

Contact for accessibility enquiries: Nigel Jackson info@spachangingrooms.com **Text or Tel. 07714510343**

Welcome to Spa Changing Rooms. We want you to have an enjoyable and relaxing stay in the historic and comfortable surroundings of this Grade II* listed building, close to Stow on the Wold.

The local area is mostly on the flat in the village of Lower Swell and in Stow on the Wold. However, Spa Changing Rooms is located on the incline up to Stow on the Wold from Lower Swell and any walking towards either, from the cottage, will involve a 10% to 15% gradient.

Where possible we have made small changes to improve access to, and within, the cottage. However, it dates from c 1807, is a listed building, and has the characteristics of its age and type; there are some low beams and both stairs turn a corner. For this reason, wheelchair access to anything other than the ground floor is not practical.

This information will help you to understand access arrangements at the cottage in more detail. If you have any questions please contact me.

There are no street lights in the immediate area of the cottage. If you plan to, or may, arrive after dark, we strongly recommend you bring a torch.

Nigel Jackson

Access to the cottage from the public road and the car park



The cottage is adjacent to the B4068 and has a dedicated **car park** on the opposite side of the road, for up to 3 cars – park behind the planters.

The surface is flint gravel and slopes gently.

The cottage is 10m from the edge of the gravel, crossing a tarmac surface with raised kerb edgings - 3cm by the car park and up to 12cm by the cottage when crossing to the footpath outside the cottage.

Take care when crossing the road or driving out of the car park. It can be busy at times, usually weekdays for a short time in the morning and then late afternoon.

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Key Access



The key Safe is a small black box located on the wall of the cottage, to the left of the door, and some 70cm above pavement level. With this being a Grade II* listed building any additions such as a Key Safe have to be mounted so as to be as discrete as possible.

There is an uneven (worn by age) stone doorstep, height varies from 10cm to 15cm to the pavement.

The door lock is mounted 150cm in height from the footpath. The latch engages automatically on closing the door. A lever is turned to exit the cottage – a key is not required upon exit.

The cottage front door is 90cm wide, 195cm high, is hinged on the right, and opens inwards.

There is a small doorstep as you cross into the cottage – 8cm.

The Cottage



The Lounge. The beams are set high, due to the former status of the building – the minimum beam to floor height is 208cm.

The flooring surface is flagstones. Commensurate with their age, there are signs of wear and whilst mostly flat and even, there are some minor undulations.

There is a large rug in the centre of the room.

There is a two-seater sofa, and 3 armchairs.



The Kitchen. The minimum beam to floor height is 188cm.

The door from lounge to Kitchen is 72cm wide, 189cm high, and is hinged on the left, and opens into the lounge.

The floor surface is modern terracotta tiles and other than one small area where there is an indentation in the surface, it is flat and level.

The worktop to floor height is 91cm.

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There is a range of cupboards and appliances. The only cupboards above worktop height are three small wall cupboards.

There is a kitchen sink served by a single lever operated mixer tap. There is also a small drinking water tap operated with a push lever.

There is restricted height access immediately above the sink of 178cm from ceiling beam to floor.



Dining Room access is from the kitchen through a space 90cm wide and 187cm high (no door).

The beam to floor height is minimum 208cm.

The floor is modern flagstones and is mostly level and flat but with mild surface undulations consistent with the material.

The windows have a key lock – the window key is in the kitchen wall cupboard.

There is a round table and 5 dining chairs.



The stairs to the first floor. Access is from the lounge. The door is 70cm wide and 162cm high, is hinged on the right and opens into the Lounge.

The bottom 2 steps are exposed wood surface and 17cm and 20cm in height respectively. The remaining 7 steps are carpeted and 20cm in height.

The stairs turn through 90 degrees and the right-hand side of the steps taper with the turn.

There is a hand rail on the right-hand side whilst ascending which is approximately 100cm above step height.

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The **Landing** floor is carpeted and there is a handrail 93cm above floor level.

Turning left there is one step 20cm high leading to the bathroom and principal bedroom.

Turning right there are two steps 21 cm and 22cm high respectively, leading to the No 2 bedroom and the stairs to the second floor. Here the surface slopes gently upwards to the left. It is otherwise flat and level.

The **back-bedroom** door is 78cm wide and 195cm high, is hinged on the left and opens into the bedroom. There are two steps up to the door, each 20cm high. The floor surface is carpeted. There is a king size bed, mattress top to floor height is 67cm.

The door to the **Bathroom** is 59cm wide and 195cm high. It is hinged on the left from the Landing and opens into the bathroom.

The floor is tiled and the surface flat and even. Rubber bath and shower mats are provided for your safety.

The height of the bath rim to floor is 62cm, the shower base to floor height is 20cm, the toilet seat to floor height is 46cm, and the washbasin to floor height is 88cm.

The bath has individual hot and cold taps. The washbasin has a mixer tap..

There is a wall mounted electric shaver point which accepts both 110v and 240v appliances.



The stairs to the **second-floor bedroom** are carpeted and turn through 90 degrees. Step height is on average 19cm. Where the steps turn the left-hand side of the steps taper.

There is a handrail on the right, whilst ascending, which is on average 90cm above the steps.

The lowest beam to floor height whilst ascending is 162cm, at the top of the stairs.

The door to this bedroom is 45cm wide and 123cm high, is hinged on the right and opens into the room.



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Take care when entering the second floor bedroom (**bedroom 3**) due to restricted head height through the doorway.

The bedroom is carpeted. There is restricted height in the eaves on each side of the room.

There is a single bed, mattress top to floor height is 68cm.



The **No 2 Bedroom** door is 73cm wide and 196cm high, is hinged on the right and opens into the bedroom.

The floor is original floorboards with a rug. The surface undulates a little.

The bed can be configured as a king size or 2 single beds (75cm) on request. The mattress top to floor height is 57cm.

The minimum beam to floor height is 208cm.

The Garden

The cottage has a private rear garden for the exclusive use of guests. There is a charcoal barbeque, with utensils, and a selection of garden games, available for guests to use.



Access to the garden is via double doors in the dining room. Each has 2 bolts and there is a central mortice lock.

The primary door is 57cm wide and 194cm high. Opening both doors makes the width 118cm.

There is a step down to the patio of 17cm. The surface is paving slabs and mostly flat and level. After 1m the whole patio steps up 14cm. During late Autumn to early Spring the surface can be wet and slippery.

There are 7 steps, varying between 20cm to 23cm high, leading up to the lawn. The steps are cut paving slabs and even. The small coping stones to the adjoining borders may be loose and are there for decoration and not for stepping on.

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The lawn slopes upwards from the cottage, gently at first, but more so towards the decking area at the top of the garden.

There is a step up to the decking area which varies between 12cm and 27cm depending where you ascend.

There is a patio table and 5 chairs.

The timber decking is flat and level but when wet the surface can be slippery.

The boundary with the field belongs to the farm and comprises a barbed wire fence. Take care, especially with children.

General information

Door measurements

The door dimensions shown herein represent the lesser of the door size or the accessible door aperture where a door may not fully open or a door trim is present.

Travel and food shopping

If travelling by Rail, the nearest Railway Stations are at Moreton in Marsh (5 miles) or Kingham (6.5 miles). **Taxis are available from the stations but pre-booking is essential.**

There are many bus services in the area, principally from the Market Square in Stow on the Wold. There are some services which stop in Lower Swell.

There are a number of local tour operators who can take you on a guided visit to various local attractions.

The nearest food shopping is 1 mile away at Stow on the Wold.

Cottage facilities

The televisions in the cottage can show subtitles.

The cottage has free WiFi. The code can be found in the YELLOW books in the cottage.

There is no telephone in the cottage.

5 rooms have twin USB charging points.

Mobile telephone signals depend on which network. Generally, signals are good around the cottage but NOT on the ground floor (due to the thick walls). Signals vary in the wider area due to the hilly countryside.



Accessibility Guide

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Heating is via an integrated electric radiator system, temperature controlled by a thermostat located on the landing. A simple "up / down" rocker switch serves to change desired temperature.

The cottage has an Ecowater reverse osmosis water purifier which provides a quality of drinking water of a very high standard.

All water used in the cottage is water softened for your comfort and convenience.

There are some plug adapters for guests bringing electrical appliances which have non-UK plug fittings. However, the owner cannot guarantee to have an adapter for all possible fittings and guests are recommended to bring adapters with them.

Health and Safety

There is a first aid kit located on the tall cabinet in the dining room.

For your protection the hot water from the taps is temperature restricted to 41c, as required by law for rented properties.

There is an integrated smoke alarm system in the cottage. However, this operates ON AN AUDIO ONLY BASIS and guests who have impaired hearing may not hear the alarm.

There is a Fire Blanket and a powder Fire Extinguisher, both mounted on the wall in the kitchen. Further powder Fire Extinguishers can be found wall mounted on the landing and in the wardrobe of bedroom No 3.. **These are intended for use in the most minor of fire situations. The priority is your safety and leaving the premises.**

For fire safety reasons, the fire-lighters and matches are kept in the kitchen, away from the wood burning stove. Take care when the wood burner is hot; a glove is provided to open the door to put more logs on.

Wheelchair access, other than to the ground floor, is, regrettably, not practical.

The cottage was built c 1807 and typical for the age and type of building, guests who have impaired mobility may have a degree of difficulty in leaving the building quickly in an emergency.

Thank you for visiting

