

## **Access Statement For SUNSET COTTAGES** **No 6 - Valerian**

### **Introduction**

Our self-catering ground floor 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](http://www.sunsetcottages.co.uk)
- Bookings / enquiries can be made via email or phone or online.
- The flat is 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. Can be directly outside if required.
- 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 leading to External Door 92cm wide (door hinged on the left). 20cm weathershield.
- The entrance interior lobby is 1.5 x 1.45metre. The entrance to Valerian is immediately on the right.

### **Valerian**

- The door is 80cm wide inwards opening. It is a Fire door with a 6cm threshold leading to open plan sitting room.

### **Open plan sitting room / kitchen**

- This room is open plan with sitting room and kitchen.
- Rectangular extendable kitchen table (fixed) 4 legs on each corner,max 113cm x 52cm.Height 75cm.  
Floor to lowest point of table (under space) 75cm.
- Free space between table and kitchen units is 180cm.
- 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.
- Easy chairs - 2 armed, 1 no arms, & 1 pew.
- TV with Freeview & built in DVD player. Remote control. Radio.

### **Self-Catering Kitchen**

- Kitchen open plan with sitting room.
- Worktop height 90cm. Microwave stands on worktop.
- Built under Oven.Door is drop down, height of lowest shelf 46cm, accessed from front & right hand side.
- Hob is 90cm high & electric.
- Sink is 90cm high with cupboards underneath.
- Flooring is cushion linoleum.

- At least 130cm free space between all furniture and worktops.
- Evenly lit kitchen with directional dimmable spot lights & strip light above work surfaces where required.
- Good contrast between floor, cupboards and other surfaces.
- Built under Fridge with small freezer.
- Kettle with liquid alert.

### **Bedroom**

- Door width 73cm.
- Two single beds provided. Standard size. 90 x 190cm.  
(Can be made up as super king sized double)
- 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 beds is 67cm.
- Free space between end of bed & fixed furniture 270cm.
- Beds are movable if more space is required to one side.

### **Bathroom & WC**

- Door width 70 cm.
- Bath height is 50 cm.
- Over bath shower. Thermostatic mixer tap operated. Shower head not fixed. Lowest point on rail 130cm.
- Free space in bathroom (free of doors and furniture) is 1.15m by 2.1m.
- Toilet seat height 40 cm.
- Space in front of toilet is 50cm, no available space to the left.
- Flooring is carpet.
- Wash Basin with upstand height 75 cm.
- 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**

- Address: Sunset Cottages, Grimston Manor Farm, Gilling East, York, North Yorkshire, YO62 4HR
- Telephone: 01347 888654
- Email: [info@sunsetcottages.co.uk](mailto:info@sunsetcottages.co.uk)
- Website: [www.sunsetcottages.co.uk](http://www.sunsetcottages.co.uk)

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