 250mm step to get in.

First Stairway

- The upstairs living room and bedrooms are accessed up a narrow stairway, width 880mm.
- The stairs and landing are well lit using ceiling lights.
- The staircase to the first floor has 1 change of direction with 17 steps and a handrail on one side.

Barn Room (First Floor Bedroom)

- The barn room has an en suite toilet and easy access to the downstairs shower room.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in each bedroom.
- The height of all beds from the top of the mattress to the floor is 700mm.
- All bedrooms have carpet floors.

Second Stairway

- The upstairs living room and next 2 bedrooms are accessed up a steep stairway, width 1050mm.
- The stairs and landing are well lit using ceiling lights.
- The staircase to the second floor has 14 steps and a handrail on one side.

Upstairs Lounge

- The lounge is situated on the second floor with wonderful views of the surrounding farmland.
- The lounge is accessed from the second stairway through a door (door width 820mm).
- The lounge has a mixture of seating with leather sofas and chairs with non-feather cushions, together with a central low coffee table.
- There is a Samsung widescreen digital television with remote control, subtitles, a DVD player.
- The round 'cards' table is 980mm in diameter with an underneath clearance of 660mm, seating 4 people. All chairs are moveable and there is free area all around the table.

Master Bedroom

- This bedroom is accessed from the second stairway through a door (door width 780mm).
- The master bedroom has an en suite shower and bath. Opposite the en suite is a dressing room with clothes hangers and shelves.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in each bedroom.
- The height of all beds from the top of the mattress to the floor is 700mm.
- All bedrooms have carpet floors.

Top Bedroom

- This bedroom is accessed from the lounge through a low and narrow door (door width 640mm).
- The top bedroom has an en suite shower and toilet.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in each bedroom.
- The height of all beds from the top of the mattress to the floor is 700mm.
- All bedrooms have carpet floors.
- The top bedroom has a king-size double bed and a cot available on request.

En-Suite Shower Bathrooms and Toilet

- The top bedroom en suite has stone tiled floor, with a 45mm step to enter. The shower has 120mm step.
- The master bedroom en suite has Karn dean tiled flooring, with step free access from the master bedroom. The shower has a 230mm step to enter.
- The downstairs toilet and shower room has Karn dean tiled flooring.
- All are well lit with overhead lights and a fluorescent light incorporated in the mirror.

Garden

- We have outdoor seating adjacent to the kitchen window, with a pub-style picnic bench. This can be accessed from the front door by one step of 220mm.
- The garden area has a number a mid-size lawns that are shared with the main house.

Additional Information

- Assistance dogs are welcome.
- All areas in the cottage have good colour contrast between the floor, doors and walls. All doors and doorframes are wood and walls are light in colour.
- The mobile phone reception can be poor.
- The nearest General Hospital (Hereford) has an A&E unit and walk in centre.
- There is also a list of nearby attractions and details of their Access Statements for information, where available.

Contact Information

Address: Monkhall Court, Callow, Hereford, Herefordshire, HR2 8DA.

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Email: sally@monkhall.com

Website: www.monkhallcottages.co.uk

Grid Reference: Ordnance Survey Sheet 189, Grid reference
SO 348 233

Hours Of Operation: Open year-round.

Local Carers: Kemble Care 01432 352443

Local Mobility Equipment Hire: TPG Disabled Aids 01432 351666

Local Accessible Taxi: City Taxis 01432 355155

: Benny's Cabs 01432 359055

Local Public Transport: Bus 01432 260211

: Train 08456 040500