

# Cottage in the Dales: Inglenook 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.

## Inglenook Cottage Access Statement

### General

Inglenook 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. Inglenook Cottage has mains electricity for lighting and kitchen services and mains water and sewage. Inglenook 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. Inglenook 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. Vodaphone has 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). T-Mobile/Virgin has a varied and poor reception

Inglenook 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. Inglenook Cottage is promoted via a combination of traditional brochures, web site presence and managed agency services :

⟨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.

Bookings can be made by :

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**

Inglenook Cottage sleeps 4 people – one double room and a twin bedroom. This self-catering accommodation is on two floors with secure private off-road parking.

\* Ground floor: Rear entrance (down 3 steps) into the kitchen, lounge, storage cupboard, front hallway and stairs.

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

Outside there is a courtyard for car parking and log store, an elevated patio accessed by steps with seating for four people, elevated lawned garden accessible by steps, pergola seating area terraced gardens with flowers and shrubs. The garden has a small selection of fruit trees and hedges.

## **Arrival & Car Parking Facilities**

Inglenook Cottage has off-street private and secure car parking. The courtyard is directly adjacent to the gable end of the cottage. The courtyard is constructed mainly of large stone slabs and some inlay cobbles. The courtyard has a slight fall designed to aid the removal of rainwater. The courtyard is accessed from the road through two large iron gates. There is space for two large cars. There is no street parking immediately outside the house. Additional parking is available around the village green which is about 50m away. Loading and unloading of vehicles is safe and secure.

## **The Courtyard**

In addition to providing the parking area for the cottage, the courtyard also provides access to a raised patio, the elevated garden and hosts the log store. The raised patio is accessed via 5 stone steps and provides seating for four people. The patio is 3m x 4m. Its construction is walled on three sides facing the garden terracing and a wrought-iron fence facing the cottage.

Access to the garden is from the courtyard via a series of stone steps that lift through three levels turning through 90 degrees 4 times and a total of 14 steps. The total height from the courtyard to the garden is 3 metres. There are no rails or aids to assist the ascent to the garden.

The log store is also in the courtyard approx 5 metres from the back door. Logs already cut to burn are stored here. Cottage in the Dales provides unlimited access to logs, kindling and firelighters. The courtyard is also equipped with two outside taps (with hose pipes) and an electricity socket that can be activated via a fused spur from inside the kitchen.

## **Garden**

The elevated garden is private and mostly walled garden with slightly uneven, sloped lawn edged with flower borders, fruit trees, hedges and shrubs. A pergola with garden bench seating and coffee table are adjacent to the lawn placed on a gravel area. The garden benefits for the sun all day long until around 7pm in the height of summer. Washing line, compost bins and storage cupboard are accessible from lawn.

## **Entrances to the Cottage**

The main entrance to the cottage is via the rear door which is a stable door by construction. It is convenient and safe and close to the cars so handling of children, loading and unloading of the car can be done safely and conveniently. A separate entrance is located at the front of the cottage. This is not used as much as the rear entrance. Access is via a small step up through the wrought iron front garden gate and then up one step through the front door into the hallway.

## **Kitchen**

The rear stable door is 735mm (29") wide and opens outwards. Access to the kitchen is down three steps each riser being 175mm (7"). Once in the kitchen, at this level the whole of the ground floor is on the same level. The kitchen floor is level and is constructed from Jerusalem limestone paving. The kitchen is large enough to host a table and chairs to seat four adults at one end of the room and host the public area for cooking at the other. The kitchen has three granite working surfaces at a height of 900mm (35.5").

## **Kitchen Appliances**

A standard size integrated washing machine/tumble drier and standard size integrated dishwasher are situated in the base units on either side of the Belfast sink, which has a height to lip 870mm (34.25"). Sink dimensions: 560mm x 430mm (22"x17"). The taps have pull handles providing water through a mixer tap.

The hob is a four 'ring' electric-induction, touch sensitive hob at the height 900mm (35.5") & dimensions 800mm x 525mm (31.5"x20.5"). The hob cooking area has overhead lighting and fan extraction facilities at a height 1830mm (72"). Underneath the hob are 3 drawers up to the height 900mm (35.5"). These drawers hold the locations for kitchen utensils, pans and oven trays, with handles at 380mm (15"), 630mm (25"), 780mm (31"),

A standard size integrated tall fridge freezer 1.9m (75") high with top fridge & bottom freezer 50:50 split. The handles are at height 910mm (36") and 1120mm (44").

There are two ovens. The top oven is a combination microwave and single oven with a pull-down handle height 1610mm (63"). The bottom oven has a low opening door 1120mm (44"). Both ovens are fitted with three pull-out shelves for easy inspection and access.

The kitchen holds a variety of storage cupboards. The base units under the granite surface are below 920mm (36"). The wall cupboards and shelving units have handles at 1520mm (60") with the lowest shelf at 1450mm (57"). The kettle is located on the work surface. The toaster is stored in a base unit cupboard.

Crockery & glassware is located in a long glass-fronted cupboard with handles height = 1280mm (50.5"). The enclosed 4 shelves are at heights 665mm (26"), 990mm (39"), 1300mm (51"), 1610mm (63"). Under the cupboard are 2 deep drawers with handles at height = 340mm (13.5") and 590mm (23").

There are standard 13 amp plug sockets located at the rear of every work surface at height 1370mm (54"). The kitchen lighting is from integrated ceiling down-lighters and under-unit soft lighting. Light switches are located adjacent to the back door height 66" (1670mm). Additional wall lights to the sides of the fireplace are operated by light switches to the entrance to the lounge.

The kitchen bin for non-recyclable waste is a free standing bin with touch/open lid at height 660mm (26"). There is also a triple pedal flip/top for recycling. Pedals are at floor level and tops are at height = 460mm (14"). The kitchen is the location for the oil fired central heating boiler. This domestic boiler is automatic and linked to a central heating/water timer. The control unit is floorstanding under the granite worktop. The thermostat for the kitchen radiator is on the adjacent wall at height = 1120mm (44"). The electric sockets are wall-mounted and are 230mm (9") above the granite worktops. Fireplace is non-operational for decoration only.

## **Lounge**

The lounge is accessed from the kitchen through two large wooden doors with integrated glass panels. Both doors or just one door can be opened to access the lounge. Maximum width when both doors are open is 1120mm (44"). Minimum width through one door is 560mm (22"). The lounge floor is level and carpeted. There are 2 three-seater sofas, a single chair and buffet. The sofas are large with high back and deep recess. There are a number of large and small cushions for additional support and comfort. Height to seating cushions is 20" ( 510mm). The lounge also has a fixed seating area within the window recess but this is mainly decorative. There is a centrally located coffee table of height 480mm (19") that has storage drawers underneath with handles at height 380mm (15"). It can be moved if necessary but is quite heavy.

Both sofas have free-standing side occasional tables at height 620mm (410mmx410mm) / 24" (16"x16") 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 in a unit height 510mm (20"), which has two cupboards that host a VHS video, DVD cinema surround-sound system and Sky TV box for freeview channels. This unit should not be moved. Each unit has a remote control. The TV is a 26" 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 settee.

The central feature of the lounge is the inglenook fireplace. The fire grate is housed in a unit that has open and closing metal doors for safety. These doors are made of cast iron and are quite heavy. There are two central heating radiators underneath the windows either side of the fireplace. They are enclosed behind radiator covers. The thermostats are accessible on the wall adjacent to the radiators and are independently controlled.

The lounge has three windows - two single windows face out to the courtyard and both open as pull-down sash windows. The other double window faces out on to the frontage of the cottage and does not open.

### **Understairs Cupboard**

This cupboard is accessed directly from the lounge via a door width 580mm (23"). A light in the cupboard will automatically be switched on/off when the door is opened & closed. This is the main storage cupboard containing logs, kindling, firelighters and newspaper for use on the fire, vacuum cleaner, iron, ironing board, baby items (high chair, stair gate, travel cot) & other household items. The fuse box is stored here, with each fuse labelled.

### **Hall, Stairs and Landing**

Access to the hall is from the lounge 720mm (28.5") wide or the front door 810mm (32") wide. The hall provides a location for hanging a small number coats. The stairs are 13 straight steps, each of height 190mm (7.5") and 830mm (32.5") width. They are standard size treaders and risers and are carpeted. There is a banister on the right as you ascend. The landing is level and carpeted and provides access to each bedroom and the airing cupboard. Fire alarm located on ceiling at both hallway and landing levels.

### **Master Bedroom**

The master bedroom floor is at one level and is carpeted. The super-king (6 foot) sleigh bed is accessible from both sides. There are two bedside tables of height 640mm (25") with reading lights and an alarm clock. The duvet is duck down & pillows are polycotton. Bed linen is high quality 100% cotton and mattress is 2400 sprung base of medium to firm support. The dressing table is at height 720mm (28.5") with a chair in front, table lamp & wall mirror attached to the wall.

The wardrobe is an antique Edwardian mahogany-inlaid tripe gentleman's wardrobe. Double doors open for double hanging space. The coat rail is height 1570mm (62"). On one of these doors is a full-length mirror. A single door opens with access to shelves and drawers. The shelves are at the 3 heights = 800mm (31.5"), 1180mm (46.5") and 1540mm (60.5"). The drawer handles are at height 260mm (10"), 470mm (18.5") and 660mm (26").

The tall Victorian mahogany chest of drawers = height 1360mm (53.5"). The 5 lower drawers require opening by holding both drawer handles due to the width of the drawers. The handles are at height = 250mm (10"), 510mm (20"), 740mm (29"), 915mm (36") and 1170mm (46").

The central heating radiator is underneath the window adjacent to the chest of drawers enclosed with a radiator cover. The thermostat is accessible on the wall adjacent to the radiator and is independently controlled.

There are 4 x standard 13 amp electric double sockets around the bedroom all at height 330mm (13"). The bedroom is lit by ceiling down lighters, the controlling switch is next to the entrance door at height = 1320mm (52"). The bedside lamps are independently switched on each of the lamps. There is ample room for a travel cot.

The bedroom has two windows. One window is a small window that outlooks to the rear of the property. This window opens and is lockable. The other window is a double window that faces out to the frontage. One window opens and is lockable, the other is fixed closed. The original fireplace is for ornamental use only.

### **Second bedroom**

The second bedroom is accessed from the main landing. There is a small difference in levels i.e. a one inch step down into the bedroom. The bedroom is carpeted and is level. Two Victorian style single beds with iron bedsteads each have a 3' mattress wide of same quality as main bedroom. Double sized duvets are on each bed with the same duvets and bed-linen as master bedroom. One central shared bedside cabinet with drawers is between the beds at height 685mm (27"). The space between the beds is 740mm (29"). The space between the end of the bed and the wardrobe is 990mm (39"). A shared bedside light and alarm clock are located on top of the bedside cabinet.

An in-built double wardrobe is provided with cupboard above. The wardrobe hanger height = 1550mm (61"). The cupboard above the wardrobe is locked and not accessible to guests.

The central heating radiator is adjacent to the wardrobe within a radiator cover. The thermostat is accessible on the wall adjacent to the radiator and is independently controlled. The top of the radiator cover is used as a shelf for use with the wall mirror that is located immediately above the radiator. This shelf is at height 900mm (35.5").

The bedroom has two windows. The larger window facing the courtyard at the side of the cottage are mullioned and do not open. The window that outlooks the rear of the property opens and is lockable.

## Bathroom

The entire bathroom is tiled and the flooring is grey laminate. 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 1320mm (52"). When the bathroom ceiling lights are switched on, this automatically also starts the ceiling extractor fan. The bathroom floor is laminate flooring and there is a slight slope due to the age of the house. The bathroom also has a heated towel rail / radiator.

The bath is D-shape with overhead power shower. Height to the lip of the bath is 620mm (24.5"). Two handles are provided to aid assistance in entering and exiting the bath. One vertically positioned handle is at the back of the bath at height 1420mm (56"). A horizontally positioned handle is at the side of the bath at height 1320mm (52"). The bath has a hand held shower over the bath taps, controllable via the bath taps through the mixer shower head.

The height of the power shower head is fully adjustable to suit the needs of the user. The shower head can be positioned between 1575mm-2135mm (62"-84") from the base of the bath. 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 circular rail, suspended from the ceiling and reaches into the base of the bath.

A standard sized toilet is provided with height to seat 430mm (17"). The handle height = 910mm (36"). An integrated sink unit is at height 850mm (33.5") and depth from front to back is 480mm (19"). Granite shelves on either side of the sink and at the rear. Vanity lights and a mirror are above the sink at height 1280mm (50") at base of mirror. The vanity lights are operated by a pull down string immediately below the lights which are at height 1320mm (52"). The shaver socket is wall mounted the side of the sink at a height of 1450mm (57"). Storage space available under the sink within a cupboard with double doors that pull outward, handles at height 580mm (23"). Two separate towel rails provided at height 940mm (37").

## Door Furniture

Measurements of doors are :

- \* Back door to kitchen. Stable door opens to the outside at width = 735mm (29")
- \* Kitchen to lounge. Double doors open into the lounge. Double door = 1120mm (44"). Single door = 560mm (22").
- \* Lounge to hallway. Single door opens into the lounge. Width of door = 720mm (28.5")
- \* Lounge to under stairs cupboard. Single door opens into lounge. Width of door = 580mm (23").
- \* Front door opens into the house. Width of door = 810mm (32")
- \* Bedroom 1 door opens into the bedroom from the landing, width = 710mm (28") width x 1940mm (76.5") height
- \* Bedroom 2 door opens into the bedroom from the landing, width = 690mm (27") width x 1940mm (76.5") height
- \* Bathroom door opens into bathroom from the landing, width = 620mm (24.5") width x 1940mm (76.5") height
- \* Door into airing cupboard opens outward onto landing, width = 540mm (21") width x 1800mm (71") height

Both the rear stable door and the front door are locked using a 5-bar mortice lock. Both locks are different.

## Room Dimensions

Kitchen	= 2740mm x 5900mm (9' x 19')
Lounge	= 3575mm x 4225mm (14' 3" x 16' 10")
Master Bedroom	= 4500mm x 3600mm (14' 9" x 11' 10")
Second Bedroom	= 3380mm x 2690mm (11' 1" x 8' 10")
Bathroom	= 2620mm x 1810mm (8' 7" x 5' 11")

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