

Access Statement for Temperance Croft

Introduction

Our cottage is stone built and situated in the rural village of Wadshelf on the edge of the Peak District. We have tried to provide as much information as possible in this statement, but if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

The nearest bus stop is approximately 200 yards away.

The nearest train station is Chesterfield, just over 3 miles away. There are accessible taxis at the station.

If you require this information in a different format, please contact Derbyshire Cottages via their website, email, fax or telephone.

Arrival & Car Parking Facilities

There is a private car parking area with enough room for two cars.

There is no on-street parking.

The car parking area is level gravel.

The entrance to the cottage at the side of the car parking area forms part of the patio. The first step is 13cm high at the far end and this tapers off to become level with the gravel at the end nearest the entrance. The area is 179cm wide and 43cm deep. The patio is 137cm to the next step, which is 153cm wide, 16cm high and 50cm deep. The height of the step through the patio door is 10cm.

Parking is approximately three

The parking area is lit by an outside light.

The outside lights for both entrances is switched on from the inside of the house at the side of the doors.

The keys for the cottage will be handed over to you on arrival by the owners.

General information

The patio door is 116cm wide and the key hole lock is 93cm high.

The entrance hall door is 79cm wide and the key hole lock is 114cm high. There is one step 16.5cm high, 86cm wide and 19cm deep.

Inside the entrance there is hanging space for coats and ample space for boots and shoes.

The porch opens into both the lounge and the dining room and kitchen. The lounge goes through into a hall with the bathroom and bedroom leading off.

Heating is gas central heating throughout. There is an electric coal effect fire in the lounge, radiators in every room and an airing cupboard in the dining room.

Lounge

Door widths 79cm for wheelchair access if needed.

Flooring is fully carpeted.

Furniture is movable and there is plenty of room for the use of the sofa bed, if needed.

Double sofa, arm chair and sofa bed are all fabric covered.

Teletext available on TV with remote control. Freeview box, DVD/CD player.

Dining Room

Door width 79cm for wheelchair access if needed.

The dining room is open plan with the kitchen.

A rectangular shape table measuring 60cm high to lowest point of table, 144cm long, 99cm wide and 76cm high.

Chairs are moveable with padded seats and no arms.

There is a free space of 60cm clear of door and furniture.

Flooring is carpeted.

Furniture is moveable.

Kitchen

The worktop height is standard approximately 91cm.

Oven door opens to left, smaller top oven door above is drop down.
Ceramic hob above and two-ring gas hob at standard height.
Large stainless steel sink is standard height with cupboard underneath.
Standard size front loading washer/drier is provided.
Lighting is spotlight bulbs on ceiling.
2.64 metres x 2.30 metres free space.
Good contrast between floor, cupboards and other surfaces.
Fridge/freezer available.
Microwave available.
Flooring is tiled.
Carbon monoxide alarm placed near the gas boiler. The boiler was replaced October 2007.
Fire blanket on the wall between the kitchen and dining room.

Entrance Hall

Electric smoke alarm fitted, May 2008.
Fire extinguisher available.

Bedroom

Door width 78cm.
Double bed 4 foot 6 inches.
Bed height 62cm floor to top of mattress.
Non feather seasonal duvets, non feather pillows provided.
Largest transfer space available as you enter the bedroom is 140cm x 280cm.
Height of bedside tables 57cm.
Height to top of dressing table drawers 78cm.

Bathroom

Door width 78cm.
Shower cubicle 1 metre x 77cm, shower stool and non slip mat provided.
Mira thermostatic shower.
Height of shower cubicle 13cm.

Free space in bathroom free of doors and furniture is 172cm x 147cm.

Toilet seat height 41cm.

Space to right of toilet is 92cm, space to left of toilet is 20cm.

Height of washbasin is 82cm, space under the washbasin is free - no vanity unit underneath.

Flooring is tiled with a bath mat.

Good colour contrast between floor, walls and furniture.

Freestanding three drawer bathroom furniture for toiletries.

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Grounds and Garden

Small garden (grassed) area, gravel area and patio with table and chairs to the side and rear of the property.

Additional information

Information folder available.

Good mobile phone reception.

The cottage is no smoking throughout.

Sorry, no pets.

Contact information

Please contact Angela Dethick by either telephone or e-mail.

If you have any comments please phone on 01246 566416 or email:
info@temperancehousefarm.co.uk

Future plans

The cottage interior has just been refurbished, so we want to concentrate on the garden area.

Created on 20/10/08