

Cottage in the Dales - Inglenook Cottage Detailed Access Statement



Cottage in the Dales Introduction and Summary

We have 2 lovely 18th Century stone built Grade II listed cottages - Inglenook Cottage & The Byre, both of which are two storey cottages built of stone under a stone / slate roof. These are old cottages over 250 years old and as such modern building regulations and design gives way to their 18th century construction, heritage, charm, character & features.

While our cottages have been modernised and refurbished the intrinsic design is 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 your mobility.

Inglenook Cottage Detailed Access Statement

Please review the detailed access information below for Inglenook Cottage. If you have any specific requirements or any queries - large or small - please do not hesitate to contact us. We want to ensure that the cottage meets your needs.

General

All cottages are on two storeys, access to first floor is via a staircase with banister, and each cottage has a variety of other steps that feed access between rooms, the gardens and to and from the street. 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 is not suitable for pets.

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. Best reception - EE/Orange, Next best – Vodafone intermittently. No service – O2. Inglenook Cottages has a landline payphone telephone which accepts incoming calls free of charge and payment for outgoing calls.

Pre-Arrival

Our marketing strategy covers both indirect and direct marketing vehicles using a combination of traditional brochure listings and website presence.

1. All bookings are taken directly by Cottage in the Dales. Bookings can be made directly via our simple process on our website directly with the owner. Guests cannot book our cottages through any third party agency, only directly.
2. Cottage in the Dales advertises primarily via Premier Cottages, The Dalesman, Elite Cottages and via our own website www.cottageinthedales.co.uk
We are members of Welcome to Yorkshire.

We have a colour brochure that we can post to satisfy enquires from guests who do not have access to the web.

Making a Reservation

Making a reservation can be done via telephone, e-mail and online. We ask for a written confirmation via our booking form within 7 days and a £120 deposit for each week being booked. Booking form can be requested via post or downloaded and printed from our website. We will provide written confirmation of your booking upon receipt of the booking form. This confirmation sets out details of your arrival and departure dates, the cost of your holiday, and any outstanding balance, the due date of the balance – normally 8 weeks before your arrival.

Upon receipt of your final balance we again provide written confirmation and provide details of how to gain access to the accommodation. In our final confirmation we also introduce the contact details of our caretaker who is available to assist with any queries before your arrival and during your stay.

Transportation

Almost all of our visitors arrive by car. There is a bus service to West Burton connecting to the market towns of Hawes to the west and Leyburn to the east. A local taxi service will collect visitors from mainline railway stations and local airports by prior appointment.

Nearest mainline railway station – Northallerton – East Coast Mainland Kings Cross Edinburgh.

Nearest Airports – Teesside – 35 miles, or Leeds Bradford, 70 miles (via the motorways)
Both airports offer self-drive hire car services.

Inglenook cottage Accommodation

Accommodation – sleeps 4, one superking (6 foot) and 2 singles (with double bedlinen). This self-catering accommodation is on two floors, with secure private off-road parking.

Ground Floor : Rear entrance (down 3 steps) to kitchen, sitting room, storage cupboard, front hall and stairs.

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

Outside there is a courtyard for car parking and log store, patio with seating for 4, lawned garden, pergola seating area, terraced gardens with flowers and shrubs. The property also has a small selection of fruit trees and hedges.

Arrival & Car Parking Facilities

Inglenook Cottage has off-street 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 reasonable-sized cars. There is no street parking immediately outside the house but there is movement sensor LED lighting at both the side and rear of the cottage to enable safe access at night. 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 garden and hosts the log store. The raised patio is access via stone steps (5) and provides seating for four people.

The patio is 3m x 4m. Its construction is walled on three sides in to the terracing of the garden and a wrought iron fenced on open side.

Access to the garden is also from the courtyard. Access is 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. Approximately 5 metres from the back door. Logs cut to burn are stored here. We provide 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. The back door of stable door design provides the rear access to the accommodation accessed from the courtyard.

Main Entrance and Kitchen

By default the main entrance to the cottage is via the back door. It is convenient and safe and is close to the cars so handling of children, loading and unloading can be done safely and conveniently. The back door is a stable door 28'6" (W 730mm) and open outwards. Access to the kitchen is down three steps with a grab rail to aid descent.

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 and the lounge is carpeted. The kitchen is large enough to host a table and chairs to seat 4 at one end and host the public area for cooking at the other. The kitchen has three working surface all of granite – at a height of 36" (920 mm)

Kitchen Appliances

- A standard size integrated washing machine / drier situated under units.
- A standard size Integrated dishwasher situated under units.
- Large Belfast sink – height to lip 36" – Dimensions 22"x17" (560mm x 430mm)
- Mixer soffet with lever handles
- Four "ring" electric induction, touch sensitive hob – height 36" size 31"x20" (800mm x 500mm)
- The hob cooking area has overhead lighting and fan extraction facilities – height 71" (1810mm)
- Under hob pan drawers – three in total up to height 36" (920mm)
- These drawer are the locations for kitchen utensils, pans and oven trays.
- A standard size integrated Tall (1.7m high) fridge freezer – (top Fridge / Bottom Freezer 50:50 split)
- Top Oven – Combination microwave and single oven – handle height 63" (1610mm)
- Bottom Oven – double oven – low opening door 44" (1120mm) height
- Oven is fitted with three pull out shelves for easy inspection and access.
- The kitchen holds a variety of storage cupboards
- The lowest cupboards are under surface – access is below 36" (920mm)
- The wall cupboards and shelve units handles are at 62" (1520mm) with lowest shelf at 60" (1570mm)
- Toaster and kettle are located on the worksurface
- Standard 13 amp plug sockets are located at the rear of every work surface at height 44" (1120mm)

- The kitchen is lit from integrated ceiling down lighters and under unit soft lighting.
- Light switches are located adjacent to the back door height 66" (1670mm)
- The kitchen bin is a free standing bin with touch /open lid – height 30" (760mm)
- 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 wall mounted at the rear of a work surface – height 44" (1120mm)

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 used at a time – maximum width is 1.3 m. The floor is level and is carpeted. There are two three seater settees and a single chair and buffet. The settees are large with high back and deep recess. There are a number of large and small cushions for addition support and comfort. Height to seating cushion 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 that has storage and drawers height 18" (460mm) It can be moved if necessary but is quite heavy.

The TV and Audio visual equipment is located a unit height 18" (460mm) which has two cupboards that host a DVD player with cinema surround sound .This unit should not be moved. Each unit has a remote control.

The lounge has a pay phone telephone that is located on the windowcill behind this unit and is adjacent to the settee.

Both settees have freestanding occasional tables height 24" (16"x16") (620mm/ (410mmx410mm) and free standing reading lights. The lounge can be lit by a central ceiling light and two independent switched wall lights as well as the independently switched reading lights.

The centre 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 and are located. The lounge has three windows. Two single windows face out to the courtyard and both open. The other double window faces out on to the frontage of the property and do not open as they are the original windows (glass and frames) from over 250 years ago.

Hall Stairs and Landing

Access to the hall is from the lounge (or the front door). The hall provides a location for hanging a small number coats. The stairs are straight (13 steps) and are 35" (890mm) wide 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 on both hall and stair landing.

Twin bedroom

The second twin bedroom is accessed from the main landing – there is a small difference of just over one inch in levels but nothing that would constitute a step. The bedroom is carpeted and is level.

- Two Victorian style single beds with iron bedsteads (3` 6")
- Mattress - beds firm
- One central shared pedestal bedside cabinet with light and alarm clock (height)
- Space between the beds is 28" (711 mm)
- Inbuilt double wardrobe and cupboard space
- Wardrobe hanger height at 61" (1549 mm), wardrobe handle at 39" (990 mm)

Master Bedroom

Master bedroom floor has some character in the levels and is carpeted.

- 6 foot Super king sleigh bed – 6 feet wide. Access from both sides.
- Two bedside cabinets (height) with reading lights and alarm clock
- Duck down feather duvets and pillows with non-allergenic alternatives available on request
- Mattress is very luxurious of 4500 springs.
- Antique Edwardian Inlay Mahogany Triple wardrobe
 - Double opening doors for double hanging space.
 - Full length mirror on one door
 - Single opening door for shelves and drawers
 - Coat rail at 60" (1524 mm) height
 - Highest shelf at 15" (381 mm) height
 - Lowest drawer at 64" (1625 mm) height
- Tall Victorian Mahogany Chest of drawers height
 - Lowest drawer at 15" (381 mm) height
 - Highest drawer (hat drawer) at 51" (1295 mm) height
- Number of Standard 13 amp electricity sockets - 4 x double sockets just above the skirting at 11" (279 mm) at the top of the socket.
- The bedroom is lit by ceiling down lighters and independently switched bedside lamps
- There is 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 of these window opens (and is lockable the other is fixed).

Bathroom

The entire bathroom is tiled – white tiles black inlays and grey laminate flooring.

- Lockable door (but no outside release in an emergency)
- D shape bath with power shower
- Power shower has touch controls and flexible hose and head with variable height settings.
- The Power shower is cylinder fed and independent cold water feed and has electronic thermostatic controls producing an evenly regulated water temperature. No risk of scalding.
- Height to lip of bath is 24" (609 mm). There are 2 fixed handles on adjacent walls to aid assistance in entering and exiting the bath. There are also 2 white plastic suction rails (kept in the cupboard under the basin) that can be placed at any location in the bathroom that is convenient to meet your needs. Each of these are a good length at 600mm. There is also a step available.
- Height to power shower controls when in bath is at 53" (1346 mm)
- Shower head can be moved 67"-80" (1701-2032mm) above standing height in the bath
- Ceiling suspended shower curtain
- Integrated sink unit – height is at 34" (863 mm)
- Vanity lights and mirror above the sink
- Storage space under sink
- Standard size WC – Height to seat 18" (457 mm)
- Extractor fan – automatic upon switching main bathroom lights
- Bathroom is lit from ceiling down lighters
- Bathroom floor is laminate flooring and there is a slight slope.
- The bathroom also has a heated towel rail / radiator.

Bathroom

NOTE: Due to the nature of the building, the width of the bathroom door is BELOW the minimum width for the M1 NAS. However, VisitEngland has granted an exception to provide the M1 standard as all other items are in place and this limitation is pointed out in the access statement. Please do contact us to discuss your requirement if you feel this may impact you in any way. We would be happy to discuss your needs.

Accessibility Facilities Available

The following accessibility facilities are available on request with our compliments. These facilities support the M1 level of National Accessibility Standards (NAS).

- 2 x suction 'grab rail' handles that can be placed anywhere in the bathroom for your convenience. Each handle is 600mm long
- Adjustable height bath step
- Shower stool with back support
- Toilet seat riser
- Toilet frame
- Carver chairs (ie have arms) for use in the dining room and/or bedroom

Doors Furniture

- Stable back door to kitchen, opens outwardly - width(W) 730mm x height(H) 1845mm
- Kitchen to lounge double doors open into the lounge - W 1300mm x H 1800mm
- Lounge to front hallway opens into lounge - W 710mm x H 1950mm
- Lounge to understairs cupboard opens into lounge - W 575mm x H 1860mm
- Front door opens into the house - W 835mm x H 1845mm
- Bedroom 1 Door opens into the bedroom from the landing - W710mm x H1950mm
- Bedroom 2 Door opens into the bedroom from the landing - W710mm x H1940mm
- Bathroom door opens into bathroom from the landing - W650mm x H1950mm

Room Dimensions

- Kitchen / Dining = 9' x 19' (2740mm x 5900mm)
- Lounge = 14' 10" (max) x 10' 6" (5130mm x 3251mm)
- Master Bedroom = 11' 3" x 12' 8" (3429mm x 3860mm)
- Second Bedroom = 9' x 9' (2743mm x 2743mm)
- Bathroom = 6' 2" x 8' (1879mm x 2438mm)

Outdoor Facilities

Private mostly walled garden with lawn (slightly uneven and on a slope)

- Flower borders, fruit trees, hedges and shrubs.
- Pergola with cast iron table and 4 chairs
- Sheltered archway with reclining chairs for use in the garden
- The garden is elevated to the rear of the property providing views across the roof tops in the village on to the escarpments of the valley and fells opposite.
- The garden benefits for the sun all day long until around 7pm in the height of summer
- Seated patio area – raised adjacent to the back door seating for 4 people.
- Flat stone surface.
- This area benefits from the early morning sun up to early afternoon in high summer.
- The sixth largest village green in England with its own public house is 50 metres from the gates to the cottage.
- Shops – village store, tearoom, butcher, antique shop
- Leisure Facilities - none
- Outdoor Facilities – garden, outdoor games

We welcome your feedback to help us continuously improve if you have any comments please phone 01969-662766 or email cottageinthedaes@btinternet.com

This access statement is correct as of December 2015.