

# **Access Statement for Ingleby Manor**

## **Introduction**

Ingleby Manor is a medieval manor house. Access is via a half mile private drive from Ingleby Greenhow Village. Ingleby Manor is a Grade II\* listed building with many original features. The apartments & cottages have been created in keeping with the original structure. There are several ground floor apartments suitable for limited ability guests. As our apartments & cottages vary we are happy to discuss your specific requirements to try and find the most appropriate combination.

## **Pre-Arrival**

- The web site has floor plans of each apartment / cottage.
- We are always happy to help with specific enquiries and are happy to be contacted by telephone, Fax, E-mail or post.
- Directions to Ingleby Manor can be found on the web site or in our brochure.
- Nearest station is Battersby Junction (2 miles from Ingleby Manor). No other public transport available. Details of taxis & hire cars can be provided. Very careful consideration must be given to your holiday if you plan to come without a car.
- There is a local butchers shop in Ingleby Greenhow village.
- Home deliveries can be arranged via Tesco & Sainsburys and several organic vegetable companies deliver weekly.

## **Arrival & Car Parking Facilities**

- There is ample private parking at Ingleby Manor.
- There are drop-off points for each apartment to facilitate unloading / loading and pick-ups.
- All road surfaces around the manor are gravel.

## **Main Entrance, Reception & Ticketing Area**

- The front porch is accessed via a 1 stone step, sliding double doors (90cm wide) with a 5cm high door track. In the porch is the main door bell. Access to the front hall from the porch is via a large wooden door and a 2cm high threshold.

## **Public Areas - Hall, Stairs, Landing, Corridors etc**

- The Old Kitchen is on the ground floor with level access from the parking area. There are however no toilets on this level.
- The Great Hall & Ball Room are accessed via impressive original staircases. There are no lifts.
- The front hall stairs link the front door to the Great Hall. They are wide (10 off, 2m wide, 14cm high, 35cm deep) and have no hand rails.
- The back stairs link the back entrance to the Great Hall. They are narrower (9 off, 105cm wide, 16cm high, 32cm deep) but have an iron hand rail.
- The Great Hall stairs leading to the Ball Room are wide (10 off, 2m wide, 15cm high, 33cm deep) with strong wooden hand rails.

## **Public Areas - Sitting room, lounges, lobbies etc**

- There are no lifts or escalators.

## **Outdoor Facilities**

- Patio areas and internal courtyard areas are Yorkshire stone paving which is inherently slightly uneven.

## **Grounds and Gardens**

- Immediately surrounding the manor is a level gravel area up to 3m wide. Beyond this access to the garden is via a firmer compacted original red shale path. The walled garden itself is accessed through an iron gate and small ramp. Shale paths and mown grass paths are found within the walled garden along with numerous benches and seating areas.
- There are some Yorkshire stone paved areas for paths & patios which by their nature are slightly uneven.

## **Gun Room**

The Gun Room is a ground floor apartment and is accessed from the front hall. It is on two levels with the kitchen one step down from the rest.

- All doorways are a minimum of 85cm wide with the exception of the kitchen door which is 72cm wide and the bathroom door which is 65cm wide.
- All floors are carpeted with the exception of the bathroom which is stone tiles and kitchen which is lino.
- Light switches are 135cm high.
- Kitchen – The kitchen is 1 step down from the rest of the apartment (13cm high).
- Bathroom – Wet room shower with 2cm lip.

## **Pump Room**

The Pump Room is a ground floor apartment and is accessed from the outside of the manor or via an internal courtyard. It is on one level.

- Access from the outside is via 2 steps (15cm high, 25cm deep, 95cm wide) from the patio area and drive.
- All doorways are a minimum of 74cm wide with the exception of the bathroom/shower room doors which are 67cm wide.
- All floors are carpeted with the exception of the bathroom/shower room which are stone tiles and kitchen which is lino.
- Shower Room – Shower tray has 20cm step.

## **South Front**

The South Front is a ground floor apartment and is accessed from the front hall of the manor or via an internal courtyard.

- There are 2 steps in the apartment corridor, from the sitting room into the passage (15cm high) and midway along the passage (15cm high).
- All doorways are a minimum of 74cm wide with the exception of the bathroom/shower room doors which are 70cm wide.
- All floors are carpeted with the exception of the shower room and kitchen which are lino and the bathroom which is wood.
- Bathroom – Wooden floor with 15cm step between door and bath.

## **East Wing**

The East Wing apartment is a 3 story apartment with a steep stone spiral staircase. Entrance in at ground level with a 15cm step from the outside.

## **Courtyard Cottage**

Courtyard Cottage is a 2 story cottage accessed from patio at the back of the cottage. The patio and path from the drive is Yorkstone paving and is slightly uneven.

- There is a 5cm step into the cottage.
- All doorways are a minimum of 71cm wide.
- All floors are carpeted with the exception of the kitchen and hall which are lino and the bathroom which is wood.
- The stairs are split into 2 flights (7 off, 18cm high, 25cm deep, 70cm wide) with a landing half way up and double hand rails on both flights.
- Light switches are 145cm high.

## **Additional Information**

- Ingleby Manor is a very peaceful rural location.
- Toilet seat with arms is available on request.
- Portable shower seat is available on request.
- Fire escape routes are provided in the information folders provided in each apartment / cottage. The manor itself also has a central fire alarm system.

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## **Future Plans**

- Plans to renovate Manor Cottage with full disabled access are being prepared at present.

## **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01642722170 or email [christine@inglebymanor.co.uk](mailto:christine@inglebymanor.co.uk)**