

Access Statement For SUNSET COTTAGES **No 5 - Harvest End**

Introduction

Our self-catering flat is part of a converted 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 email, 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 flat with a personalised space.
- The car park area is gravelled – it is level.
- Parking is 10 metres away from the main entrance.
- Loading /unloading can take place directly at the main entrance.
- The flat name is on the door.

Main Entrance

- The main entrance has level flagged patio to External Door 92cm wide (door hinged on the left). 20cm weathershield.
- The entrance interior lobby is 1.5 x 1.45metre leading to staircase
- The staircase is 1 flight to the first floor (13 steps). The stairs are 20cm high, 24cm deep, 80cm wide and have carpet. A handrail is on the right hand side.
- The landing is 2.04m x 89cm. The entrance to Harvest End is on the right hand side.

Harvest End

- The door is 82cm wide inwards opening to a corridor.
- The corridor is 85cm wide and leads to 4 rooms: the open plan kitchen / sitting room, double bedroom, single bedroom, and bathroom.

Open plan sitting room / kitchen

- Door width 80cm
- This room is open plan with sitting room and kitchen.
- Oblong extendable Table (moveable) –legs on each corner, 58cm floor to lowest point of table (under space), 69cm x 92cm, and 75cm high.
- Free space between table and walls is 80cm. Table is movable.
- Chairs (moveable) – 3 wooden chairs with seat pad and no arms.
- Flooring is short pile carpet/ linoleum cushion.
- Furniture is moveable and is non-feather. Some cushions are feather.& can be removed if required.
- Easy chairs - 2 armed. Sofa – 2 seater
- TV with integrated DVD player provided with remote control. Radio.

Self-Catering Kitchen

- Kitchen open plan with sitting room.
- Worktop height 90cm. Microwave stands on worktop.
- Oven door is drop down, height of lowest shelf 38cm, accessed from left hand side.

- Hob is 90cm high & electric.
- Sink is 90cm high with cupboards underneath.
- Flooring is cushion linoleum.
- At least 1.2m free space between all furniture and worktops.
- Evenly lit kitchen strip light above work surfaces where required.
- Good contrast between floor, cupboards and other surfaces.
- Fridge with small freezer available, lowest shelf 36cm.
- Kettle with liquid alert.

Bedroom

Bedroom 1

- Door width 73cm.
- Double bed. Standard size 1.35m x 1.90m
- Bed height 54cm floor to top of mattress.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are polycotton
- Largest transfer space available to left or right of bed is 50cm.
- Bed is movable if more space is required to one side.

Bedroom 2

- Door width 73cm. Hinged to left.
- One single bed. Standard size 90 x 190cm.
Free space to one side 77cm.
- Bed is movable.
- Bed height 54cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Duvet covers and pillowcases are polycotton

Bathroom & WC

- Door width 67cm
- Bath height is 48 cm, thermostatically controlled shower over & single panel shower screen
- Shower height adjustable – lowest point 130cm.
- Toilet seat height 40cm.
- Space in front of toilet is 60cm, no available space to the left/right.
- Flooring is carpet.
- Wash Basin with upstand height 78cm.
- Good colour contrast between floor, walls and furniture

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

- Light switches and power points at a sensible height to reach from sitting and standing
- Mobile phone reception outside the flat.
- The flat is no smoking.
- Pets are not allowed.
- WiFi enabled

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

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