

Access Statement for The Piggery, Hereford

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.

Introduction

The Piggery is a Grade II Listed, one-bedroom, detached, self-catering holiday cottage located just four miles from Hereford and less than two miles from the main A49. Although The Piggery is tucked away amid rolling hills and open countryside, it is superbly located for couples wishing to explore Herefordshire and South Wales with easy access to all the main destinations.

The Piggery was converted from a farm building into a dwelling in 2004. It was extensively refurbished and updated in May 2015 and now comfortably sleeps two adults with a large open-plan contemporary kitchen and dining space, a separate lounge with doors to the secluded pigsty patio, separate bedroom with king-size bed, dressing room and bathroom (complete with a spa bath), all on one level. Although predominantly a 'couples retreat' we can also accommodate parents wishing to bring a baby or toddler and a travel cot can be provided. The property is situated at the end of a driveway, tucked behind the owner's home, but is completely self-contained and the only holiday cottage on the property. Use of the land and gardens (over one acre) is encouraged.

We look forward to welcoming you. If you have any queries or require any assistance please telephone 01432 360562 or 07966 387060. Emails can be sent via our website: www.thepiggeryhereford.co.uk.

Pre-Arrival

Managed by Arriva Trains Wales, Hereford railway station is approximately 4 miles away and serves the city of Hereford. It lies on the Welsh Marches line between Leominster and Abergavenny and is the western terminus of the Cotswolds line. The nearest high-speed train station is Newport, Monmouthshire, which is 35 miles away with a 1 hour 33 minutes journey time to London Paddington. It also has an hourly London Midland service from Birmingham. A good service operates to Cardiff.

There are many taxis companies services operating in the Hereford area. Station taxis are located by the train station: 01432 268123.

The Piggery is about 1 km from the Hereford to Abergavenny Sustrans cycle route.

The Piggery is not on a bus route and is more suitable for visitors by car. However, there are good buses services running out of Hereford Bus Terminal to surrounding towns and cities. Timetables are available from Hereford Council; please refer to www.herefordshire.gov.uk/media/7963980/bus_guide_from_0515.pdf.

The nearest bus stop is on the A49 Hereford to Ross-on-Wye road at Callow Marsh Garage, approximately 3 kms from the cottage. Bus times can vary. For further details, contact the bus operator on 01432 260211.

The Piggery is along a lane that links the A465 with the A49. Although there are several footpaths along the lane, there are no pavements. Walking along the lane is not advised.

Information about equipment aids for disabled guests can be found 2 miles away at Mobility Aid in Hereford: The Kindle Centre, Room M, Asda Stores, Belmont Court, Hereford, HR2 7JE. Telephone 01432 373 020. This operates on Mondays, Wednesdays and Fridays from 10.00 am to 12 noon and 1.00 pm to 4.00 pm.

All local supermarkets deliver to Haywood Lane. Tesco's is the closest supermarket, approximately 1 mile away. With advance notice, we are happy to accept and decant your delivery into The Piggery kitchen fridge and freezer, etc. Hereford has all the main supermarkets: www.sainsburys.co.uk, www.tesco.com, www.asda.co.uk and www.waitrose.co.uk.

Key Collection, Welcome and Car Parking

The key to property will be left in The Piggery front door unless otherwise stated. The key ring has a key to the front and back patio doors.

We will be delighted to greet you and conduct a familiarization tour on your arrival. However, we understand that some guests wish to be left to settle in and unpack without intrusion. Please find us at the Roman Byre on your arrival if you would like to meet.

Pull into the driveway and drive passed the Roman Byre (the old cow shed) on your left and The Piggery is at the top of the drive. Parking is right outside The Piggery front door. Once unloaded, you may wish to move your car to the side of the property, but it is up to you; there is easy access and plenty of room.

There is a level surface on the driveway and a large artificial grass entrance mat outside the front door.

The area is well lit at night by motion sensor lights.

Entrance to Property

The front door is 780 mm / 30.5 ins wide with a clear door opening width of 700 mm / 27.5 ins.

There is one step up to the front door (230 mm / 9 ins).

There are no handrails.

The entrance is well lit by a large eight bulb ceiling chandelier with on / off switches located just inside, and to the left of, the front door.

The floor covering inside the entrance is a short-pile mat with wooden surround.

Halls, Stairs, Landings, Passageways

The Piggery has an open-plan living space with access to rooms directly from it, all at ground level.

The Piggery has slate tile flooring throughout (with occasional rugs in some rooms).

All areas are well lit using a combination of ceiling and spot lights.

Once inside, there are only two steps in the property and these lead up to the bathroom. The steps are tiled and wood-fronted with a rise of 150 mm / 6 ins and 120 mm / 5 ins.

There are no handrails.

The small passageway to the bathroom is 840 mm / 33 ins and is well lit by a spotlight overhead.

The aperture to the dressing room is only 590 mm / 23 ins with reduced head-height too.

The bathroom and bedroom doors have a clear door opening width of 700 mm / 27.5 ins with no raised thresholds.

The double doors to the lounge open to 900 mm/ 35.5 ins with no raised thresholds. Front and back door thresholds rise to 60 mm / 2.5 ins.

Sitting Room / Lounge

The lounge is accessed through double doors from the open-plan living area / kitchen.

The double doors open to 900 mm / 35.5 ins.

The room has a mixture of seating with two firm sofas (that convert into large single beds) and a wing back chair with arms.

The sofas measure 1780 mm / 70 ins in length, at a height of 400 mm / 16 ins. Back rest heights are positioned at 480 mm / 19 ins and both sofa have arm rests to each end.

The wing-back chair (with arms) has a wide seat of 630 mm / 25 ins, at a height of 500 mm / 19.5 ins. the back rest is 750 mm / 29.5 ins.

There is a flat widescreen 42 in digital television with remote control, subtitles, and a DVD player. The TV is situated on a cabinet 550 mm / 21.5 ins high.

Lighting is natural daylight and by night levels are controlled by a ceiling light, a free-standing angle-poise light and a table lamp,

Three occasional tables of different heights are around the room and can be moved.

The audio equipment is on a table.

Access to the patio doors (which lead outside) are unobstructed although there is a threshold rise of 60 mm / 2.5 ins.

Flooring is slate tiled throughout with a long pile rug in the centre of the room.

Dining Room

The dining room is situated within the open-plan living space, which incorporates the kitchen, a wood-burning stove and additional seating.

The circular dining table (1150 mm / 45.5 ins) has legs on each corner. The tabletop is 650 mm / 25.5 ins from the floor to the lowest point of the table (under space) and is 750 mm / 29.5 ins high.

The table is positioned into a corner with dining chairs around. There is open space around the opposite side of the table.

There are four chairs (all moveable) with removable padded seats that have no arms. The seat height of the chairs is 440 mm / 17.5 ins.

Lighting is natural daylight with two large ceiling chandeliers.

Flooring is slate tiled throughout.

Kitchen

The kitchen is situated within the open-plan living space, which incorporates the dining area, with step free, level access from the front door.

The open-plan aperture to the kitchen area is 800 mm / 31.5 ins wide.

All units are below the work-surface; there are no wall-mounted cupboards.

Worktop and sink are 930 mm / 36.6 ins above the floor. The taps have a 500 mm / 19.5 ins reach.

The gas oven and grill are also under worktop level. The grill door is 850 mm / 33.5 ins from the floor and drops down. The oven door handle is 600 mm / 23.5 ins up from the floor and the door drops down to 70 mm / 3 ins parallel to the floor.

The gas hob and microwave are 1000 mm / 39.5 ins from the floor (on top of the worktop).

A free-standing retro American-type fridge freezer has a left-hand hinge to make access easier to it from the kitchen. The highest shelf in the fridge is 1200 mm / 47 ins and lowest is 300 mm / 12 ins. The freezer compartment is integrated into the top of the fridge, with door handle 130 mm / 51 ins from the floor.

The open- plan living space is well lit with two ceiling chandeliers and the kitchen has its own glass ceiling lamp over the work area.

Flooring is slate tiled throughout.

Bedrooms and Sleeping Areas

There is one bedroom, with a king-size bed and step-free level access from the front door and open-plan living space.

The doorway to the ground floor bedroom is 700 mm / 27.5 ins wide without obstruction or threshold.

Furniture cannot be easily rearranged because of the nature of the walls and sloping roof. There is some reduced head height in the bedroom and leading in to the dressing room area.

The space next to the bed is approximately 1300 mm / 51 ins.

The height of the mattress is 530 mm / 21 ins from the floor.

Lighting is natural daylight at night there is a ceiling light and bedside lamps to each night stand.

There is good contrast between the floor colour (grey) and wall colour (cream).

The floor is tiled throughout with two small rugs to each side of the bed.

A sofa bed for use by a personal assistant / carer or friend / family member is available in the lounge.

The wardrobes, storage and dressing table are located in a separate dressing room area, just off the bedroom, accessed via a small doorway (590 mm / 23 ins wide) with restricted head height.

The midi-height wardrobe rails are positioned at 1000 mm / 39.5 ins. All other drawers and shelves are below 1000 mm.

Flooring is slate tiled throughout with a rug in the centre of the dressing area.

Bathrooms, Shower-rooms and Toilets

There are two steps leading up to the bathroom from the open-plan living space. The steps are tiled and wood-fronted with a rise of 150 mm / 6 ins and 120 mm / 5 ins.

The doorway to the bathroom is 700 mm / 27.5 ins wide without obstruction.

There is a spa-bath with shower over. Entry over the bath side is 600 mm / 24 ins.

There are no grab / support rails.

The height of the WC from floor to seat is 440 mm / 17.5 ins.

There is a pedestal washbasin with a height of 840 mm / 33 ins and twist-style taps.

There are four adjustable ceiling spot lights.

There is good contrast between floor colour (grey) and wall colour (white).

Flooring is slate tiled throughout. Non-slip shower mat and bathroom mat are provided.

Garden

There is a paved patio area in one of the original pigsties, which can be accessed from the patio doors in the lounge (1250 mm / 49 ins wide).

There is one step down (100 mm / 4 ins) from the doors to the pathway.

There is an uneven, cobbled pathway (1400 mm / 55 ins wide) leading to the patio.

Entry to the patio is via the original pigsty aperture (640 mm / 25 ins).

A garden table and four collapsible chairs are available. Height of table: 710 mm / 28 ins.

There is a side and back paddock (over an acre), which is predominantly grassland. It is uneven under foot but walkways / paths are kept short.

There is a picnic table at the end of the back paddock overlooking open fields and the Black Mountains.

Additional Information

There is a wood-burning stove at the property. It stands on a plinth of 300 mm / 12 ins and the height to the doors of the burner are 700 mm / 27.5 ins. There is easy access to the stove and good space around it.

All areas in the cottage have good colour contrast between the floor, doors and walls. Generally, floors, doors and door-frames are dark wood and walls are light in colour.

The mobile phone reception is good.

Free Wi-Fi is offered and the connection is generally good but can be patchy at some times of the day.

The nearest general hospital with an A&E unit is Hereford County Hospital: Stonebow Road, Hereford. Telephone 01432 355444.

There is a walk-in centre near Asda at Belmont Court, Hereford, HR2 7JE. Herefordshire GP Access Centre: www.herefordshiregpaccesscentre.nhs.uk. Telephone: 03301 239309. Check opening hours.

The nearest doctor's surgery is approximately 1.5 miles away at Belmont Medical Centre: Eastholme Avenue, Hereford, HR2 7XT. Telephone: 01432 354366.

There is also a list of nearby attractions and details of their Access Statements for information, where available.

Hereford Tourist Information Office is situated in the heart of the city in the Town Hall. Telephone: 01432 268430.

Future Plans

We will regularly review our cottage to make it more accessible: your comments are welcome to assist us with this project. However, we are restricted by the configuration and layout of the rooms in terms of the old-style piggery walls and sloping ceilings, as well as by the Grade II listing.

Contact Information

Owner:	Kate Sharp
Address:	The Piggery @ Roman Byre, Haywood Lane, Hereford, Herefordshire, HR2 9RU
Telephone:	Home: 01432 360562 Mobile: 07966 387060
Website and Email	www.thepiggeryhereford.co.uk
Local Equipment Hire:	Mobility Aid in Hereford: The Kindle Centre, Room M, Asda Stores, Belmont Court, Hereford, HR2 7JE. Telephone: 01432 373020. Mondays, Wednesdays and Fridays from 10 am to 12 noon and 1.00 pm to 4.00 pm.
Local Accessible Taxi:	High Town Taxis Hereford's most established taxi company offering estate cars, seven-seaters and wheelchair accessible. www.hitowntaxis.co.uk 01432 354321

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