



## Watatunga Wildlife Reserve - Access Guide to Major's Lodge



Property Name: Major's Lodge

Property Location: 28 Plough Lane, Watlington, King's Lynn, PE33 0HQ

Description: Single storey safari lodge for up to 8 visitors.

We have done our best to ensure that the property is accessible to those in a wheelchair with a specially fitted access ramp from the front door and from the conservatory to the garden. The property is all on one floor and door widths have been widened to allow movement throughout the house and light switches and electrical sockets repositioned. A wet room has been added to the property as a third bathroom.



We wish you to enjoy your stay and book a property that will work for you, so these are a few things to be aware of:

- There is gravel outside the front door which has stabilising grid matting underneath to allow easier access to the house and from the house to the bird hide. It is possible to park right up against the accessible ramp to the house on arrival/departure from the lodge.
- We have a specially adapted electric buggy to accommodate a wheelchair user, with 6 additional seats. This is available to all Major's Lodge guests on request.
- For children who are unable to sit unaided in a buggy, we have a size 4 Special Tomato 'soft sitter' seat which we can provide for free on request. You will need to be comfortable self-loading your child in this instance.
- You can access a video tour of Major's Lodge on our Facebook page. Please also get in touch pre-booking with any additional queries and we will do our best to answer them.

### **Pre-arrival and local facilities**

The nearest bus stop is: Mill Road, Watlington

The nearest train station is: Watlington Station, Station Road, Watlington, Norfolk, PE33 0JJ

The nearest petrol station is: The Broomhill Service Station, 222 - 224 Low Rd, Downham Market, PE38 9QY

The nearest electric vehicle charging point is: Tesla Supercharger, Beveridge Way, King's Lynn, PE30 4NB

The nearest food shop is: Watlington Post Office Stores, 1 Church Road, Watlington, King's Lynn, PE33 0HE

The nearest pub/restaurant: The Angel at Watlington, 41 School Rd, Watlington, King's Lynn, PE33 0HA

Our recommendation for mobility equipment hire is: Shelden Healthcare UK, Unit 1c, The Wharf, Stretton under Fosse, Rugby CV23 0PR - 01788 833294

### Arrival and car parking



Type of parking available: Outdoor, gated, private.

Number of spaces available: 6

For what sized car: Any

Parking surface is: Gravel – it is possible to park right up against the wheelchair accessible ramp.

Is the parking level? Yes

Is there good space to unload once parked? Yes

Distance to property from parking: Potentially 0m

Distance to nearest public parking area: 0.5m

Is it pay and display? No

How many steps are there en route to the entrance? Wheelchair ramp on one side, single step to kitchen entrance.

### Main entrance

The main entrance door width is: 78cm

Number of steps to the main entrance: None–ramp, plastic threshold 2.5cm high  
– shallow ramps available (stored just inside main door in cupboards on the right or in place pre-visit by request).

The height of the key safe is: 1.5m from ground

The height of the keyhole is: 91.5cm from front door.

How many other entrances to the property are there? 2

Is the entrance well lit? Yes

### Living Room, Sunroom and Dining Room



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The flooring is: Laminate

Are there any rugs? Yes – removeable when necessary.

The door widths within these areas are? Hall to sitting room – 82cm, sitting room to dining room – 82cm, sitting room to conservatory – 107cm

Is there good space between furniture? Yes

Is the furniture moveable or fixed? Moveable

Is the floor level and step free? Yes

Are the light switches set at a lower level for easier access? Yes

Are the electrical sockets set at a higher level for easier access? Yes

### Kitchen



The flooring is: Lino

Is the floor level and step free? Yes

The width of the doorways is: Hall to kitchen – 82cm inches, kitchen to dining room (accessible through the larger living room door 82cm inches)

What height is the worktop to the floor? 91cm





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Is the oven set high or low? High

The fridge height is: high (121cm from floor to handle)

The freezer height is: low (104cm from floor to handle)

Is crockery stored high or low: Both

Are the light switches set at a lower level for easier access? Yes

Are the electrical sockets set at a higher level for easier access? No, located on the splashbacks

Is any equipment stored externally or away from the main kitchen, and if yes; what and where? Not equipment for the kitchen, no but hoover and laundry room is in the utility room which has narrower doors – 73.5 cm.

### Bedrooms and landings





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How many floors does the property have? All on one floor at ground level

The flooring is: Carpet

Is the flooring level in each bedroom? Yes

The door widths are: Bedrooms 1-3 82cm, Bedroom 4 73cm

Bed sizes are: Bedroom 1 – zip & link king, Bed 2 – super king, Bed 3 zip & link king, Bed 4 – king size. Beds are divan beds. Profiling bed can be hired from [Shelden Healthcare](#).

Is the bedroom furniture moveable or fixed? Moveable

Are the light switches set at a lower level for easier access? Yes

Are the electrical sockets set at a higher level for easier access? Yes

### **Bathrooms and cloakrooms**



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Type of flooring: Laminate in bathroom 1 & 2 and wet room flooring bathroom 3

Is the flooring level? Yes

Width of the doorways: Wet room 83 cm, others 76cm

Is there an accessible or adapted WC? Yes

Is there an accessible or adapted bath or shower? Yes

Is there a ground floor WC? Yes

Is there a ground floor bathroom or shower room? Yes



Does any bath or shower have a grab rail or handle fitted? Yes  
Is there any shower where access is level rather than a step up? Yes  
We do not have a changing table or hoist in the wet room.

### Outdoor facilities



External areas are: Garden, terrace and gravel entrance  
Is permanent seating provided? Garden furniture stored away in the winter months.  
Is there outside lighting? Yes  
Is there colour contrast of critical surfaces (e.g. edges of steps) No  
Are there barriers to entry into any part of the garden? Ramp access to the garden with gate option to contain children.  
Are there any other hazards (e.g. ponds, water features)? No

### General

Is there a landline telephone for guests to use? No  
Mobile phone reception information: Excellent 4G and Wi-Fi available to enhance calls.  
Can you easily access an electrical socket in all rooms without having to move furniture (not cloakrooms or bathrooms)? Yes



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Can you easily access a light switch in all rooms without having to move furniture (not cloakrooms or bathrooms)? Yes

Do you provide speciality alarms for hearing or sight impaired guests? No

## Floorplan

