

Access Statement For SUNSET COTTAGES No3 Phlomis

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 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 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 –
12cm high, 160cm deep, 138cm wide.
8cm high, 40cm 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.
- Rectangular Table (moveable) – 4 legs, 88cm x 183cm 76cm high
59cm floor to lowest point of table (under space).
- Free space between table and kitchen units is 1 metre.
- Chairs (moveable) –6 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, chairs & pews 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.
- Built under fridge with small freezer compartment.
- Built under oven door drops down, height of lowest shelf 40cm, front access.
- Hob is halogen electric - 90cm high. Controls are at the 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.
- Kettle with liquid alert.

Stairs

- The staircase is 12 steps in total. 4 steps to quarter landing, followed by 8 further steps to first floor.
- The 4 steps are wooden enclosed – 19cm high x 24cm deep x 90cm.
A handrail is on the right hand side.
- The quarter landing is wooden. 90 x 95cm.
- The 8 steps are carpet enclosed – 17cm high x 24cm deep x 90cm.
A handrail is on the left 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 right.
- Double bed – Standard size 1.35m x 1.90m.
- Bed height 55cm 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 – 65cm.
- Bed is movable if more space is required to one side

Bedroom 2

- Located upstairs on the first floor.
- Door width 62cm. Hinged to right.
- Bunk beds 76 x 183cm. Not moveable. Lower bunk height 58cm. Upper bunk 135cm.
- Double bed. Standard size. 1.35 x 1.90m
- Bed height 54cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Duvet covers and pillowcases are polycotton
- Double Bed movable if more space is required to one side
- Largest free space clear of doors and furniture is 1.1 x 0.6m

Bathroom

- Door width 65cm.Hinged to right.
- Bath height is 53 cm.
- Toilet seat height 44cm
- Space to right of toilet is 1.10m, space to the left 32cm, space to the front 58cm.
- Flooring is cushion linoleum.
- Good colour contrast between floor, walls and bathroom suite.
- Bolt lock on door at height 1.7m.
- Washbasin with upstand. Height 79cm.

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.
- 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
- Website: www.sunsetcottages.co.uk

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