



## Accessibility Guide: The Water Mill

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*Should you wish for a copy of this document in a larger font, please do not hesitate to contact us!*



### Welcome

At The Water Mill we want to make everyone's stay as enjoyable as possible. We aim to accurately describe our facilities and services that we provide, so we may affirm your confidence in booking a stay at our property; knowing it is suitable for your specific requirements.

## At a Glance



### Bedrooms

- We have non-allergic bedding.
- Bedrooms are located on the lower-ground floor, ground floor and first floor



### Hearing

- The TV has the option to provide subtitles.



### Visual

- We have information in large print – please ask prior or during your stay for such.



### General

The accommodation:

- **Is not suitable for those with walking difficulties** due to the steep steps in the Mill.
- **Does not unfortunately accommodate wheelchairs** due to the many staircases and narrow archways/ doorways.
- Can be difficult to navigate around. Please know for those who have **Autism**, we understand visiting a new location can be difficult. To reduce any anxiety, please know **we can offer arranged tours of the property** and picnic areas prior to your stay and **talk to us about the layout and facilities** we can offer. **Our picnic areas prove to be an ideal, quiet space for those who do not wish for sensory overload.**
- Has bedrooms located in the eaves of the property, with low ceilings. As such, we do ask all our guests to take care
- Ensures **furniture is not obstructing walkways** for those who may be partially sighted.
- **Provides out-of-hour call outs** should guests have any queries or issues.

## Getting here

The Water Mill  
Bradbourne  
Ashbourne  
Derbyshire  
DE6 1NP

## Parking

- We have a car park. There are accessible parking spaces. The parking is just a minute walk from the main entrance with ample room for unloading and maneuvering. Parking is free.
- The parking space provided outside the property is suitable for up to 6-8 cars
- If you have additional vehicles to park, we do provide additional parking.

## Arrival

### Path to main entrance

- From the carpark to the main entrance, there is a slight decline down a graveled driveway before levelling out to the front gate. A bricked pathway leads from the gate to the front door.

### Main entrance

- The main entrance is on the ground floor, with the door being side hung and manual. The width of the doorway is 840mm wide.
- There is a second entrance around the back of the property. There are steps leading up to the back patio, that are made from brick. This is an ideal entrance to the property directly to the kitchen and lounge for those with walking difficulties. The door is 870mm wide.

## Getting around inside

### Visual Impairment - General Information

- We have archways between the communal areas and doors located on the outside of each bedroom and bathroom. All surroundings to the archways and doors are not obstructed with furniture.

### Bedrooms within the main Barn

- All bedrooms have windows
- Bedrooms have ceiling lights, bedside lamps and natural daylight
- All bedrooms are non-smoking
- We have non-allergic bedding
- Bedroom furniture is placed appropriately to avoid obstructions and improve accessibilities

### **Bedroom 1 – Mill Race**

- The route to the bedroom includes walking up a flight of steep stairs from the lounge.
- The bedroom door is 730mm wide.
- There is 420mm either side of the bed. The bed is 560mm high.
- This room can be set up as a twin or king size room.

#### **Ensuite**

- The door into the ensuite is 730mm wide.
- The ensuite has a shower.
- There is 570mm in front of the toilet. The toilet seat is 390mm high.
- The basin is 760mm high and the taps are lever operated.



*Bedroom 1 – Mill Race*

### **Bedroom 2 – The Hoist**

- The route to the bedroom includes walking up a flight of steep stairs from the lounge.
- The bedroom door is 730mm wide.
- There is 510mm either side of the bed. The bed is 560mm high.
- The second bedroom can either be set up as a twin room or king size room. There is an additional day bed available. The day bed is 560mm high.
- The bathroom is separate – there is not an accompanying ensuite.



*Second Bedroom – The Hoist*

### **Shared Bathroom (next to The Hoist)**

- The door into the shared bathroom is 730mm wide.
- The bathroom has a bath with an overhead shower. The bath is 630mm high.
- There is 800mm in front of the toilet once the door is closed. The toilet seat is 440mm high.
- The basin is 840mm high and the taps are lever operated.

### **Observatory**

- As soon as you enter the front door, you reach The Observatory.
- The bar tables are 1140mm high, with the bar stools being 800mm high and a space of 340mm around them.
- The sofa in the corner is 410mm high.

### **Shared Bathroom 2 (next to The Observatory)**

- There is a step down from the Observatory to the utility, where you will find a shared shower room attached.
- The door into the shared bathroom is 690mm wide.
- The bathroom has shower.
- There is 490mm in front of the toilet once the door is closed. The toilet seat is 390mm high.
- The basin is 850mm high.



### **Bedroom 3 – The Hopper**

- The route to the bedroom is 1092mm.
- The bedroom door is 730mm wide.
- The lower bed is 510mm high and the higher bed is 1460mm high
- The third bedroom is considered a bunk bedroom only.
- The bathroom is separate – there is not an accompanying ensuite.



*Bedroom 3 – The Hopper*

### **Bedroom 4 – Haven Brook**

- The route to the bedroom is 1370mm. The bedroom door is 660mm wide.
- There is 370mm either side of the bed. The bed is 600mm high.
- The fourth room is flexible (either a king or twin).
- The bathroom is separate – there is not an accompanying ensuite.



*Fourth Bedroom – Haven Brook*

### **Bedroom 5 – Corn Loft**

- The route to the bedroom includes walking up a flight of steep stairs from the kitchen.
- The bedroom door is 630mm wide.
- There is 800mm either side of the bed. The bed is 630mm high.
- The fifth bedroom can either be set up as a twin room or king size room.

#### **Ensuite**

- The door into the ensuite is 470mm wide.
- The ensuite has a shower.
- There is 800mm in front of the toilet. The toilet seat is 390mm high.
- The basin is 860mm high and the taps are lever operated.



*Bedroom 5 – Corn Loft*

### **Bedroom 6 – Mill Stone**

- The route to the bedroom includes walking up a flight of steep stairs from the kitchen.
- The bedroom door is 680mm wide.
- There is 1000mm either side of the bed. The bed is 530mm high.
- The bedroom can only be a double room
- This room is located in the eaves so the beams are quite low.

#### **Ensuite**

- The door into the ensuite is 680mm wide.
- The ensuite has a roll top bath. This is 600mm high.
- There is over 1000mm in front of the toilet. The toilet seat is 430mm high.
- The basin is 710 mm high and the taps are lever operated.



*Bedroom 5 – Corn Loft*

### **Bedroom 7 – Flour Keep**

- The route to the bedroom includes walking down a flight of steep stairs from the kitchen.
- The bedroom door is 740mm wide.
- There is 370mm either side of the bed. The bed is 510mm high.
- The seventh bedroom can only be set up as a double. There is a day bed which is 560mm high.

#### **Ensuite**

- The door into the ensuite is 610mm wide.
- The ensuite has a shower over the bath. The bath is 610mm high
- There is 770mm in front of the toilet. The toilet seat is 440mm high.
- The basin is 840mm high and the taps are lever operated.



*Bedroom 7 – Flour Keep*



## Self catering kitchen

### **Kitchen**

- We have an open plan kitchen. The archway is 770mm in width
- From the main entrance to the kitchen, there is a flight of stairs.
- The work surface, hob, sink and oven are available with cupboards underneath and available at a height of 920mm
- The dining chairs and bar stools we provide are not confining with arm rests so easy to sit and stand from with the chairs being at a height of 460mm, the bar stools being 720mm in height, and the table 770mm.



*Kitchen and Dining Table*

## **Lounge**

### **Lounge**

- From the main entrance to the lounge, there is a flight of stairs
- The lounge area is open plan with two sofas able to seat 16 persons. The sofas, seat 390mm to 410mm from the floor and provide a high back.
- Furniture within the lounge has been appropriately placed to avoid unnecessary obstructions accessing the sofas and seats.



*Lounge*

## Getting around outside

### Communal Grounds

- From the main entrance to the front patio there are no steps.
- Here you will find two rattan, glass dining tables, and an optional seven seater hot tub complete with steps.



*Communal area*



## Communal Grounds

- To reach the back patio, you can exit the property from the kitchen. There is one step down of 140mm in height, and a doorway of 870mm in width.
- Here you will find a rattan, glass dining table, an outdoor sofa and BBQ.



*Communal Area*

## Picnic Area

- To get to the picnic areas, you will find a laminated map of the ten-minute walk in the lounge. There are no steps, however, the a walk with a slight incline will be required.
- To reach the Picnic Area you will need to direct yourselves through the car park and around the local fields.
- The picnic benches being 356mm high and the tables being 673mm high.

## Customer care support

### Emergency evacuation procedures

- The emergency evacuation procedures are all suitable for all guests.

### Customer care support

- We have information in large print upon request.
- Visitor information is also available in Easy Read format.
- Guest information files within the property give details of local services and emergency procedures, including relevant numbers.
- Mobile phone reception is variable depending on your network. We suggest switching on WIFI calling and to connect to the cottage WIFI.

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