

## Access Statement for The Cottage – Woodgate Hall

### Introduction

- The Cottage is a semi-detached cottage set in the small hamlet of Woodgate in the Crake Valley.
- The Cottage has two first floor bedrooms sleeping a total of four people. It also has a bathroom off the hall landing. There are two reception rooms, a cellar and a kitchen on the ground floor.
- The central heating is by an oil fired combi-boiler.

### Pre-Arrival

- Booking/Enquires can be made by telephone, fax or e-mail. All guests are provided with written directions to the cottage, which are available in any font size.
- The nearest bus stop is approximately one mile from the cottage and buses run daily to Coniston and Ulverston. Timetables are supplied if requested.
- Taxis are available from Ulverston.
- The nearest railway station is at Ulverston, five miles away from the Cottage.
- The nearest shop is three miles from the cottage and there are three pubs/restaurants the nearest of which is one mile from the cottage and the others are two miles from the cottage. There are supermarkets in Ulverston which is four miles away. Tesco and Asda will deliver if the postcode is supplied.
- A copy of this access statement is available on our website and in the welcome folder at the cottage and can be faxed or emailed as required.

### Arrival and Car Parking Facilities

- The Cottage is located one hundred meters to the left of the A5092 at the Woodgate Crossroads. Our driveway is surfaced in local slate chippings and is on a hill so is rather steep. There is parking for two cars in the driveway and another on the roadside in front of Woodgate Hall.

## Main Entrance

- The main entrance is via a path from the driveway, the path surface is slate chippings and is slightly inclined towards the front door of the cottage. The cottage keys will be given to our guests on arrival. The front door is 88cm wide x 196cm high and hinged left to right and opens inwards. The keyhole is at a height of 83cm and there is a stone step with a height of 9cm. There is a small entrance porch with coat hooks and housing the electrical consumer unit. There is a further door entering the dining room, this opens from left to right opening inwards towards the dining room and measures 72cm wide and 196cm high.
- Public areas – general (internal) – not available.
- Public areas – WC – not available

## Dining Room & lounge

- The dining room is accessed through the porch. The dining room is furnished with an oak dining table and four chairs and matching oak bureau. The space between the wall and the nearest dining chair is 70cm. The floor in the dining room is original slate flags and as such is uneven.
- From the dining room is a hallway accessed through a doorway of 77cm wide x 192cm high opening right to left inwards to the dining room. There is a light switch positioned on the wall at a height of 145cm. The hallway floor is again made of slate flags and is also uneven. The hall is 84cm wide at its narrowest point. At the far end of the hall and to the right through a doorway of 88cm wide x 197cm high is the large lounge. The light switch is to the left and 145cm high. The carpet is 100% wool Berber and is an oatmeal colour. There are two leather sofas in the lounge. The television has teletext facilities and is operated by a remote control. There is a freesat box and a DVD player. A payphone is located by the television on a table. There are two large Georgian doors leading outside to the garden.

## Laundry

- There is a washer/dryer unit located in the cellar which is accessed via the hallway through a door of 78cm wide and 183cm high down two steps 18cm high. The light switch is at a height of 145cm to the left. The door handle for the washer/dryer is at a height of 110 cm and opens right to left. To the left of the washer is a freestanding freezer. There is also a fold out drying rack located in the cellar.
- Shop - NA
- Leisure Facilities – NA
- Treatment Rooms – NA

## Outdoor Facilities

- The front garden is accessed from the front door down a path which has a slippery and uneven slate flag surface. The garden is a grass area with perennial beds surrounding it with a large apple tree to one side. The rear garden is accessed from the kitchen up three steps which are 22cm high x 30cm wide through the back door which is 85cm wide and 180cm high. The rear garden has a patio area with slate chippings and patio furniture set with four chairs and a table. There is a BBQ located in the boiler shed just off the patio. To the side of the garden is a grassed orchard that is slightly sloping from the patio.

## Bedrooms

- All bedrooms are on the first floor accessed from the hallway by the stairs, which consist of eight steps then a half landing turning left then a further eight steps to the landing, all steps are 96cm wide x 18cm high. There is a handrail to the left at a height of 75cm. The stairs are carpeted in 100% wool Berber and oatmeal in colour. All the bedrooms have the same type of carpet. The pillows, duvets and mattress protectors are anti-allergy and all bed lined is cotton. All the wardrobes and cupboards are made from pine.
- Bedroom one – At the top of the stairs go straight ahead through a doorway 88cm wide and 193cm high opening right to left. The light switch is on the right 142cm high. There is a five foot king-size double bed with space to the left of 117cm and to the right of 150cm. The space from the foot of the bed is 190cm. There are two bedside cabinets with lamps and matching wardrobe and chest of drawers.
- Bedroom two – At the top of the stairs turn right down the corridor and down three steps (17cm high) through the door 63cm wide x 190cm high opening out left to right. The light switch is on the left at 139cm high. There is a zip bed that when split gives two single beds 3ft wide or when zipped together gives a super king-size bed 6ft wide. There is 150cm space to the right of the bed and 160cm to the left, with 120cm at the foot of the bed. There are two bedside cabinets with lamps and a matching wardrobe, chest of drawers and dressing table.

## Bathroom and WC

- The bathroom is to the right of the half landing through a doorway of 68cm wide x 194cm high, opening inwards left to right. The light switch is on the left outside the door at a height of 125cm. There is a small step of 5cm high. The toilet seat is at a height of 43cm with 26cm to the left and 60cm to the right. The pedestal basin is 80cm high with two taps. The roll top iron bath is at a height of 58cm. There is a separate quadrant shower with a step of 20cm high and the controls are at a height of 120cm. On the wall is a centrally heated towel rail. The floor is vinyl cushion and flooring.

## Self-Catering Kitchen

- The kitchen has two access points firstly from the outside down three steps 22cm high through the back door 85cm wide x 180cm high. There is a further open doorway from the hall which is 100cm wide x 175cm high, up three steps 22cm high x 26cm deep x 100cm wide. The light switch is on the left at 110cm high. The cupboards are to the left of the doorway and go round the room in a “u” shape starting with an integrated fridge then an oven with ceramic hob, then a corner storage unit followed by two more storage units with drawers, another corner storage unit a sink base unit, then an integrated slim line dishwasher and lastly a storage unit. Above the cooker is an extractor hood with wall units to both sides. To the right of the sink is a wall unit. The oven has a pull down door to the top grill with a handle at 76cm high and a door opening right to left of the bottom oven. The fridge is to the left of the oven door. The door opens right to left with a handle at 70cm high. All units have cream doors and panels with solid beech worktops at a height of 93cm and a width of 63cm, the floor in the kitchen is tiled with slate. There are 6 spotlights on the ceiling and there is under cupboard lighting.