

ACCESS STATEMENT FOR WHITE ROSE COTTAGE

Introduction

Our cottage is a mid-terraced property situated in a countryside location in the small hamlet of Ridsdale, Northumberland. We have tried to provide as much information as possible in this statement, but if you have any queries please do not hesitate to contact us. We look forward to welcoming you!

Pre-Arrival

- There is information about White Rose Cottage on the Northumbrian Cottages website or on our own website at www.ridsdalecottage.co.uk.
- Bookings/ enquiries can be made with Northumbrian Cottages online, via email, fax or telephone.
- The nearest bus stop is approximately 150 yards at the end of the street.
- The nearest train station is Hexham 15 miles away. There are accessible taxis at the station.
- If you require this information in a different format, please contact Northumbrian Cottages via their website, email, fax or telephone.

Arrival & Car Parking Facilities

- There is no drive/ off-street area for parking.
- There is on-street parking with enough room for 2 cars.
- The parking area is levelled tarmac with a slight left & downwards incline.
- The entrance to the cottage at the front has 2 small steps 15 & 28cm high, 31 & 17cm deep, 132cm wide. The front door is 85cm wide. There is no hand rail.
- Parking is approximately 5 feet away from the front door/ entrance.
- The parking area is not directly lit. However, the area is lit by street lamps.
- There is no outdoor light at the front door/ entrance.
- The key for the door is in a coded safety box – details of location and code will be sent to you by Northumbrian Cottages prior to your holiday.

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General Information

- The front door is 85cm wide and the key hole lock 92cm high.
- Inside the entrance there is space for boots and shoes behind the front door. Hanging space for coats is at the rear of the property.
- The ceilings are quite low upstairs near the sloping eaves; please take care in these parts of the property.
- Just left of the entrance from the front door is the lounge and dining area with the kitchen accessed through the far right hand corner. There is a spacious lobby to the back door with the kitchen leading off to the left and bathroom to the right.
- Stairs lead from the front door to the first floor bedrooms. The stairs are 18cm high, 84cm wide and 21cm deep. There are a total of 13 stairs and a handrail is on the left.
- Heating is oil fired throughout. There is a wood burning stove in the lounge, and radiators in all rooms, except for the kitchen. Fuel for the fire is supplied to the right of the inglenook fireplace.

Lounge & Dining Area

- Door width 72cm. Handle/lock at 88cm high.
- The lounge has a dining area in the right corner of the room, under the stairs. There is therefore a small section of the dining area with a sloping ceiling. Please take care.
- A square table in the lounge measuring 66cm floor to lowest point of table, 115cm long, 72cm wide and 74cm high. There is limited space around the table but it can be moved to provide extra space.
- There are four chairs with slatted backs and are movable. They do not have arms.
- Flooring is wooden with a rug in front of the hearth.
- Furniture is moveable except for the bookcase which is secured to the wall. Please return all moved furniture back to its original location after use.
- One leather covered sofa suitable for three people and two arm chairs. Throws are available for each. Free floor space between the sofa/chairs and the fireplace is 137cm by 225cm.
- Text services available on TV with remote control. FreeSky satellite box, DVD player, video player and portable CD player with radio.
- Open inglenook fireplace with stove. A fire guard and tools are supplied.

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Lobby/ Kitchen

- There is a small step down into the lobby area 4cm high. The door into the lobby area is 80cm wide with handle/lock at 107cm high.. Hanging space for coats is on the back of the door. A smoke alarm is fitted in this area. The lobby provides 206cm by 110cm free space.
- The kitchen door width is 69cm. Handle/lock at 95cm high.
- The worktop height in the kitchen is approximately 90cm with some cupboards and drawers underneath.
- There are 4 doors on the oven. Main oven door opens left at 73cm high. The grill door is drop down at 73cm high. The second oven door opens right at 53cm high. The fourth door is for storage at 25cm high and drops down to floor level. The hob has 4 electric rings and one halogen surface at 90cm high.
- Standard sink and draining board is 90cm high with cupboards underneath.
- Standard front loading washing machine is provided. Door opens left at 54cm high.
- Lighting is fluorescent strip light on ceiling and spotlight bulbs over the oven hobs.
- 180cm by 170cm free space between all furniture and worktops.
- All sockets are 39cm above worktop level.
- Good contrast between floor, cupboards and other surfaces.
- Standard fridge, freezer and tumble drier under the worktops.
- Microwave on the worktop.
- Flooring is tiled.

Bathroom & Toilet

- Door width 71cm. Handle/lock at 105cm high.
- Bath with flexible shower over. Shower controls at 160cm height. Non slip mat provided in bath.
- Bath height is 55cm. There are no integral bath rails.
- Space is very limited in the bathroom. There is 65cm from the doorway to the bath. When the door is opened the toilet is behind the door and you must step inside and close the door to access the toilet. Space between the toilet and bath is 70cm when the door is closed.

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- Toilet seat height 45cm.
- Space to right of toilet is 39cm and space to left of toilet is 35cm.
- Flooring is tiled with a bath and toilet pedestal mat.
- Good colour contrast between floor walls and furniture.
- Sink height 79cm with 5cm floor space on either side. Pipes under the sink are hidden with a pedestal. There is a stainless steel under-sink utility rack.

Upstairs Landing

- Width of the landing 77cm wide.
- Smoke alarm fitted.
- A stair gate is not currently available.

Bedroom 1

- Door width 70cm. Handle at 88cm high.
- King size bed 5 foot 6. Bed height 50cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Space to right of bed 90cm and space to left is 85cm. Space from the foot of the bed to the fitted cupboard is 120cm. The bed is moveable if more space is required at either side.
- Chest of drawers inside fitted cupboard is 77cm high. Bedside tables are 63cm high.
- The clothes rail inside the fitted cupboard is 186cm high.

Bedroom 2

- Door width 74cm. Handle at 79cm high.
- Double bed is 4 foot 6. Bed height 60cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Space to right of bed 85cm and space to left is 65cm. Space from the foot of the bed to the wall is just 30cm. The ceiling slopes at the left side of the bed and care should be taken. The bed is moveable if more space is required at either side.
- Chest of drawers 73cm high. Bedside tables are 58cm high.
- The clothes rail inside the wardrobe is 127cm high.

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Bedroom 3

- Door width 70cm. Handle at 79cm high.
- Single sofa-bed is 5 foot 6 in length and 75cm wide. Bed height 40cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Space to right of sofa-bed 46cm and space to left is 24cm. Space from the seating of the bed to the opposite wall is 155cm. The ends of the sofa-bed are collapsible to provide total sleeping length of 6 foot. The ceiling slopes at the right side of the sofa-bed. The sofa-bed is moveable if more space is required at either side.
- Chest of drawers 73cm high. Bedside table is 58cm high.
- The clothes rail inside the wardrobe is 127cm high.

Grounds and Gardens

- The back door is 84cm wide with handle/lock at 105cm high. This leads to a shared back lane which slopes upwards. There are 3 steps of differing depths down to the lane. The largest step measuring 20cm high, 94cm deep, 195cm wide. There is no hand rail. There is an outdoor light.
- The lane is approx 10 foot wide and consists of a mixture of concrete and well trodden earth! Directly opposite the back door is the oil tank which fuels the central heating and a shed to the right of it. Please do not touch the oil tank or any of the controls which may be in sight.
- The garden is not directly opposite the back door. Access is at the top of the shared lane approx 20 feet from the back door. There is a gate on the right 78cm wide with a bolt at 127cm high. Through this turn left and follow a gravel and stone flagged path 99cm wide.
- The garden is second on the right with a gate 87cm wide marked "White Rose Cottage". It must be opened by reaching over the top to access a catch at 140cm high.
- The gate opens to a patio area approx 14 foot by 10 foot with stone flags. Table, chairs and BBQ are supplied during the summer months. There is a second gate 80cm wide with a bolt at 95cm high leading to a long grassed garden, approx 46 foot long and 8 foot wide, separated by 65cm wide concrete path.

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Additional Information

- Information folder is produced in size 14 font.
- Good mobile phone reception. Public telephone box approx 150 yards at bottom of the front street.
- The cottage is no smoking throughout.
- Pets and dogs welcome, please inform us when booking.

Future Plans

As this a new holiday cottage we will be making many improvements over the coming year. We welcome your feedback to help us continuously improve. If you have any comments or suggestions please contact us.

Contact Information

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