



Access Guide

The Victoria

HOLKHAM

WELCOME

Standing at the gateway to Holkham park and Holkham National Nature Reserve, The Victoria is a classic building from the 18th century. It is a detached building of beach flint and brick and still retains many of its original Georgian features such as high ceilings, sash windows and various mouldings.

There are twenty bedrooms; ten bedrooms are located in The Victoria itself and a further ten bedrooms are located in Ancient House opposite. Guests whose bedroom accommodation is allocated in Ancient House will have full use of the facilities at The Victoria for dining (breakfast, lunch and dinner) and also the bar area.

The Victoria has four dining areas open to the public. All members of staff at the hotel are willing, friendly and will endeavour at all times to assist or meet any request made by our guests and visitors.

AT A GLANCE



GENERAL

There is limited mobile phone coverage. Wifi is available in both the Ancient House and The Victoria. Hand held telephones are available from reception upon request. The telephones in the bedrooms do not dial out.

The reception has answerphone facilities when unmanned. A brochure including the tariff can be forwarded by post. It is open all year round but is unmanned by staff after midnight. Later arrivals should advise reception in advance so that a member of staff can be available to greet you on arrival.

There is no member of staff on site between 10pm and 7am. If guests require assistance they are advised to use a mobile phone to contact any of the management – contact numbers are provided on the back of entrance door in all bedrooms and at the reception desk.

Holkham is located two miles west of Wells-next-the-Sea on the north Norfolk coast and The Victoria is a few minutes' walk from Holkham beach and National Nature Reserve.

Porterage is available on request.

Dog kennels are located in the car park and are available.

Smoking is not permitted anywhere inside The Victoria or Ancient House and no designated smoking area exists.



LEVEL ACCESS

Access to The Victoria using a wheelchair is restricted but possible and there is one accessible toilet in the public area and one ground floor bedroom suitable for guests with restricted mobility. There is no elevator or chair lift in either the Victoria or Ancient House.



HEARING

There is no hearing loop in The Victoria or Ancient House. There are Agrippa Pillows available. These will vibrate to alert sleeping guests when the fire alarm sounds.



VISUAL

The Victoria has an illuminated public house sign.

Natural lighting is overall good in most areas but is supplemented by artificial lighting during the day in the bar, drawing room and entrance passage areas. Lighting is subdued at night and supplemented with candles on tables. Table lamps are also used to increase lighting to areas where guests may wish to read.

GETTING HERE

Our address is:

The Victoria
Park Road
Holkham
Wells-Next-The-Sea
Norfolk
NR23 1RG (Sat Nav NR23 1RH)

- By car or motorcycle: The Victoria is situated on Park Road, a private road at the north gates of the Holkham Estate and is clearly visible at the junction of Park Road, with the A149 coast road from Wells-next-the-Sea running parallel to the north elevation.
- By train: Nearest main line rail stations are King's Lynn (27 miles) or Norwich (36 miles) with a branch line to Sheringham (19 miles).
- By bus: The local bus service stops in Holkham village, 40metres from the inn and can reach most places on the coastline and many stops inland. Reception has more information regarding local travel. Please refer to Traveline to check the bus operator and timetable.
- By foot: We can also be reached on foot by following the Norfolk Coastal Path and Peddars Way trail. Reception has OS maps that can be of use to walkers.
- By bicycle: The National Cycle Route No.1 runs through Holkham park and The Victoria has bicycle racks where cycles can be left.



ARRIVAL AND PARKING — THE VICTORIA

Visitors with disabilities can park in a lay-by directly in front of the inn (2.4m wide x 20m long). This area is on a slight incline (0.6 in 10) and bounded on the roadside by a half round kerb (2.5cm high) and kerb edging stones (4cm high). It is surfaced with tarmacadam and stone chips. The area is well lit and covered by CCTV.

The Victoria also has a large main car park surfaced with 22mm gravel. The car park is on an incline (0.5 in 20). Vehicle access is via a brick pillared entrance (3.78m wide) 60m from the front entrance of the building.

There is a 26m boarded pedestrian walk way, on a slight incline (0.5 in 20) from the car park. This board walk has a maximum width of 3m and a minimum width of 1.4m, with edge up stands of 3cm. During inclement weather the board walk can become slippery. It joins a tarmacadam and pea-shingle walkway, 3m wide (1 in 20) and 26m long. It is protected from the road boundary and the car park by gates and picket fence.

The roadside walkway, board walk and car park are illuminated by plinth and wall mounted bulkhead light fittings. CCTV also covers the car park (max. distance from entrance 120m, min. 60m). If guests are staying in Ancient House they are required to check in at the Victoria first. The car parking for Ancient House is detailed on the next page.



ARRIVAL AND PARKING — ANCIENT HOUSE

Ancient House also has its own car parking area which is a large pea-shingled gravelled area. The entrance is 40m from the front door on an incline of approximately 1 in 25. Access from here is also available to the back entrance of Ancient House (shown below, left).



Guests staying at Ancient House will be directed from reception. Ancient House lies directly opposite The Victoria. If on foot, access is by crossing Park Road (tarmacadam) at the front of The Victoria to the opposite pavement. This road has a crossing distance of 8.6m with a pavement kerb of 50mm and can be busy at certain times of the year. From here access is via a break in a low level brick wall which is 1.14m wide to a 2m wide pea shingle path with hedging either side, and low level lighting (shown above, right). This path is approximately 37m long with a slight incline in part of 1in 30. At the end of the path, it is a further 26m crossing another tarmacadam private road which leads to the pea-shingle gravel drive and the brick weave entrance of Ancient House.

THE VICTORIA — THE MAIN ENTRANCE AND RECEPTION

The main entrance leads off from Park Road via a flagged area on a slight incline of 1 in 25 with a kerb step of 4cm.

Two steps lead to the front door (18cm risers, 65cm treads). There is no handrail. The door has a large brass handle with twist action. Maximum door width is 63cm but by opening the second bolted door a width of 1.26m can be obtained. The doors open inwards into a passageway 1.63m wide. Original pamment floor with a step down of 20mm. The pamment passage is 4.36m long and 1.63m wide and terminates at two self-closing fire doors (normally open).

A small step up onto a wooden strip exists at the threshold (20mm depth 150mm wide).



From this point on there is a central 0.85m wide carpet runner with abutting pamment tile flooring.

The reception is a room just inside the front door, on the right.

If entering The Victoria via the main entrance is not practical, there is an alternative access to reception which has no steps. Please ring the bell by the front door and staff will assist you on this route.

Reception is normally manned from 8am–10pm, outside these times other members of staff will assist and an answering machine service is in operation. Access to The Victoria is not available from midnight to 7am without prior arrangement. Resident guests are issued with a front door key for the duration of their stay. Resident guests are also issued with overnight contact details for the Night Supervisor during their stay.

THE VICTORIA — MEN'S TOILETS

The gentlemen's toilets are signed as 'Cocks' with access off the lounge bar area.

- Access is via two doors (each 75cm wide), one opening into an entrance lobby (176cm long x 87cm).
- There is one hand basin with cross top taps.
- Hand drying is by a hot air dryer.
- Three urinals exist which are wall hung along a total length of 2m.
- The lavatory off the urinal area is accessed via an inward opening door (75cm wide), fitted with a lock for privacy. The cubicle is 1.5m long and 90cm wide.
- The cistern is a low level flush with a central push button operated dual flush in the cistern cover.
- There is no natural lighting and artificial lighting and mechanical ventilation are used.
- There is no wheelchair access.



THE VICTORIA — LADIES' TOILETS

Access is off the bar dining area and shared with access to the gents.

- Off the entrance lobby (176cm long x 87cm wide) is a second doorway (fire door 80cm wide) leading to hand basins and three cubicles.
- Two frame supported wash basins (87cm high) are served by cross top hot and cold taps. Hand drying is by paper towels stored in a dispenser.
- There are three cubicles with high level cisterns. Access to each cubicle is via outward opening doors and is 138cm deep x 86cm wide. Each door has a chrome twist privacy lock and pull handle.
- None of the cubicles have natural light or ventilation and artificial lighting and mechanical ventilation are provided.
- Flooring is level tiled and walls are part tiled.
- There is no wheelchair access.



THE VICTORIA - UNISEX ACCESSIBLE TOILET

This is situated off the main passageway from the front door of the inn, adjacent to the stairs.

- Access is via a door opening 90cm wide with a small threshold step up of 15mm.
- The area is 1.2m wide and 2m long and contains a wall mounted hand basin with cross top operated hot and cold water taps and a low level WC with a push button dual flush centred in the cistern cover.
- The room is wall and floor tiled and provided with artificial lighting and ventilation.
- Hand drying is by paper towels from a dispenser and a hot air dryer.
- These facilities are provided with strategically placed grab rails.
- Baby changing facilities consisting of wall mounted fold down baby change unit.



THE VICTORIA – DINING

- Dining is available in the lounge bar, dining room, the Leicester room and orangery.
- Menus are available on the tables or from bar and waiting staff.
- Menus always contain vegetarian options. Some food contains nuts. The chef is happy to liaise with guests to ensure other special dietary requirements are met, but advance requests are advised.
- The day's menu is displayed by the entrance.
- Guests are escorted to their allocated table if dining.
- Dogs are permitted in all dining areas.

THE VICTORIA – DRAWING ROOM

- The drawing room is accessed from the front entrance hall (70cm door with return spring) or from the main bar via door (82cm wide) with a threshold 4cm wide x 15cm high.
- The floor is well worn chequered tile.
- There is natural lighting, plus subdued artificial lighting. Ventilation is reasonable with sash windows to open.
- Furniture is a mix of chairs and a sofa, all are heavy and customers are advised not to move them.
- A closed wood burner supplements the central heating.



THE VICTORIA – LEICESTER ROOM

- This is a level boarded floor area situated off the bar.
 - Access is via two openings (135cm wide) with a level floor to the bar and dining area.
 - This room is used as a waiting area for guests waiting to dine.
 - The room is naturally well lit and artificial light is subdued with table lamps on window sills.
- The area is well ventilated by casement windows.



THE VICTORIA – THE BAR AREA

- The floor in the bar area is wooden boards with a Lounge and lope down to the outside door area.
- There is borrowed light and ventilation.
- Door openings at either end are 115cm and 85cm.
- The bar serving height is 105cm with a width of 75cm.



THE VICTORIA – RESTAURANT

- The floor is level and wood boarded with the occasional knot hole.
- The rooms are naturally well lit and ventilated (sash windows) with subdued artificial lighting.
- Candles are used on the dining tables for evening dinner.
- Automatic self-closing fire doors also exist but these are usually open.
- Dining room furniture is heavy and care should be exercised when moving it.

THE VICTORIA – THE ORANGERY

- Entrance to the orangerie is via the dining room via two double doors (width 1.2m) with a small threshold (2cm deep x 20cm wide).
- The floor consists of level sandstone slabs incorporating under-floor heating.
- The room is naturally well lit and also has subdued artificial lighting. Natural ventilation is available by opening the casement windows.
- Tables have candles for evening dinner.
- Dining room furniture is heavy and care should be exercised when moving it.



THE VICTORIA – PATIO DINING

- From the orangery, French doors (width 156cm) open onto a paved patio which is used for formal al fresco dining during suitable weather conditions utilising tables and chairs
- This consists of a level paved slab area, with a slight gradient near the access doors from the orangery with a 3cm threshold.
- Tables are wooden with free-standing chairs.
- Access to the gardens is via three paved steps to the north and two paved steps to the south (20cm risers) with no handrail.
- Artificial lighting is supplied by bulkhead wall light fittings.



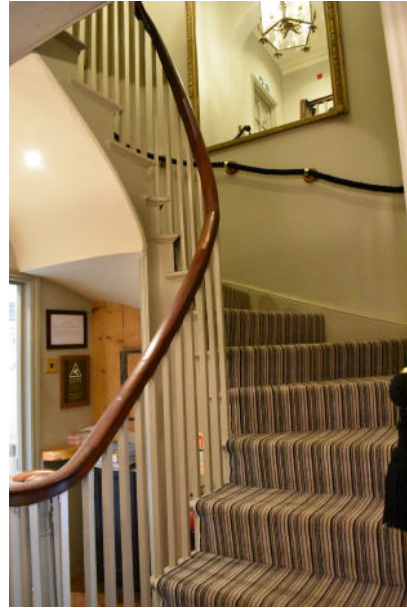
THE VICTORIA – OUTDOOR FACILITIES

- The courtyard has teak tables with free-standing benches with sun shade umbrellas weather depending.
- The courtyard 120sqm level area between the back of the inn to the south and some outhouse buildings.
- The ground is tarmacadam dressed with pea shingle. A shallow surface water drain bisects part of this area.



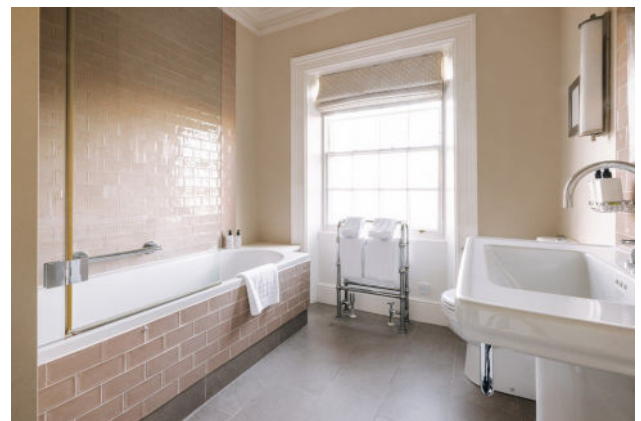
THE VICTORIA – BEDROOMS

The first floor is reached by a sweeping curved staircase of 16 steps (95cm wide, riser 20cm, tread 28cm) with a handrail on one side and a rope rail on the other.



ROOM 1

This room is double elevation with two sash windows and/or casement windows each. It is large, airy, naturally well-lit and ventilated and complete with lobbies behind entrance doors. Room 1 can be two single beds or a king size double with views to the north over the salt marsh. Lockable interconnecting doors between Room 1 and 2 means the two rooms can be utilised as a family suite. Bedroom doors are 75cm wide with a shallow wooden threshold and fire door return springs are accessed by a key requiring a twist turn action.



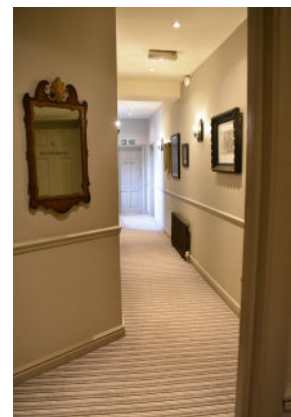
ROOM 2

This room is on the first floor, and is reached by a sweeping curved staircase of 16 steps (95cm wide, riser 20cm, tread 28cm) with a handrail on one side and a rope rail on the other. This room is double elevation with two sash windows and/or casement windows each. It is large, airy, naturally well-lit and ventilated and complete with lobbies behind entrance doors. Room 2 can be two single beds or a king size double. Room 2 is located to the rear of The Victoria and overlooks the courtyard. Bedroom doors are 75cm wide with a shallow wooden threshold and fire door return springs are accessed by a key requiring a twist turn action.



ROOM 3

This room is on the first floor and is reached by a sweeping curved staircase of 16 steps (95cm wide, riser 20cm, tread 28cm) with a handrail on one side and a rope rail on the other. Access is via a glazed fire door 80cm wide. This is a small double room with glass shower cubicle but no bath. The room is light with two casement windows one in the shower/toilet area and one in bedroom. This room is located to the rear of The Victoria and overlooks the courtyard. Bedroom doors are 75cm wide with a shallow wooden threshold and fire door return springs are accessed by a key requiring a twist turn action.



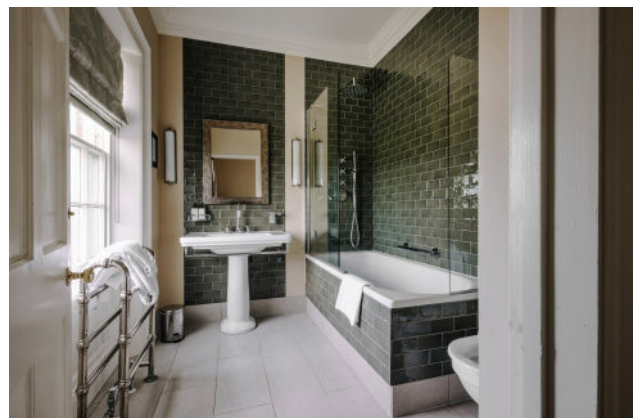
ROOM 4

This room is on the first floor, and is reached by a sweeping curved staircase of 16 steps (95cm wide, riser 20cm, tread 28cm) with a handrail on one side and a rope rail on the other. Access is via a glazed fire door 80cm wide. This is a double bedroom with a large bathroom. This room overlooks the courtyard to the rear of The Victoria. The interconnecting door to room 4 means 3 + 4 can be utilised as a family suite. Bedroom doors are 75cm wide with a shallow wooden threshold and fire door return springs are accessed by a key requiring a twist turn action.



ROOM 5

This room is on the first floor is reached by a sweeping curved staircase of 16 steps (95cm wide, riser 20cm, tread 28cm) with a handrail on one side and a rope rail on the other. Access is via a glazed fire door 80cm wide. This is a light, airy double bedroom with a sash window overlooking the salt marshes and has a large bathroom. Bedroom doors are 75cm wide with a shallow wooden threshold and fire door return springs are accessed by a key requiring a twist turn action.



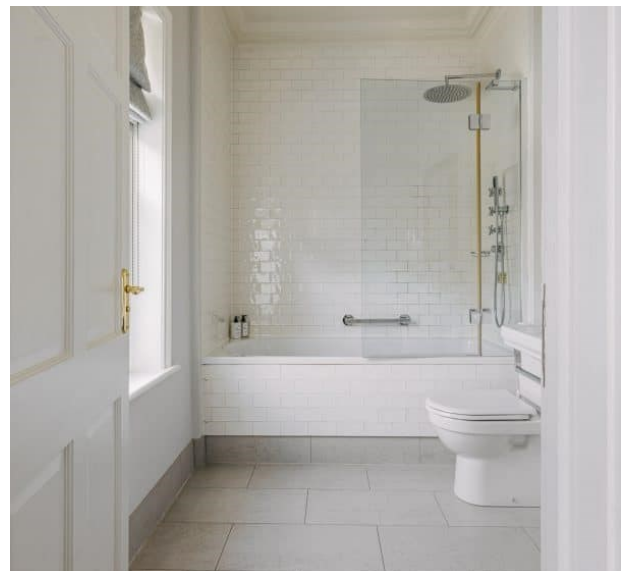
ROOM 6

This room is on the first floor, and is reached by a sweeping curved staircase of 16 steps (95cm wide, riser 20cm, tread 28cm) with a handrail on one side and a rope rail on the other. Access is via a glazed fire door 80cm wide. This is a double bedroom which has a large bathroom with a free standing bath and a walk in shower. Sash windows overlook reclaimed salt marshes and the room is reasonably well lit naturally. This room is located at the front of The Victoria. Bedroom doors are 75cm wide with a shallow wooden threshold and fire door



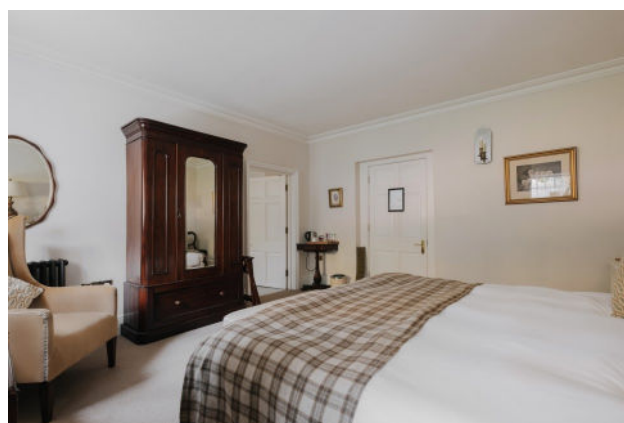
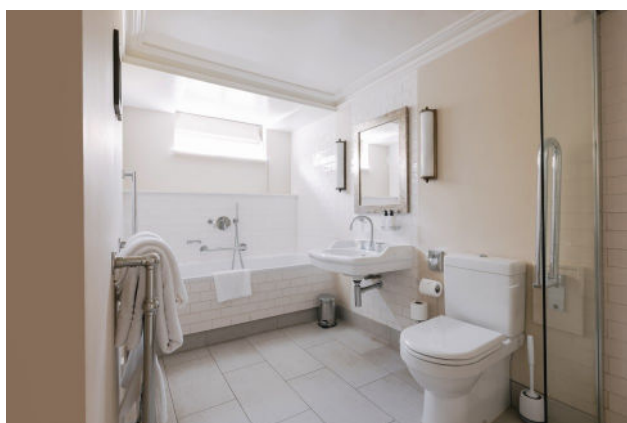
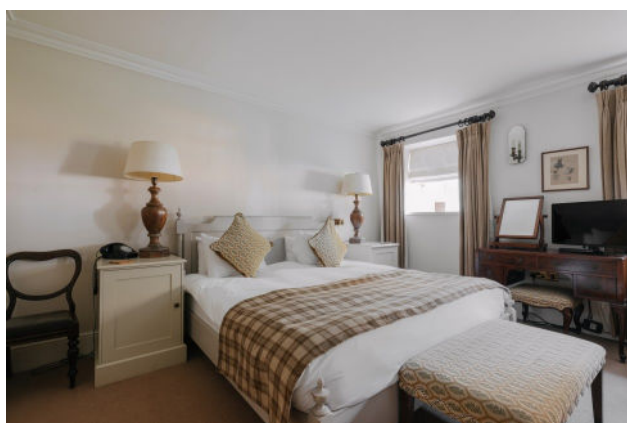
ROOM 7

This room is on the first floor, and is reached by a sweeping curved staircase of 16 steps (95cm wide, riser 20cm, tread 28cm) with a handrail on one side and a rope rail on the other. Access is via a glazed fire door 80cm wide. This is a double bedroom with a sash window overlooking the copper roof of the orangery and gardens. The bathroom has a sash window with the same view providing adequate natural lighting. Bedroom doors are 75cm wide with a shallow wooden threshold and fire door return springs are accessed by a key requiring a



ROOM 8

This room is situated on the ground floor off the courtyard with a bathroom designed for guests with particular access requirements. Access to this room is via a relatively level peashingle, tarmacadam courtyard with access doorway (1m wide) into a lobby (2.8m long x 1.5m wide). Additional access exists from the inn main car park via six pamment steps (19cm risers, 32cm treads) with two handrails leading to a double door (max opening width 130cm) into a lobby. A key operated door (85cm wide) opens into the bedroom (no fire closure return) which has a carpeted floor. The room is light and airy having two high level opening casement windows overlooking the garden. This room contains a king size double bed. The bedroom has no grab rails. Entrance to the en-suite bath/shower room is via an easily opened door (85cm wide). The bathroom has a bath, large hand basin, walk in 'wet room' style shower and toilet with fully tiled floor. The bathroom is equipped with grab rails including a toilet support bar. All artificial light switches are low mounted (110cm) and plugs high mounted (50cm). This room, whilst outside 'the main area', has been specifically adapted for wheelchair users or guests with restricted movement.



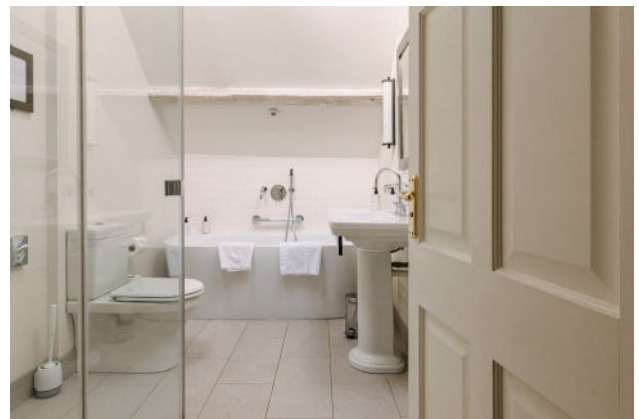
ROOMS 9 AND 10

These rooms are on the second floor/attic space of The Victoria is reached by a sweeping curved staircase of 16 steps (95cm wide, riser 20cm, tread 28cm) with a handrail on one side and a rope rail on the other. There is then a further double dog-leg staircase with 14 stairs (90cm wide, 22cm risers, 28cm tread) with a handrail on one side only from the first floor landing. At the top of the landing, a fire door opens into a lobby with bedroom doors to the right and left. The entire area is built within the roof but is light, airy and spacious. Opening Velux roof lights fitted with blinds provide natural lighting. The nature of the attic construction means ceilings on roof rafters are sloping and the lowest vertical wall is 80cm high. Bedroom doors are 75cm wide with a shallow wooden threshold and fire door return springs are accessed by a key requiring a twist turn action.



ROOM 9

Room 9 is a double room with en-suite bathroom. Bathroom floors are tiled.



ROOM 10

Room 10 is the attic suite and consists of a large double bedroom plus a smaller bedroom (two singles) and two bathrooms, one with a walk in shower.



ANCIENT HOUSE — THE MAIN ENTRANCE

The front door is very heavy oak, studded and with a high positioned handle. Normally this is secured back and left open except during severe weather.

There is a step down of 70mm into the porch (2.5m.x 2m) which has an old tiled floor leading to a second, half glazed door 95cm wide. This door is opened by the key on the key ring provided by reception.

A step up of 20mm leads to the boarded floor of the entrance hall, staircase and residents' lounge area. Flooring here is mainly floorboards with a loose carpet. Easy chairs are available for guests' use.



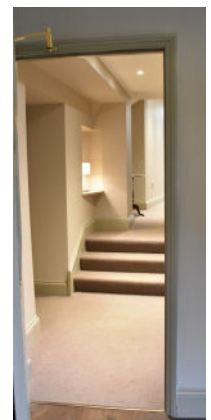
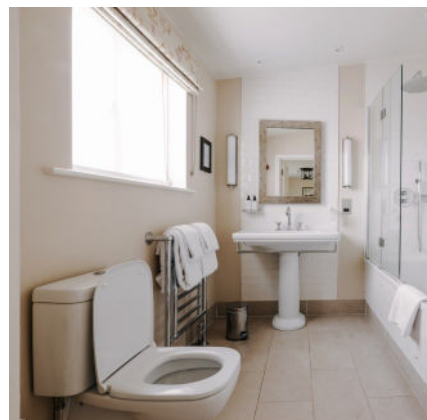
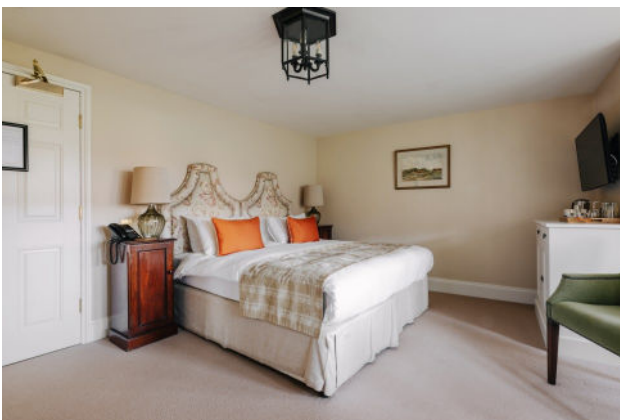
ROOM 11

A very large bedroom with lounge 5m x 8.7m, with a walk-in shower and bath with handheld shower on the ground floor. Access in the bathroom is restricted to 60cm wide due to the siting of the hand basin. Cupboards either side of the bed have a step up of 19cm. Ground floor. Entrance doors are approximately 83cm wide and open inwards. The self-closers on all doors, necessary for fire precautions, are quite strong and require effort to open doors. Floors are carpeted except in the bathrooms where flooring is tiled. The taps to the fittings have substantial cross tops for ease of use. None of the sanitary ware is fitted with grab rails. No specific shower for wheelchair users exists as the premises are not suitable for guests with particular access needs.



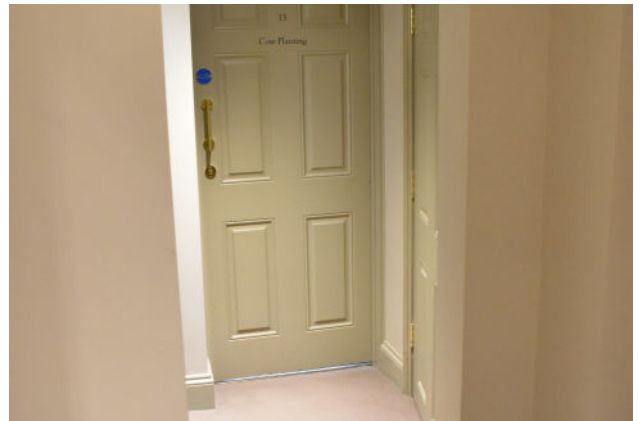
ROOM 12

This ground floor large double bedroom is approximately 5m x 4m. It has a bath with a shower overhead and contains a disused open fire feature. Ground floor. Entrance doors are approximately 83cm wide and open inwards. The self-closers on all doors, necessary for fire precautions, are quite strong and require effort to open doors. Floors are carpeted except in the bathrooms where flooring is tiled. The taps to the fittings have substantial cross tops for ease of use. None of the sanitary ware is fitted with grab rails. No specific shower for wheelchair users exists as the premises are not suitable for guests with these access needs.



ROOM 13

Access to this room is via a passageway which contains three steps full width of the passage way with 18cm risers and 32cm tread with no handrails. A step down of 23cm exists prior to the entrance door leading to the bedroom which is 3.6m x 4m with a slight sloping floor. The bath has an overhead shower. There is a small walk-in cupboard. Entrance doors are approximately 83cm wide and open inwards. The self-closers on all doors, necessary for fire precautions, are quite strong and require effort to open doors. Floors are carpeted except in the bathrooms where flooring is tiled. The taps to the fittings have substantial cross tops for ease of use. None of the sanitary ware is fitted with grab rails. No specific shower for wheelchair users exists as the premises are not suitable for guests with particular access needs.



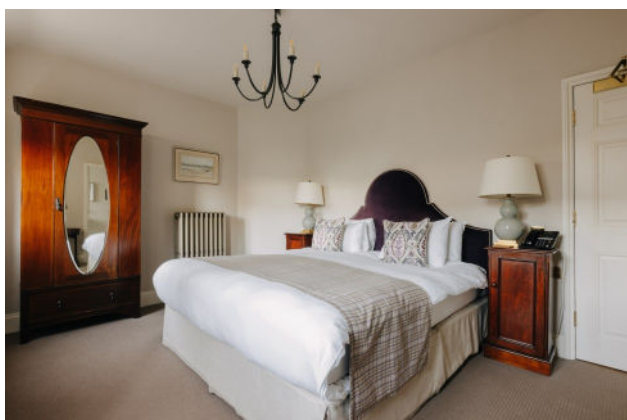
ROOM 14

Access to this room is via a passageway which contains three steps full width of the passage way with 18cm risers and 32cm tread with no handrails. The access doorway to this accommodation is very low (1.77m) opening into an entrance hall (3.3m x 1.1m). A door off the entrance hall leads to a lounge (3.5m x 4.9m). A further door provides access to a separate lavatory and hand basin. The entrance hall has two steps with 20cm risers and 27cm treads leading to a quarter landing and then 13 stairs each with 20cm risers. 27cm treads lead to a further landing 0.9m wide which leads to the first floor bedroom. The entrance to the bedroom has a step down at point of entry of 80cm and is delineated by signage. The bedroom is 4.9m x 4.15m with a sloping ceiling in part. A further low door, 1.7m high, leads to a bathroom with a free-standing bath and hand-held shower and then onto a low arched entrance, 1.7m high, to a walk-in shower with a step up of 8cm followed by the shower step up of 5cm. The sloping ceiling in this area has a low point of 1.55m.



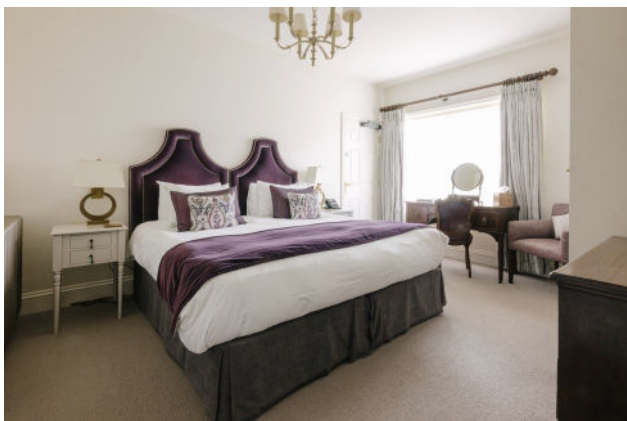
ROOM 15

Access to this room is via a passageway which contains three steps full width of the passage way with 18cm risers and 32cm tread with no handrails. This ground floor bedroom is 4.56m x 3.35m with a bath and overhead shower. Entrance doors are approximately 83cm wide and open inwards. The self-closers on all doors, necessary for fire precautions, are quite strong and require effort to open doors. Floors are carpeted except in the bathrooms where flooring is tiled. The taps to the fittings have substantial cross tops for ease of use. None of the sanitary ware is fitted with grab rails. No specific shower for wheelchair users exists as the premises are not suitable for guests with particular access needs.



ROOM 16

Access to this room is via a passageway which contains three steps full width of the passage way with 18cm risers and 32cm tread with no handrails. Before the door and prior to entering, there is a step up of 22cm. The bedroom is 4.6m x 3.2m with a bathroom off it with a free-standing bath and a walk-in corner shower. The bathroom has a partial sloping ceiling area. The bedroom contains a disused, ornamental fireplace. A further doorway leads to a staircase with four winders immediately behind the door, then a further eight straight steps and a further two winders the risers being 17cm and treads average 25cm. The wall to the staircase is exposed brick and leads to a first floor lounge with a sofa bed 5.35m x 3.3m with sloping ceilings at both ends down to 70cm.



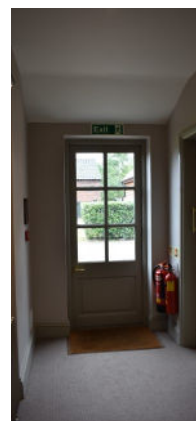
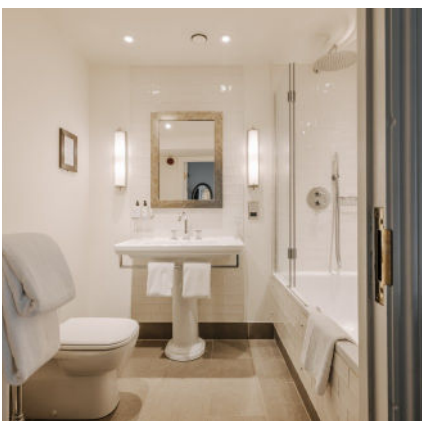
ROOM 17

Access to this room is via a passageway which contains three steps full width of the passage way with 18cm risers and 32cm tread with no handrails. This ground floor room has a long passageway 7m long and with varying widths and with a maximum width of 1.6m and minimum width of 80cm. The exposed brickwork wall has an alcove feature. The hall has two steps up into the bedroom each step has a 11cm riser and 28cm tread. This room is 5.2m x 3.1m. The bathroom has a walk-in shower as well as a bath with overhead shower. A low doorway 1.72m high leads to an under stairs cupboard, which contains a disused fireplace feature.



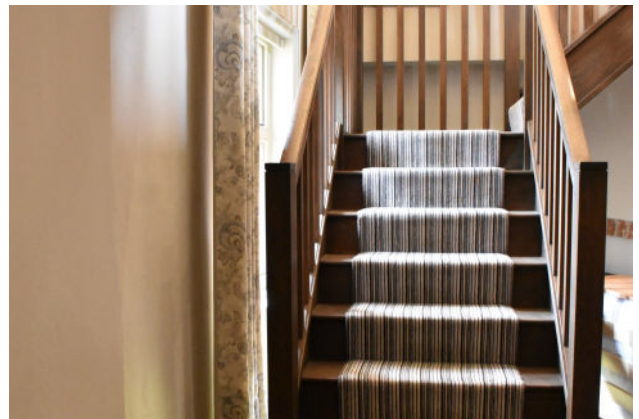
ROOM 18

Access to this room is via a passageway which contains three steps full width of the passage way with 18cm risers and 32cm tread with no handrails. This room has an entrance hallway with an access doorway providing direct access to outside. The bedroom is 4.9m x 3.5m. A low doorway 2.2m high leads to the bathroom which has a bath with overhead shower. Entrance doors are approximately 83cm wide and open inwards. The self-closers on all doors, necessary for fire precautions, are quite strong and require effort to open doors. Floors are carpeted except in the bathrooms where flooring is tiled. The taps to the fittings have substantial cross tops for ease of use. None of the sanitary ware is fitted with grab rails. No specific shower for wheelchair users exists as the premises are not suitable for guests with particular access needs.



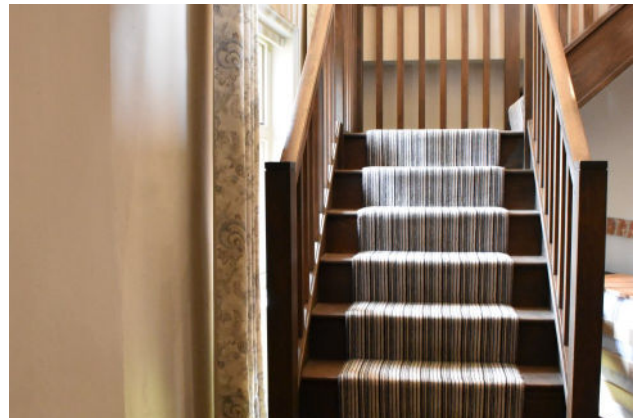
ROOM 19

This bedroom is on the first floor, accessed by the wooden dog leg staircase situated just inside the front entrance in the residents' lounge area. The 12 stairs consist have 20cm risers with 25cm treads and are 90cm wide with a deep quarter-turn landing with four risers from the top of the stairs. The stairs are strip carpeted all except the bottom step. There are handrails either side. The access door to this room is low (1.8m.) and on entering a wide passageway (2m) which has two steps angled with 14cm risers and 31cm tread with no handrail. The bathroom is off this passageway with a free standing bath with hand held shower and a walk-in corner shower unit. The bedroom area is large (2.6m x 5m) and contains a lounge area. Entrance doors are approximately 83cm wide and open inwards. The self-closers on all doors, necessary for fire precautions, are quite strong and require effort to open doors. Floors are carpeted except in the bathrooms where flooring is tiled. The taps to the fittings have substantial cross tops for ease of use. None of the sanitary ware is fitted with grab rails. No specific shower for wheelchair users exists as the premises are not suitable for guests with particular access needs.



ROOM 20

This bedroom is on the first floor, accessed by the wooden dog leg staircase situated just inside the front entrance in the residents' lounge area. The stairs consist of 12 20cm risers with 25cm treads with a 90cm wide and deep quarter turn landing four risers from the top of the stairs. The stairs are strip carpeted all except the bottom step. There are handrails either side. This bedroom has a 27cm step down at the entrance and an open non-used fire place. The bathroom contains a walk-in shower and a free-standing bath with hand-held shower. Entrance doors are approximately 83cm wide and open inwards. The self-closers on all doors, necessary for fire precautions, are quite strong and require effort to open doors. Floors are carpeted except in the bathrooms where flooring is tiled. The taps to the fittings have substantial cross tops for ease of use. None of the sanitary ware is fitted with grab rails. No specific shower for wheelchair users exists as the premises are not suitable for guests with particular access needs.



ANCIENT HOUSE — OUTDOOR FACILITIES

Ancient House has a private garden to the rear of the property. The garden has a lawn and part gravel walkway and a brick weave area at the two entrance doors at the rear of the property.



GENERAL GUEST INFORMATION

- All bedrooms have en-suite bathrooms. Non slip bath mats are available on request.
- Irons and ironing boards are available in each bedroom.
- All artificial lighting is operated by twist turn dimmable wall switches set at normal height (140cm - 150cm (except room 8)) with bedside table lamps operated from bedside switches.
- All bathroom fittings are low level close coupled WCs with central flush buttons, baths and wash hand basins, are all fitted at standard height with taps being conventional turn on cross type together with pop up wastes. There are no grab rails in the bathrooms, except for room 8, our specially adapted bedroom for people with particular access requirements.
- All bathrooms have electric shaver socket points.
- There are mechanical extractors operated by light switches in all bathrooms.
- Emergency procedures are displayed behind the entrance door with telephone numbers of duty managers.

If you have any further questions, please call us on 01328 711008, or email victoria@holkham.co.uk.