

Access Statement for November Cottage

Introduction

November cottage is a self catering detached cottage dating back to the 17th century. This property has recently been renovated to a very high standard. Access can be gained either via the front door which has a pathway from the road with 2 small steps or via the backdoor which is situated off the driveway.

Arrival & Car Parking Facilities

On arrival there are a set of double wooden gates that open outwards towards the road. This lets you on to a private gravel driveway that is large enough for 3 cars.

You enter the cottage through the back door which is off the driveway. An alternative to this is to walk around the front of the cottage and use the front door which is located inside a small porch (approx 8-10 metres from the driveway).

Main Entrances

Back door (on the left hand side of the cottage)

The back door is 76cm wide and hinged so it opens inwards to the left. The corridor inside is 90cm wide and covered with natural slate. This corridor leads you through to the kitchen. There are 2 small steps down (approx 10cm each). You are now in the main downstairs living area of the cottage.

Front door (on the right hand side of the cottage)

The front door is 68cm wide has one small threshold step. The door opens outwards (hinged on left). Once inside the outer door of the porch you are in the porch area. This is 1.10m x 1.30m. The inner door is 76cm wide and opens inwards (hinged on right) with a small threshold step. This takes you straight in to the lounge area and the main downstairs living area of the cottage.

Stable door to/from Garden patio

Stable door is 76 cm wide and hinged on left. This door has a step on the inside of the house approx 20cm high. This door gives to access to the outside patio.

Please note there is a single armchair placed in close proximity to this door and may need moving if a larger access space is required.

Public Areas - General (Internal)

Downstairs

The décor is neutral throughout and there is a combination of oak flooring (lounge) and slate (kitchen/diner and utility).

*important – due to the age of the property some of the kitchen slate has a slight raised edge.

The stair case in the cottage is made of oak and has one handrail on the right hand side.

Upstairs

The upstairs is carpeted throughout the landing and all 3 bedrooms. The main upstairs bathroom has a tiled floor.

Smoke alarm fitted in the upstairs landing and corridor leading in from the backdoor downstairs.

Self-Catering Kitchen

Kitchen is open plan with dining room. There are 2 doors, 1 from the corridor and 1 giving you access to the lounge. Both are 76 cm wide. There is a good contrast in colour between the floor, cupboards and other surfaces. It is evenly lit with spotlights above work surfaces where required and the flooring is slate flagstones (some uneven).

(Kitchen continued)

Measurements are as follows:

Worktop height is 94cm on all units.

Double oven is situated under the worktop with a drop down door, the height of the lowest shelf 30cm.

Sink is 90cm high with cupboards underneath

Hob is 94cm high and is electric

At least 160cm free space in-between all furniture and worktops

Highest shelf in fridge 80cm

Separate fridge and freezer under worktops

Dining Area

Rectangle Table with legs on each corner, there is 64cm between the bottom of the table and the floor. Table height is 76cm.

Access space around the table is approx 65cm all around with the chairs pushed in.

Chairs are heavy but moveable – all chairs have no arms and are wooden.

Utility area and shower room

Door width 76cm

Small 2inch step up into room

Slate floor

Shower tray 90 x 90cm

Access to shower is up a large step (27cm high) bi-fold pivot shower door

Downstairs toilet

Room width 85cms

Door opens inwards (hinged on right) width 76cm

Small 2inch step up into room

Slate floor

Pan height 40 cm

Small sink height 93 cm

No spare room either side of toilet

Lounge

Flooring is solid oak with a large rug to one end

Fireplace has a slate hearth slightly raised from the oak floor

Furniture is large and heavy and non movable, 2 arm chairs with good support can be moved with care if required

Teletext TV provided with remote control (also available are Free view box, DVD player, stereo with CD.)

Access to upstairs is up an oak staircase, with hand rail on the right

Bedroom 1

Door width 76cm

Double bed – 5ft

Bed height 50cm floor to top of mattress

Non Feather duvets and pillows provided

Largest space available to left of bed is 1 metre

Bedroom 2

Door width 76cm

2 single beds provided – 3ft

Bed height 50cm floor to top of mattress

Non Feather duvets and pillows provided

Largest transfer space available to middle of two beds is 1.5 metres

Bedroom 3

Door width 76cm

Double bed provided – 5ft

Bed height 50cm floor to top of mattress

Non Feather duvets and pillows provided

Largest transfer space available to right of bed is 1 metre

Bathroom & WC

Door width 76cm

Sink height 80cm

Bath with hand held shower

Bath height is 55 cm. Integral bath rails available on both sides

Free space in bathroom is 2 meters x 1.7 metres

Toilet seat height 45cm with 50cm space to the right

Flooring is ceramic tiles and there is a good colour contrast between floor, walls and furniture

Grounds and Gardens

Large garden 30 meters x 15 meters (grassed) with a paved area next to house with a built in BBQ. The patio is accessed either via the stable door (from the lounge) or via the gravel driveway where there is a small step (approx 10cm). The patio also leads on to the lawn.

The gravel drive runs from the gates to the rear of the garden

Additional Information

Information folder is produced in size 12 font

The mobile phone reception is better upstairs and outside of the property although this varies network to network

The cottage is NO SMOKING

NO PETS ALLOWED

Excellent local amenities and are all within 2 minutes walking distance

Contact Information

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We welcome your feedbacks to help us continuously improve if you have any comments please email jamesmatthewsint@gmail.com or alternatively please talk to the letting agent (details above)