

SUNSET COTTAGES

Carters Cottage Access Statement

Introduction

Our self-catering cottage is part of a converted 19th Century granary. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a website www.sunsetcottages.co.uk
- Bookings / enquiries can be made via e-mail or phone or online.
- The cottages are not served by public transport.
- The nearest mainline train station (York) is 17 miles away.
There is also a train station at Thirsk 16 miles & Malton 12 miles

Arrival & Car Parking Facilities

- There is a private car parking area to the front of the cottage with a personalised space.
- The car park area is gravelled – it is level / gentle sloping.
- Parking is 10 –15 metres away from the cottage entrance.
- Loading /unloading can take place directly at the cottage entrance.
- The cottage name is on the door.

Entrance

- The entrance has 2 steps –
14cm high, 1060cm deep, 1038cm wide.
18cm high, 29cm deep, 1005cm wide.
- The external door is 80cm wide. Hinged on the right, with a threshold of 5cm.

Open plan sitting room / kitchen

- The ground floor is open plan with sitting room and kitchen.
- Oblong Table (moveable) – 4 legs, 88 x 183cm and 76cm high.
60cm floor to lowest point of table (under space).
- Free space between table and kitchen units is 1 metre.
- Chairs (moveable) – 5 wooden chairs with seat pad and no arms.
- Flooring is short pile carpet/ linoleum cushion/feature stone flag.
- Furniture is moveable and is non-feather.
- Sofa, easy chairs & pew armed and non armed.
- TV with Freeview & integrated DVD Player provided with remote control

Self-Catering Kitchen

- Kitchen open plan with sitting room.
- Worktop height 90cm. Microwave stands on worktop.
- Cooker door opens to the left hand side, height of lowest shelf 30cm, front access.
- Hob is 90cm high.
- Sink is 90cm high with cupboards underneath.
- Flooring is cushion linoleum.
- At least 1m free space between all furniture and worktops
- Evenly lit kitchen with strip light above work surfaces where required
- Good contrast between floor, cupboards and other surfaces.
- Built under fridge with small freezer compartment.
- Kettle with liquid alert.

Stairs

- The staircase is 15 steps in total. 6 steps to quarter landing, followed by 9 further steps to the first floor.
- The 4 steps are wooden – 18cm high x 24cm deep x 90cm.
A handrail is on the right hand side.
- The quarter landing is wooden. 90 x 90cm.
- The 9 steps are carpet enclosed – 18cm high x 24cm deep x 90cm.
A handrail is on the right hand side.
- The landing is 90 x 96cm.
- A sliding fire door operates on the landing.

Bedrooms

Bedroom 1

- Located upstairs on the first floor.
- Door width 62cm. Hinged to left.
- Double bed. Standard size – 1.35m x 1.90m.
- Bed height 53cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Duvet covers and pillowcases are polycotton
- Largest transfer space available to left or right of bed is 55cm.
- Bed is movable if more space is required to one side

Bedroom 2

- Located upstairs on the first floor.
- Door width 62cm. Hinged to left.
- Two single beds – 90 x 190cm. Space between beds 50cm.
- Beds are movable if more space is required to one side
- Bed height 54cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Duvet covers and pillowcases are polycotton

Bathroom

- Door width 65cm. Hinged to left.
- Cast iron enamel bath.
- Bath height is 50 cm.
- Toilet seat height 40cm
- Space to left of toilet is 1.10m, space to the right 32cm, space to the front 58cm.
- Flooring is carpet.
- Good colour contrast between floor, walls and bathroom suite.
- Bolt lock on door at height 1.7m.
- Washbasin with upstand. Height 77cm.

Grounds and Gardens

- Large garden available to all visitors with a mixture of surfaces & levels.

Information Room

- Entrance door 79cm wide. Weathershield 6cm
- Pay phone – height 80cm. Moveable.
- Brochures, leaflets, maps, guides

Additional Information

- Information folder is produced in size 12 font (can be increased on request)
- Light switches and power points at a sensible height to reach from sitting and standing
- Mobile phone reception outside the cottage.
- The cottage is no smoking.
- Pets are not allowed.

Laundry & Freezer Room

- There is a separate laundry / freezer room.
- Doorway 90cm. Threshold 9cm.
- Two standard size washing machines, front loading.
- One dryer, front loading.
- One 4 drawer freezer – providing shared additional storage.

Contact Information

- Address: Sunset Cottages, Grimston Manor Farm, Gilling East, York, North Yorkshire, YO62 4HR
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