

Cottage in the Dales : Craggley Cottage Access Statement

Cottage in the Dales Summary

Cottage in the Dales consists of two 18th Century stone built terraced cottages. Each cottage form the ends of separate terraces of two storey cottages built of stone under a stone slate roofs. Both cottages are over 250 years old and as such, modern building regulations and design give way to their 18th century construction, heritage, charm, character and features.

While both cottages have been modernised and refurbished, the intrinsic traditional designs are still original. It is therefore inevitable that our cottages may present a challenge for the less able bodied who require more modern day access designs and aids and specifically rely on a wheelchair for mobility.

Craggley Cottage Access Statement

General

Craggley Cottage is on two storeys. Access to the first floor is via a staircase with banister and has a variety of other steps that feed access between specific rooms, the gardens and to and from outside. Craggley Cottage has mains electricity for lighting and kitchen services and mains water and sewage. Craggley Cottage has oil fired central heating with radiators in every room. All radiators have independent thermostatic controls. There is no gas supply to the village. Craggley Cottage is no smoking and pets are not accepted.

At the cottage and in West Burton mobile phone reception varies dependant upon the service providers. In addition weather conditions and the nature of the property construction also affect the signal reception.

Mobile phone service: The best reception is from Orange as used by the local community. Vodafone, T-Mobile and Virgin have a medium to low signal at various points in the cottage and through the village. O2 has no service at all and stops at West Witton to the east (4 miles) and Hawes to the west (10 miles).

Craggley Cottage has a landline payphone telephone for external calls & also accepts incoming calls.

Marketing & Reservations

Cottage in the Dales is a member of the Yorkshire Tourist Board. Craggley Cottage is promoted via a combination of traditional brochures, web site presence and managed agency services :

- Country Hideaways is a local family-run business based in the village of West Burton & manages agency bookings for Craggley Cottage (not Inglenook Cottage)
- Premier Cottages provides quality marketing via their website & brochure to attract direct bookings for both cottages.
- Dalesman - Magazine & online listing
- CottageGuide.co.uk – online listing for independent cottage owners.

Reservations can be made directly via our simple six-step process:

1. By telephone or the website to investigate price & availability
2. By requesting a colour brochure that we can post to satisfy enquiries from guests who do not have access to the web.
3. Reservations can be done via telephone, fax or e-mail.
4. Guests are requested to provide written confirmation via the booking form within 7 days and provide a £90 deposit for each week reserved. The booking form can be requested via post or downloaded and printed from our website.
5. Cottage in the Dales provides written confirmation of a reservation upon receipt of the booking form. This confirmation outlines :
 - a. Arrival and departure dates
 - b. Cost of the holiday
 - c. Outstanding balance
 - d. Due date of the balance – normally six week before your arrival
6. Upon receipt of the final balance, Cottage in the Dales sends a written confirmation, detailed directions to the cottage, how to gain access to the accommodation and contact details of our caretaker who is available to assist with any queries during guests stay.

Transportation

Almost all of visitors arrive by car. There is a bus service to West Burton which operates along Wensleydale connecting to the main market towns of Hawes to the west and Leyburn & Bedale to the east. A local taxi service will collect visitors from mainline railways stations and local airports by prior appointment.

The nearest mainline railway station is Northallerton (40 minutes by car from West Burton), which is on the east coast mainland line Kings Cross/York/Newcastle/Edinburgh. The nearest airports are Teesside (35 miles) and Leeds Bradford (70 miles) via the motorways. Both airports offer self-drive hire car services.

Accommodation

Craggley Cottage sleeps 4 people – one double bedroom and a twin bedroom. This self-catering accommodation is on two floors with on-road street parking.

* Ground floor: Front door into a hallway, lounge, kitchen, understairs cupboard, rear hallway, drying room and outside to rear gardens.

* First floor: All rooms are served from the main landing - the master bedroom, second bedroom and bathroom.

At the rear of the cottage are two gardens – a gravel based patio garden with seating area, shed and flower borders. Step down to a large lawned garden fully enclosed by dry stone wall and five-bar gate to adjoining field.

Arrival & Car Parking Facilities

Craggley Cottage does not have its own reserved parking – it uses on-street parking on a first come first served basis and the nearest is a few metres away in front of the house. Access is along the footpath in front of the adjoining cottages and in front of Craggley Cottage to the front door.

Gardens

Craggley has two gardens – first a level gravel-pathed garden with cast iron garden seating surrounded by flower beds. A shed containing logs, kindling and access to the rubbish and recycling bins can be easily accessed from this garden.

It is two steps down through an open gateway to a large level lawned garden. Here a two-door shed opens to access garden furniture, BBQ and outdoor games.

Entrances to the Cottage

The main entrance to the cottage is via the front door. A separate entrance is available at the rear of the cottage. This can only be accessed by walking behind the cottages through a field. Access is gained via a public footpath through three 5-bar gate, and across a field and into Craggley Cottage rear garden.

Front Hallway

Access through the main door, width = 1220mm (30.5"). Onto a flagged stone floored small hallway. Coat hanging hooks at height = 2940mm (73.5") from the floor. Immediately through doorway, width = 1160mm (29") into carpeted lounge at same level. Wall light switches for hall and lounge at height = 2000mm (50").

Lounge

The lounge floor is level and carpeted with light switches at height = 2120mm (53"). There are 2 three-seater sofas and buffet. Two sofas with height to seating cushions is 640mm (16"). There are two small side occasional tables at heights 640mm & 680mm (16" & 17") and free-standing reading lights that can be positioned to preferable height/angle without moving the base (which is behind each sofa).

The lounge lighting is via a central ceiling light and two independent switched wall-lights as well as the independently switched reading lights. The TV and audio-visual equipment is located on a unit height 600mm (15") that hosts a VCR and DVD. This unit should not be moved. Each unit has a remote control. The TV is a 760mm (19") LCD colour TV located on top of the unit. The lounge has a pay phone telephone that is located on this unit and is adjacent to the sofa.

The central feature of the lounge is the open fireplace. There is a central heating radiator enclosed behind a radiator cover. The lounge has one window facing the front of the house. Access from the lounge leads into the kitchen by one small step down of 50mm (2"). Another access is immediately up the stairs to the first floor.

Understairs Cupboard

This cupboard is accessed directly from the kitchen immediately after leaving the lounge. The door is a low height of 2460mm (61.5") and door width 700mm (28"). A light is provided within the cupboard. This is the storage cupboard for vacuum cleaner, stair gate and travel cot & other household items. There is room available to store luggage and small suitcases.

Kitchen

Access is either from the lounge as described above or from the rear hallway through door, width = 725mm (29"). The kitchen is at one level and is covered in ceramic tiled floor. The kitchen is large enough to host a table and chairs to seat four adults and host the public area for cooking. The kitchen has a working surface at a height of 8875mm (35.5"). Dining table is at height = 737mm (29.5").

Kitchen Appliances

A standard size washing machine/tumble drier and slimline size dishwasher are situated in the base units on either side of the sink, which has a height to work surface = 887mm (35.5"). Sink dimensions are 412mm x 337mm (16.5" x 13.5"). The taps have standard twist handles providing water through one mixer tap.

The hob is a four 'ring' ceramic hob at same height as work surface. The hob cooking area has overhead lighting and fan extraction facilities at a height 1562mm (62.5"). Underneath the hob is the oven at base unit floor level. Alongside are drawers hold the locations for kitchen utensils, pans and oven trays.

A standard size integrated tall fridge freezer 197mm (79") high with top fridge & bottom freezer 50:50 split.

The kitchen holds a variety of storage cupboards. The base units under the work surface are below the height of the work surface. The wall cupboards have handles at 1375mm (55"). The kettle & toaster are both located on the work surface. Crockery and glassware are located in the wall units.

There are standard 13 amp plug sockets located at the rear of every work surface at height 1137mm (45.5"). The kitchen lighting is from integrated ceiling down-lighters and under-unit soft lighting. Light switches are located at both doors entering into the kitchen (from the lounge and the rear hall).

The kitchen bin is a free standing bin with touch /open lid at height 760mm (30"). Smoke alarm is located on the ceiling at the entrance from the lounge.

Rear Hallway & Drying Room

The kitchen leads into a small rear hallway/drying room and then out of the rear door to the garden. The oil fired central heating boiler is located on the wall in the drying room. It is automatic and linked to a central heating/water timer. The control unit is wall-mounted on the wall of the drying room at height 1200mm (48"). From the rear hallway exit the house through rear door, width = 800mm (32") and up one step height = 175mm (7").

Staircase and Landing

Access to the first floor is from the lounge. The stairs are not straight and bend immediately through 90 degrees left at the base. There are 11 steps and are 800mm (32") wide with standard size treaders and risers and are carpeted. There is a banister on the right as you ascend. The landing is at different levels, carpeted and provides access to each bedroom and the bathroom. Smoke alarm is located on ceiling at top of the stairs.

Master Bedroom

The master bedroom is one step up of height 200mm (8") from the landing. On entering the floor is at one level and is carpeted. The king size (5 foot) bed is accessible from both sides. There are two bedside tables height= 675mm (27") with reading lights and an alarm clock. The duvet is duck down & pillows are hollow fibre-filling. Bed linen is quality 100% cotton and mattress is a quality sprung base of firm support.

The pine wardrobe has double doors open for double hanging space. The coat rail is height = 1925mm (77"). There are drawers below the hanging space with handles are at height = 350mm and 200mm (14" & 8").

The pine chest of drawers = height 987mm (39.5") at top surface. The lower drawers require opening by holding both drawer handles due to the width of the drawers. The handles are at height = 425mm & 225mm (17" & 9"). A light and mirror are above the chest of drawers.

There are 3 x standard 13 amp electric double sockets around the bedroom all at height = 325mm (13") from the floor. The bedroom is lit by a central ceiling light. The controlling switch is next to the entrance door at height = 1300mm (52"). The bedside lamps are independently switched on each of the lamps. There is ample room for a travel cot.

The bedroom has one sash controlled window opening to the front of the cottage. The fireplace is ornamental only.

Twin bedroom

The second bedroom is accessed from the main landing on the same level. The bedroom is carpeted and is level. Two Victorian style single beds with each have a 3' mattress wide. Single sized duvets are on each. One central shared bedside cabinet is between the beds at height = 700mm (28"). The space between the beds = 375mm (15"). The space between the end of the bed and the wardrobe = 800mm (32"). A shared bedside light and alarm clock are located on top of the bedside cabinet.

A low-level wardrobe is provided with two drawers underneath. The wardrobe hanger height = 1400mm (56"). The handles to open the wardrobe are height = 1250mm (50"). The bedroom has two windows both overlooking the garden.

Bathroom

The bathroom is accessed from the landing. There is a lockable door but no outside release in an emergency. The bathroom is lit by ceiling down-lighters operated via the main bathroom light which is located outside of the bathroom on the wall immediately prior to entering the bathroom at height = 1337mm (53.5"). When the bathroom ceiling lights are switched on, this automatically also starts the ceiling extractor fan. The bathroom floor is laminate. The bathroom also has a radiator.

The bath has an overhead power shower. Height to the lip of the bath = 500mm (20"). The bath has a hand held shower over the bath taps, controllable via the bath taps through the mixer shower head.

Height to the power shower controls from the bottom of the bath = 1875mm (75"). The power shower has touch controls and flexible hose and head with variable height settings. The power shower is cylinder-fed with independent cold water feed and has electronic thermostatic controls producing an evenly regulated water temperature. There is no risk of scalding. The shower curtain is on a rail, suspended from the ceiling and reaches into the base of the bath.

A standard sized toilet is provided with height to seat = 400mm (16"). The handle height = 725mm (29"). The sink is at height = 787mm (31.5") and depth from front to back = 475mm (19"). A mirror is above the sink at height = 1275mm (51") at base of mirror. Storage space is provided in a wall cabinet with double doors that and handles at height = 1450mm (58"). Shaver unit provided to the left of the sink at height = 145mm (58") above the floor.

Door Furniture

Measurements of doors are :

- * Back door to rear hallway.
Door opens to the inside at width = 800mm (32"), height = 1875mm (75")
- * Rear hallway opening into kitchen,
Door opens to the inside width = 725mm (29"), height = 1925mm (77")
- * Lounge opening into kitchen, width = 725mm (29"), height = 1925mm (77")
- * Understairs cupboard width = 687mm (27.5"), height = 1537mm (61.5")
- * Lounge front hallway, 725mm (29"), height = 1875mm (75")
- * Front door, width = 725mm (29"), height = 1925mm (77")
- * Master bedroom door, width = 725mm (29"), height = 1925mm (77")
- * Twin bedroom door, width = 725mm (29"), height = 1925mm (77")
- * Bathroom door, width = 725mm (29"), height = 1925mm (77")

The rear door and the front door are locked using a 5-bar mortice lock using the same key. In addition the front door has a Yale key lock.

Room Dimensions

Kitchen = 4.04m x 3.43m / 13'3" x 11'3"
Lounge = 4.11m x 3.58m / 13'6" x 11'9"
Master Bedroom = 4.11m x 3.58m / 13'6" x 11'9"
Twin Bedroom = 3.35m x 2.21m / 11'0" x 7'3"
Bathroom = 2.29m x 1.68m / 7'6" x 5'6"
Patio Garden = 13.72m x 5.18m / 45'0" x 17'0"
Lawned Garden = 16.76m x 13.72m / 55'0" x 45'0"
