

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Orchard Cottage

Introduction

This cottage is not suitable for wheelchair use as the living accommodation is upstairs and is accessed via 12 stairs

Entrance to Property

- Flat patio leading up the front door
- Door width 77cm and opens inwards
- Threshold 4cm high and 18cm wide
- Floor tiled with under floor heating
- Utility room to the left and 2 bedrooms and house bathrooms to the right along the corridor
- Minimum width 1.4 m
- Distance to main bedroom along the hall way 5.5 m (approximately)

Halls, Stairs, Landings, Passageways

- Oak staircase up to open plan living area
- 12 stairs with carpet treads, Tread 26cm and depth 19cm
- Handrail for 7 stairs then a turn to the right and onto main lounge area
- low level lighting on each stair
- Stair width 93cm

Sitting Room/Lounge

- Situated to the right of the stairs
- Stair-gate available for the top of the stairs
- All furniture is moveable
- Two settees and one easy chair, seat height 42cm
- 2 small coffee tables
- 2 low units and TV /DVD with remote control
- Available space 3m x 2m (approximately)
- Wall lights, spotlights and table lamp
- Short pile carpet and lounge rug
- Under floor heating

Dining Room

- Turn to the left at the top of the stairs
- Table 90cm x 150cm, clear space under table 65cm
- 6 padded chairs, no arms and seat height 46cm
- Short pile carpet
- Lighting by spotlights and hanging pendant lights
- Limited space around the table

Kitchen

- Flooring wood effect linoleum
- Fully fitted kitchen with under unit appliances, fridge and dishwasher
- Height of work top 90cm
- Inset sink and Induction hob
- Built in double combination (microwave) oven with lower oven drop down door
- Cupboards and large draw space under units
- Available space .5m x 2m approximately
- Cordless revolving kettle
- Single mixer tap

Bedrooms and Sleeping Areas

- Master bedroom with en-suite shower room / WC
- Door width into bedroom 77cm
- King size bed, height to top of mattress 47cm
- Wardrobe top rail 178cm and shelf at 43cm
- Chest of drawers 100cm high
- 2 bedside cabinets, height 60cm with bedside lamps
- Available space at both sides of the bed 120cm
- Short pile carpet
- Non feather bedding and pillows
- There is room for a personal assistant/carer in a Z bed
- All furniture is moveable
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- Bedrooms 2 and 3 - Twin or one Superking
- Short pile carpet
- Door width 77cm
- Twin rooms have 100cm between the beds
- Chest of drawers between beds 71cm high

- Bedside lamps and ceiling spot lights with light cord above one of the beds
- Warrobe, top hanging rail 150cm
- Available space at end of the beds 70cm

Bathrooms, Shower-rooms and Toilets

- Ensuite shower room
- Door width 72cm and opens outwards
- Toilet seat height 42 cm
- Space at either side 25 cm and 20cm
- vanity unit with mounted basin height 100cm
- Walk in shower 120cm x 80cm, no screen, chair available
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- House bathroom
- Door width 74cm opening into the hall way
- Lighting by ceiling spot lights
- Vanity unit 84cm with mounted wash basin at 100cm
- Wall cupboards top shelf 160cm low shelf 130cm
- Toilet at far end of bathroom behind the bath, 12 cm each side of the toilet
- Bath height 60cm with pivot screen
- Electric shower over the bath
- Non slip mat available
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Laundry/Utility Room

- Door width 70cm and opens inwards
- Ground floor, to the left of the main door
- Free standing fridge / freezer, height 115cm
- Washing machine
- Tiled floor, under floor heating

Garden

- Flat patio area outside the main door
- Pine table and fixed bench 170 X 77cm, seat bench height 50cm
- 5 steps up to the large enclosed garden