

# Access Statement for 'Hawthorn' Group Lodges (2 Bedroom Lodges)

*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 to all of our guests/visitors.*

- **Introduction**

We aim to accommodate the needs of all of our guests at 'Wighill Manor Lodges'. This is a summary of the facilities available in our 'Hawthorn' group of lodges. The lodges are all single storey and of timber construction. The decor throughout is light natural pine and all the rooms are well lit by natural light with large windows and good electric lighting. The property is fully centrally heated and double glazed. The lodge is extremely well insulated and designed for all year round living.

We look forward to welcoming you. If you have any queries or require any assistance please telephone on 01937 833688 or email [rgandmj@hotmail.com](mailto:rgandmj@hotmail.com).

- **Pre-Arrival**

Wighill Manor Lodges are located on Manor House Farm in the small Yorkshire village of Wighill. Wighill is 2 miles from Tadcaster and 5 miles from the local market town of Wetherby. The nearest bus stop is at the centre of the village 500m from the lodge site. There is no bus shelter and the bus service is very limited. The Bus route is No.37 and operates on weekdays and Saturdays. There is no Sunday service. Timetable and routing are available at:

<http://getdown.org.uk/bus/bus/37.shtml>.

- **Arrival & Car Parking Facilities**

On arrival at the farm, please call at the house and we will escort you to the lodge. Access to the lodge is via tarmaced and gravelled driveways and is suitable to accommodate most regular sized vehicles. Parking, for two vehicles, is at the rear of the property. The access road and parking area have a loose gravelled surface. The walkway to the lodge is also loose gravel. The farmyard is lit by motion sensor lights, the access road to the lodges is marked by solar powered marker lights and a motion sensor light is mounted on the front of the lodge by the main entrance door.

- **Entrance to property**

The entrance to the property is at the side. It is accessed via a loose gravel pathway and up 2 wooden steps, 102 cm wide, with handrails to gain access to the wooden decking area at the side of the lodge. The entrance door is 70 cm wide. This brings you into the hallway. The entrance is well lit by a motion sensor exterior light. The floor covering immediately inside the entrance is lino. An internal door mat is provided.

- **Hallway**

The hall area is well lit with numerous ceiling light clusters. The main entrance door is full length opaque safety glass providing natural lighting in its immediate vicinity. The passageways are 70 cm wide. The floor covering immediately inside the doorway is lino and then short pile carpet throughout the remainder.

- **Kitchen / Dining Area**

The kitchen is fully equipped with – oven & hob, extractor fan, microwave, fridge/freezer, kettle, toaster, washing machine & dryer, dishwasher. The sink has a mixer tap with 'side-on' twist turn taps. The work units and sink are 91 cm high. The high level wall units are 149 cm from the floor and are used to store the glasses and crockery. Other kitchen items are stored in the low-level cupboard units. The door of the oven drops down and the handle is 70 cm above the floor. The highest shelf in the fridge/freezer is 150 cm and the lowest drawer in the freezer is just above floor level. The dining area has a wooden table, 77 cm high with 66 cm space underneath, and seats 4 persons. The width between the table legs is 54 cm and 120 cm. The chairs (all moveable) are 48 cm high and high backed with no arms. There is free space around the table. The flooring in the kitchen area is lino. Lighting is natural daylight and ceiling mounted light clusters. Under unit lighting is also available.

- **Lounge**

The lounge contains 2 fabric covered sofas, 43 cm high. There is an occasional table with lamp, coffee table, imitation electric wood burning stove, DVD player and a wall mounted wide screen flat screen LCD TV. The lounge also has an in-built radio and MP3 player system. The radio, TV, DVD and stove can all be controlled via remote controls. Furniture can be moved. Lighting is natural daylight and a ceiling mounted light cluster, 2 wall mounted lights and a table lamp. Light switches are 112 cm from the floor. The flooring is short pile fitted carpet.

- **Master Bedroom**

The master bedroom contains a double bed. The bedroom is accessed from the hallway through a doorway 55 cm wide. The bedroom has short pile fitted carpet. Bedroom furniture comprises a double bed, 2 bedside tables with drawers and lamps, a chest of drawers and a full sized wardrobe with sliding doors and internal shelving. The top of the bed mattress is 58 cm above the floor. The top of the chest of drawers is 88 cm, the handles for the wardrobes are 100 cm above the floor. Space is limited down each side of the bed. The gap between the bedframe and walls is 31 cm and 45 cm on the other side. Lighting is natural daylight, 2 wall mounted over-bed lights and 2 bedside lamps. The window is covered with a roman blind. The cleat for the blind pull is 169 cm above floor level. Bedding is non-feather.

- **En suite**

The En-suite is accessed from the master bedroom via a door 58 cm wide. The floor covering is lino. The shower cubicle has a 900mm tray and the tray lip is 14 cm

above the floor level. The shower is accessed via a sliding concertina door. When the door is fully open the gap created is 55 cm. The shower door is not designed to support a persons' body weight. The shower mixer tap is 122 cm above the shower tray and the shower head can be moved on its 'rail' from 145 cm to 195 cm above the shower tray level. The shower head can be removed from the 'rail' if required. No grab handles or seat are provided in the shower. There is a WC, 43 cm high and a basin, 83 cm high with ¼ turn taps. Above the basin is a glass shelf which is 115 cm above the floor. Above the shelf is a mirror with internal lighting. Lighting is natural daylight and a ceiling mounted light. Natural daylight is provided via a ceiling Velux window.

- **Bedroom 1**

Bedroom 1 is a twin single bed bedroom. The bedroom is accessed from the hallway through a doorway 55 cm wide. The bedroom has short pile fitted carpet. Bedroom furniture comprises 2 single beds, 1 bedside table with drawers and a lamp and a full sized wardrobe with sliding doors and internal shelving. The top of the bed mattress is 58 cm above the floor. The handles for the wardrobes are 100 cm above the floor. Space is limited between the beds, the gap from bedframe to bedframe is 85 cm. Lighting is natural daylight, 2 wall mounted over-bed lights and 1 bedside lamp. The window is covered with a roman blind. The cleat for the blind pull is 169 cm above floor level. Bedding is non-feather.

- **Bathroom**

The bathroom is accessed from the hallway via a door 55 cm wide. The floor covering is lino. There is a double ended bath, 56 cm high, with ¼ turn taps. The shower curtain is a glass screen hinged at the wall, it has limited movement. The shower mixer tap is 115 cm above the bath base and the shower head can be moved on its 'rail' from 130 cm to 180 cm above the bath base. The shower head can be removed from the 'rail' if required. No grab handles or seat are provided in the bath area. There is a WC, 43 cm high and a basin, 83 cm high with with ¼ turn taps. Above the basin is a glass shelf which is 108 cm above the floor. Above the shelf is a mirror with internal lighting. Lighting is natural daylight and a ceiling mounted light. The window is opaque and is covered with a venetian blind. The cleat for the blind pull is 170 cm above floor level.

- **Decking Area**

The front of the lodge comprises a 3.4m deep decking area which spans the width of the unit. The decking is grooved planking. The hot-tub is sunk into the decking area and is covered by a child proof cover. If you have any doubts about your suitability to use the hot-tub you should seek professional medical advice prior to doing so. A table and chair set is also provided in the decking area as is a Bar-B-Q in season.

- **Grounds**

The lodge immediately overlooks a meadow field and then open countryside. The view is uninterrupted. The lodges are located in a 10 arce grass field which also contains a 2 acre artesian fed fishing lake. Access is available around the lake and

the surface is grassed and compacted soil. Access varies depending upon the time of year. Fishing is available for our guests.

- **Additional information**

We do not allow any pets or animals. Mobile phone reception can be poor. The nearest General Hospital with an A&E unit is either Harrogate, 13 miles (Approx 36 mins), or York District, 13 miles (Approx 28 mins). Further information is provided in the lodge welcome and information folder.

- **Contact Information**

Address : Wighill Manor Lodges, Wighill, Tadcaster, North Yorkshire, LS24 8BT.

Telephone : 01937 833688

Email : [rgandmj@hotmail.com](mailto:rgandmj@hotmail.com)

Website : [www.wighillmanorlodges.com](http://www.wighillmanorlodges.com)

Grid Reference : OS Map Reference: 105-SE475474

Hours of Operation : All year, 24 hours.