

The Old Dairy Holiday Cottage - Access Statement

Main Entrance and Reception

- The main entrance is the front door from the courtyard belonging to the property.
- The front door is (w) 80cm x (h) 170cm with a hinge on the right hand side. The keyhole is 100cm high.
- The entrance step at the door to the cottage from the courtyard is 6cm high onto a piece of Yorkshire stone. You then step into the property over the threshold of the door 13cm high.
- The door opens into a lobby area (w) 111cm x (d)145cm - same level as stone step/ no walls. There is a light switch on the right hand side as you enter (d)127 (h)148cm from the door. The light switch operates spot lights for kitchen, wall lights for both lounge and dining areas which are all open plan as you enter the lobby.
- The step up from the lobby into the open plan area is 17cm high.
- The surface of the lobby area are non slip mosaic ceramic tiles which are a contrasting colour to the rest of the flooring in the property.
- The surface of the floor in all areas of the cottage are wooden laminate.
- The dining room table has a folder on it containing all details about the cottage, appliances, fire safety procedures and local area.
- The lounge and dining area are lit by 2 wall lights, 1 side lamp, 1 picture light and ambient light from the kitchen spot lights.

Public Areas - General (internal)

- Not Available

Public Areas - WC

- Not available

Dining Room and Lounge

- From entrance lobby the lounge and dining areas are to your left.
- The lounge area contains 2 separate armchairs, small coffee table between chairs, log/coal burning stove, bookcase, wooden trunk with TV on top, side lamp and has a bottom drawer containing

DVD's books etc.

- There is a rug in front of the armchairs and stove (L)155 cm (w) 97cm. The texture of the rug is shaggy and contrasts in colour to the laminate flooring.
- The TV has remote control with built in video player, separate remote controlled DVD player, remote controlled SKY TV. There is also a Radio/CD/Tape player on the floor next to the TV.
- The dining area is to the right of the lounge area overlooking the garden via a triple aspect window containing 1 door.
- The dining table is (w)75 cm x (d) 59cm (h) 75cm. There are 2 dining chairs.
- The dining area opens out onto the outside patio via a single door (w) 80cm x (h)170 cm. The door opens inwards and is half glazed. The key hole is 100cm high. The door steps out onto a stone paved step 12cm drop down. The step size is (d)41 (w)89. There is no handrail.
- There is a further step down onto the patio 15cm. The surface of the patio is crazy stone paved.

Self Catering Kitchen

- All work surfaces are 90cm high.
- Stepping up from the entrance lobby you enter the kitchen area. Immediately as you enter there is a fire extinguisher on the right fixed to the wall 120cm high.
- The kitchen area is rectangular. There is a central sink in front of a window - to the left under the counter is a fridge with 3*freezer box. The fridge is 80 cm high with highest shelf 40cm. The eye level wall unit above and work surface below unit which stands the kettle and toaster. Over the sink is a cup shelf 82cm high from sink. Under the sink is a storage cupboard and cutlery drawer. To the right of the sink is the draining board and larder cupboard 206cm high. The larder cupboard contains a microwave oven 116cm high. It also contains crockery above & mop/bucket/broom below.
- The kitchen is lit by a 3 bulb spot gang and additional 1 spot light.
- The oven/hob and work surface to the right of the hob are placed opposite the sink. The electric oven is 90cm high with grill under hob and oven below grill. It can be accessed from the front. There is an extractor hood/light/cupboard above the oven 160cm high. The work surface to the right of the hob is (w)36 (d)61cm.
- There are cupboards/drawer below the work surface containing

saucepans and cupboard above containing glasses.

- To the right of the work surface is a portable butchers trolley on 4 wheels which are lockable. The height of the trolley is 86cm.

Bedroom

- Door from kitchen/dining/lounge area lead into bedroom. The floor level is the same throughout the property with no steps or ramps other than the lower entrance lobby. The door width is 74 cm (h)197cm. It is hinged on the right. Laminate flooring in bedroom.
- There are 2 single beds 91cm (mattress width) which can be linked to form 1 double bed 182cm (mattress width). There is a feather topper on the mattress. The beds have head boards and foot boards. They are made of pine and are a slatted base construction.
- All bedding is cotton/polyester with non feather duvet and 2 non feather pillows per person. Blankets and throws are also available.
- The space to the left of the double bed is 125 cm wide and to the right 50cm wide. If single beds are arranged the space down the centre is 50cm and the right hand side of the right bed is up against the wall.
- The main room has a light switch (h) 138cm at the door to operate 2 over bed wall lights, 2 spot lights on beams and single wall light at the entrance door. There are 2 bedside lamps on bedside cabinets each side of the bed/beds.
- The beam in the bedroom is 182cm high. It crosses the centre of the room above the foot end of the bed/s.
- The door from the bedroom leads out onto the patio. Width of opening (w)80 (h)170cm. Doors open outwards. There is a step over the threshold down onto a stone paved step 10cm deep then a further step onto the stone paved patio 14cm. There is no hand rail.
- The bedroom also has 2 additional windows on either side of the room.

Shower Room

- Ground floor shower room en-suite to bedroom.
- Door (w) 76cm x (h)198cm. Opening inwards hinges on right. Lockable from the inside.

- The toilet seat is 41cm high. The space to the left is 85cm and to the right 88cm. The sink height is 80cm.
- The step into the shower cubicle is 14cm high and opening width into the shower is 44cm. Shower tray size is (w)78cm (d)75cm. Door opening height is 172cm.
- The height of the power shower unit is 156cm.
- The room has a wall mounted heated towel rail.
- The floor surface is wooden laminate.

Laundry

- 24 hour laundry service is available. Laundry will be washed dried and returned within 24 hours. There is a charge of £5 per load.

Shop

- Not applicable

Treatment rooms

- Not applicable

Leisure Facilities

- Not applicable

Outdoor Facilities

- Exiting from the back patio doors from the lounge and bedroom there is a patio and garden area.
- The patio door openings are 80cm wide 170cm high.
- The step is 12cm drop down then a further step down 15cm from lounge. From bedroom 10cm first step and 14cm second step.
- The patio is built of local stone/crazy paved effect and therefore is not totally smooth. There are 2 steps down onto the lawn. Step 1 20cm , step 2 25cm. There is no handrail. Patio furniture and BBQ are available for the guests use.
- The patio leads onto a lawned garden. The surface in parts is sloping. The garden is mainly borders and surrounded by dry stone walls. There is a side entrance/exit to the garden from the side of

the property. This slopes from courtyard level around the building and onto the lawn. Entrance gate to side opening is 88cm. Minimum width between side wall and greenhouse 68cm.

Additional Information

- A folder containing manufacturers instruction leaflets and places of interest leaflets are available.
- Pets are not permitted.
- Small non-mobile babies are welcome with own travel cot.
- The premises are non-smoking.

Contact Information

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- Email; dawn.meeks@btinternet.com
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- Hours of operation - Open all year
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Future Plans

- Website to be updated by summer 2008.

We welcome your feedback to help us continuously improve if you have any comments please phone 01943 880363 or email; dawn.meeks@btinternet.com

Alternatively you can write to the home address above.