

Spicer Manor Access Statement

Introduction

The house is situated in the village of Ingbirchworth near the town of Penistone. The house is set back off the road and surrounded by fields.

There are 15 bedrooms at the house which are all super king-size doubles or can be separated into twin beds. The house is in a U shape and is spread across three floors.



Layout of floors

Pre- Arrival

For any assistance at all before you arrive with us please call us on 07921138696 or email hello@spicermanor.co.uk

The nearest train station to the Cottage is Penistone Train Station. Taxi's are available if pre-booked.

At a Glance

Level Access – Front Lawn and Rear Courtyard

Access With Steps – Main entrances, bedrooms, games room and cinema room.

Car Park

The house has a large car park right outside the property. It's located at the side of the house. As the house sleeps 34 guests its large enough to accommodate 15+ cars. The car park is sloped and has a slight incline. The property has an electric gate that is controlled by a gate code. There is plenty of room to manoeuvre. The cottage is completely enclosed with either stone walls or estate. The cottage is on a quiet country lane at the end of the lane with limited through access.



Driveway to Spicer Manor

House Entrance

There are several entrances to the house. The main two are either through the front porch or through the rear door into the clock room. There are four other ways you can also enter the house. The porch is on the front of the property and you can access it from the car park. The front of the house is fenced off to keep the lawned area separate from the car park. There is a gate you can open and either drive or walk through to the front porch. There is a step to climb and then the threshold to climb over. This takes you into a small area where you can hang your coat for example before you need to climb another step that leads you into the main hallway/living space. The rear entrance into the clock room has a smaller threshold to step over but two steps to climb down to get to the entrance. The entrance is round the back of the property. The rear of the property is also fenced and gated for security.



Threshold into property



Step and threshold

The other three entrances take you into either the orangery, kitchen or bar lounge and all need opening from the inside. The kitchen entrance is through the French doors at the front of the property. There are two steps and the threshold to climb to use this entrance.

The entrance into the orangery is at the rear of the property. There are quite a few steps to use this entrance. You can access it by using either side of the rear courtyard paths. One side has three steps and a ramp and the other side has eight steps to climb down. To step into the orangery, you need to step over the threshold which is raised by a stone step.

The last entrance is through side door into the bar lounge. This is accessed via the side door though the small gated area off from the car park. This door takes you into the bar and then leads to the bar lounge. There is a small lip to go over to access this entrance. We do have ramps available to use for anyone who requires wheelchair access or requires assistance with steps. There are five ramps of different sizes. Please note that we do not have any hand rails on the entrances of the property.



Entrance to property



Step and threshold



Steps and threshold

Kitchen/Living Space

The kitchen living space at the property is very large and is open plan. The kitchen has a large island in U-shaped in the kitchen area and then L-shaped seating and a coffee table in the seating area. There is ample space to move around and manoeuvre. There is stool seating around the island and sofa seating in the living area.



Kitchen showing U-shaped seating

Lounge

There are two ways to access the lounge. You can either access it through the orangery or through the red hall/living area. There is a small lip to go over if you access it via the orangery. If you require a flat surface, we advise going through the red hallway to the lounges. There are two lounges at Spicer Manor. One that has four sofas in each corner and coffee tables in the centre and the other which is larger which has seating all around the outside of the room and coffee tables in the middle. These tables can be moved if required. There is a bar in the larger lounge with stool seating for two people.



The large lounge



Lounge with four sofas

Hallway/Stairs

The house has a large hallway with a sweeping staircase. The staircase has hand rails on both sides and stair gates at both the top and bottom. In total there are 6 staircases within the property. As the property is a U-shape there are stairs located in different areas taking you to the different levels.



Hall and main staircase

Ground Floor

The property is large and has several ground floor rooms. This includes Kitchen, Lounges, Orangery, Utility room, cloak room/dog room and some bedrooms. There are four ground floor room.



Example of a bedroom

First Floor

On the first floor of the property there are seven bedrooms and the cinema room.

Second Floor

On the second floor of the property are four bedrooms and the games room.

Bedrooms

The house has 15 bedrooms, four of which are family rooms and contain an extra single bed. Four are on the ground floor, seven on the first floor and four on the second floor. Three of the ground floor rooms can be accessed without climbing any stairs. There is a small slope leading to three of the other ground floor rooms and a small step to access the fourth bedroom. There is one ground floor room at Spicer Manor that is a limited mobility friendly room. All of the bedrooms have en-suites or own bathroom. All the bedrooms have non-hypoallergenic bedding. We do not use feather filled pillows or duvets. All the bedrooms have TVs which have subtitles.

Gardens

There are two main garden areas at Spicer Manor. There is a large lawned area to the front of the property and a courtyard and lawned area to the rear. The front lawn is flat and enclosed by either stone walls or estate fencing. You can access this garden by either the French doors from the kitchen or from the porch. The rear garden is set on two different levels. The top section is lawned and slightly sloped and the bottom section is a flat patio area. There is seating for 30 guests and five tables. There is a gas BBQ in this section and two hot tubs. To use the bottom section of the garden you do need to either use the steps or the ramp and steps to get onto this lower level. We can provide ramps to help you access this area. To gain access to this area from inside the house you can either access it via the orangery or the dog/boot room.



Lawned area

Spicer Manor does have two meadows that you are able to access and use during your stay. These are accessed from the car park and through a gate at the top of the car park. The meadows are uneven and it is advised that you wear sensible footwear.



Meadow

The Coach House

Spicer Manor does have a dedicated function room available for hire. This is at the rear of the property at the far side of the rear garden. There are two doors to access the coach house which are on the front of the property. These are located in the middle of the arches. In the 2nd and 4th



Entrance to Coach House

arch. There is a step and the threshold to climb over to gain access to the Coach House.