

SUNSET COTTAGES **Gilling Gap 1 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. There is room for 2 cars.
- 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, 160cm deep, 138cm wide.
18cm high, 29cm deep, 105cm wide.
The external door is 80cm wide. Hinged on the left, with a threshold of 5cm.

Open plan sitting room / kitchen

- The ground floor is open plan with sitting room and kitchen.
Split-level 12cm higher flagged area to rear.
- Round Table (moveable) – 4 legs, 60cm floor to lowest point of table (under space), 1.2 metres diameter, and 76cm high.
- Free space between table and kitchen units is minimum 110cm.
- Chairs (moveable) – 4 wooden chairs with seat pad and no arms.
- 1 wooden chair with seat pad & arms.
- Flooring is short pile carpet/ linoleum cushion/feature stone flag.
- Furniture is moveable and is mainly non-feather.
- Easy chairs & pews armed and non armed. Sofa
- TV with Freeview & integrated DVD Player provided with remote control.

Self-Catering Kitchen

- The kitchen is open plan with sitting room.
- Worktop height 90cm. Microwave stands on worktop.
- Built under oven door drops down, height of lowest shelf 40cm, front access.
- Hob is halogen electric - 90cm high. Controls at front,
- Sink is 90cm high with cupboards underneath & wall cabinet above.
- Flooring is cushion linoleum.
- At least 1m free space between all furniture and worktops
- Evenly lit kitchen with directional spot lights & strip light above work surfaces where required
- Good contrast between floor, cupboards and other surfaces.

- Integrated fridge with **** freezer box.
- Kettle with liquid alert.

Stairs

- The staircase is 12 steps in total. 3 steps to quarter landing, followed by 9 further steps to the first floor.
- The 3 steps are wooden open – 19cm high x 23cm 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 – 17cm high x 24cm deep x 90cm.
A handrail is on the left hand side.
- The landing is 90 x 195cm.
- A sliding fire door operates on the landing.

Bedrooms

Bedroom 1

- Located upstairs on the first floor.
- Door width 66cm. Hinged to right.
- 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 44cm – 53cm.
- Bed is movable if more space is required to one side
- Largest free space clear of doors and furniture is 1.3m by 1.5m

Bedroom 2

- Located upstairs on the first floor.
- Door width 65cm. Hinged to right.
- Two single beds – 90 x 190cm. There is space between beds 1.30m.
- Bed height 54cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Duvet covers and pillowcases are polycotton
- Beds are movable if more space is required to one side
- Largest free space clear of doors and furniture is 2.26 by 1.3m

Bathroom

- Door width 65cm. Hinged to right.
- Cast iron enamel bath, thermostatically controlled shower over & single panel shower screen
- Bath height is 48 cm. Shower height adjustable lowest point 130cm.
- Toilet seat height 40cm
- Space to right of toilet is 100cm, space to the left 54cm, space to the front 58cm.
- Flooring is linoleum.
- 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

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.

Additional Information

- Information folder is produced in size 12 font (can be viewed at larger font size 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.

Contact Information

- Address: Sunset Cottages, Grimston Manor Farm, Gilling East, York, North Yorkshire, YO62 4HR
- Telephone: 01347 888654
- Email: info@sunsetcottages.co.uk
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