

[Access Guide for Rose Cottage - Hicks Farm Holidays](#)

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Rose Cottage

Welcome

Here at Hicks Farm we want to make everyone's stay as enjoyable as possible. We trust that the description of our facilities, within the Access Guide for Rose Cottage, will help you decide whether the property will meet your requirements.

At a Glance

Rose Cottage is an eighteenth century character cottage. It has been added to over the centuries and has internal steps between some rooms on the ground floor.

- All doors throughout the property are a minimum of 762mm wide.
- Ground floor hallways and kitchen are linoleum.
- All bedrooms and lounge area are carpeted.
- All stairs ways and upstairs corridors are carpeted.
- The staircase has 11 steps, the step height is 190mm & depth 230mm.
- The staircase has a fixed handrail, 850mm vertical height from the step.

♿ Level Access

- The main entrance to Rose Cottage is up over the 82mm height threshold into a linoleum floored hallway through a 762mm doorway.
- The internal light switch is on the wall to the right of the doorway.

Once inside the cottage there is level access from the main entrance to:

- The downstairs toilet and utility room

Bedrooms

Level access bedrooms

- There are no level access bedrooms. All bedrooms are upstairs.

Hearing

- The TV has sub-titles.

Getting around inside

Bedrooms

There are no bedrooms on the ground floor

- All bedrooms have windows.
- Bedrooms have ceiling lights, bedside lamps and natural daylight.
- We use non-allergic bedding.



The master bedroom with ensuite bathroom is upstairs

Bathrooms, Shower- room & WC (ensuite or shared)

- Both bathrooms have thermostatic showers over their easy access shower baths. Bath side height is 480mm
- Both bathrooms have vertical grab rails to assist getting into and out of the bath.
- A shower seat with adjustable height seat is available.
- The Pool Barn shower room is a wet floor area. If guests are unable to use Rose Cottage's bathroom facilities and wish to shower, in privacy, in the Pool Barn shower area this can be easily arranged.
- There is a downstairs toilet in Rose Cottage.

Self catering kitchen

Kitchen

- From the main entrance the kitchen is accessed from the hallway up a step, 34mm high.
- The kitchen is accessed from the lounge down a step 130mm high.
- The kitchen in Rose Cottage has standard cooking appliances and the microwave is located on the work surface.
- Equipment is stored in both floor and wall cupboards
- Rose Cottage's kitchen tap is lever mixer tap.
- The floor covering is linoleum



Large kitchen table
for all guests to enjoy

Utility Room

- From the main entrance there is level access to the utility room.
- The washing machine is low level in the utility room but the tumble drier is stacked.

Lounge

Lounge

- From the main entrance to the lounge, there is 34mm high step up into the kitchen and then a 130mm high step up into the lounge area.
- The lounge area has 2 leather sofas and 2 high back armchairs seat 540mm from floor
- Chair raising blocks are available.



Cosy lounge area

Getting around outside

The Pool Barn

- From the main entrance there is level access to the pool barn
- The edges of both steps are highlighted in white.

Rose Cottage Garden

- From the main entrance to the lawn, there is level access
- The BBQ cabin is accessible via the ramp but room once inside is limited as it has benched seating all round.

Leisure Facilities

- The swimming pool and changing areas are wheelchair accessible
- We do not have a poolside hoist - guests will need to be accompanied and assisted to use the pool.
- BBQ cabin, both BBQ cabins have ramped entrances and wide accessible doors



11m x 5m heated pool



Pool Barn
entrance ramp



BBQ cabins have entrance ramps



Outdoor Facilities

- Guests have freedom of the farm, However as we are a working hill farm many areas beyond the farm yard will not be accessible to all. The old farmyard is sloped & assistance may be required to negotiate all areas of it.
- The main farmyard is reasonably level but is not all tarmacked, so some access to the animals may require assistance.
- The children's play area is a barked area stepped into over a kerb.



Children's play area

General

Getting here

Rose Cottage

Hicks Farm

Boresford

Presteigne

Powys LD8 2NB

Travel by public transport

Due to our rural location there is no public transport on the door step.

- The nearest railway station is Bucknell.
- The nearest bus stop is at Brampton Bryan.
- The nearest towns are Knighton and Presteigne both approximately 4.5 miles away.
- The nearest shop-mobility schemes can be found in Leominster and Hereford City
- Accessible taxis are available in Knighton

Parking

- There are accessible parking spaces beside the property.

Additional Information

- It should be noted that mobile phone reception is very poor in this area. A payphone is available in each property which will accept incoming calls. The phone number is displayed on the phone.
- This number can be requested prior to your visit.
- Dogs are allowed in Rose Cottage but only service dogs are allowed in the Pool Barn
- Smoking is allowed in Rose Cottage but the Pool Barn is a designated non-smoking area
- Fire notices are displayed in each bedroom outlining evacuation routes

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