

## **ACCESS STATEMENT FOR**

Swifts Cottage , Syderstone , Norfolk

### **INTRODUCTION**

Swifts Cottage is an nineteenth century cottage situated in the village of Syderstone, and conveniently located for access to the North Norfolk coast.

It has now been modernised into a comfortably furnished three bedroomed cottage that retains its character and unique features such as exposed beams and a log burner in the lounge.

There is an enclosed courtyard style garden and beyond that a shared gravel driveway that leads to a large grassed garden amounting to a quarter of an acre. The cottage has field views from the front and rear.

### **PRE ARRIVAL**

We deal with enquiries by telephone, text, email, phone and post. All our details are on our website, and all information can be sent in large print on request.

Directions to the cottage are either emailed or posted prior to your stay, and a google map grid reference is supplied for your convenience, as is the postcode for satellite navigation users.

Key collection is by key safe at the property, and the access code for this is sent with pre arrival paperwork either by email or post.

The nearest railway station is at either Kings Lynn (22 miles approx) or Norwich (26 miles approx). The nearest bus station is at Fakenham (5 miles approx) and there is a daily service to Syderstone village. Fakenham also has a number of taxi firms that cover the surrounding area. The bus stop in Syderstone is approx 300 metres from the cottage, and has a bus timetable and bus shelter with seating.

There is a friendly local pub in the village called the Lynn Arms as well as a Chinese restaurant that also does takeaway food. The local village hall( Amy Robstart) operates a post office service on selected days in the week. All these facilities are within 400 metres of the cottage.

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## **ARRIVAL AND CAR PARK FACILITIES**

Parking is available at the front of the property on the road, and is also available to the rear of the property accessed by a shared drive. There is parking at the rear of the property for two vehicles. There is a street light opposite the property.

Initial access to the cottage is from the front door. There is a step up into the front garden and another step directly in front of the property some four metres approx further forward. The door keyhole is approx 107cm high from the height of the outside step, and the door itself opens to a widest width of 70cm.

## **MAIN ENTRANCE**

The front door is 70cm wide, with the key hole positioned 107cm from the ground (step height) The entrance hallway has a light switch for both within the entrance area lighting and also for the outside light.

Contact information is kept within the cottage folder and this is located in the dining area on the dresser shelf.

## **PUBLIC AREAS- HALL, STAIRS, LANDING AND CORRIDOR**

The small entrance hallway gives access to the stairs, which lies directly ahead. To the right is the door to the lounge. The handle is located on the left side of the door, and is at a height of 95cm from the ground. The door is 72cm wide. To the left of the entrance hallway is the door to the dining room and kitchen. The door handle is located on the right side of the door and is at a height of 95cm from the ground. The door is 72cm wide.

The stairway has 11 steps, with a quarter landing 8 steps up that gives access to the second double bedroom. The latch on this door is a Suffolk latch, and it is right sided and 120 cm high from the floor.

Three steps further (Of which two are left hand winders) leads to the upstairs landing. Each step is 21cm high.

To the left is the bathroom, with the door handle to the right and positioned 95cm high from the ground.

Directly ahead lies the second toilet with vanity sink. The door handle is to the left and positioned at a height of 95cm from the ground.

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To the right of the toilet lies the twin bedroom. The door handle is on the right at a height of 95cm from ground level.

The Main double bedroom is opposite the twin room. The door handle is on the left of the door and is at a height of 95cm from the ground.

All upstairs doors are 72cm wide, apart from the second double bedroom which has a door that is 77cm wide. There is a light switch to the left of the stairwell facing down, and this lights the upper landing area and stairwell. The stairwell rail is on the right side going up, and left side going down.

Decor within this area is contrasty, with doors and stairwell rail light wood, and walls either white or magnolia.

### **PUBLIC AREA- SITTING ROOM, LOUNGE**

The lounge has laminate wood flooring throughout. To the rear of the lounge there are French doors that open inwards to a maximum width of 130cm. These give access to the courtyard garden. The lounge is spacious and most furniture can be repositioned easily.

### **KITCHEN and DINING ROOM**

The kitchen and dining room have laminate wood flooring throughout. The work surfaces are 92cm high. The sink mixer tap has traditional turn twist hot and cold handles. The rear stable door leads to the courtyard garden. The door handle is on the left of the door and is 95cm high from the ground. The door opens to a width of 69cms.

### **BATHROOM**

The bathroom has an over bath electric shower. The height of the top of the bath from the floor is 53cm. The bathroom is spacious, and the sink height is 83cm. There is also a toilet of standard height in here. The flooring is laminate wood.

### **SECOND TOILET**

The separate toilet has exposed wooden floorboards. It is a small room that also houses a vanity basin that is 83cm high.

### **(GROUNDS AND GARDENS**

The front garden is mainly laid to lawn, and has a gentle incline towards the front door.

The rear courtyard garden is accessed via the kitchen backdoor, the French

doors in the lounge or the rear courtyard garden gate. The rear gate is 125cm wide and opens from the right side if facing out from the house. The garden is predominantly gravelled with plant borders and narrow decking alongside the rear of the house. The decking is 5cm off the gravelled area.

The extended garden beyond the shared gravel driveway is laid to lawn. There is a pathway with a gradual slope that takes you to the main body of the garden. Towards the rear of the garden there is a firepit. This is brick built to a depth of approx 40cm and has a diameter of approx 75cm. This firepit has a safety lid for when it is not in use.

### **ADDITIONAL INFORMATION**

Swifts Cottage is non smoking.

### **SHOPPING**

The nearest general store/newsagent is at West Rudham which is approx 3 miles away. The nearest supermarket is Morrisons in Fakenham. There are Fish and Chip shops in fakenham, Docking and Burnham Market.

### **CONTACT INFORMATION**

#### **TELEPHONE**

Landline 01733 311362

Mobile 07970 960505 ( Colin Leftley)

#### **EMAIL**

[mail@swiftscottagenorfolk.co.uk](mailto:mail@swiftscottagenorfolk.co.uk)

#### **WEBSITE**

[www.swiftscottagenorfolk.co.uk](http://www.swiftscottagenorfolk.co.uk)

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#### **GRID REFERENCE**

Multimap link

<http://www.multimap.com/maps/?qs=pe31+8ry&countryCode=GB>

## **EMERGENCY NUMBERS**

Mobile: 07970 960505 ( Colin Leftley)

Landline: 01733 311362

## **LOCAL CARERS**

Cavendish Consultants, Home care services

Wells Glebe Farm, Sharrington Road, Bale, Fakenham, NR21 0QY

Tel: **01328 878687**

## **LOCAL EQUIPMENT HIRE COMPANIES**

A1 Mobility

Warren Avenue, Fakenham, NR21 8NP

Tel: **01328 863543**

## **LOCAL PUBLIC TRANSPORT NUMBERS**

Norfolk Green. CoastHopper bus service for the North Norfolk coast.

Tel: **01553 776980**

HYPERLINK "<http://www.norfolkgreen.co.uk>" [www.norfolkgreen.co.uk](http://www.norfolkgreen.co.uk) ( for timetable and cost information)

## **LOCAL ACCESSIBLE TAXI NUMBERS**

Courtesy Cabs of Fakenham

Stratton Place, Bridge St,

Fakenham,

Norfolk

NR21 9AN

Tel: **01328 855500**

Tiny's Taxis

40, Moor Lane, Sculthorpe, Fakenham, Norfolk NR21 9PX

Tel: **01328 856314**

Coastal Cars

38b, Creake Rd, Sculthorpe, Fakenham, Norfolk NR21 9NQ

Tel: **01328 711114**

Elite Travel

6, Baxter Close, Fakenham, Norfolk NR21 8LE

Tel: **01328 851346**

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Near and Far  
29 North Park, fakenham, NR21 9RG  
Tel: **01328 853636**

### **FUTURE PLANS**

Upgrade lounge room television to a 30" wall mounted flat screen. Provide a small chest freezer in the kitchen area.

We are also going to improve upon our green credentials and make alterations to the way Swifts cottage is managed. We also want to give more information on local transport and mobility options, so that cars can be left behind!

We welcome your feedback. Please contact us with your ideas on how we can make things better.