

## Access Statement

### Weathericks Holiday Cottages

#### Introduction

Our five star holiday cottages, Weathericks and Bradstones, are two and three bedroom dwellings respectively and are adjoining properties that have been converted into two cottages from a single redundant stone-built farm building. We have tried to provide as much information as possible in this statement; if you have any queries please call. We look forward to welcoming you.

#### Pre-Arrival

- More information, availability and booking details can be found on our website [www.weathericks.co.uk](http://www.weathericks.co.uk)
- Bookings and/or enquiries can also be made via post to our address below, email to [info@weathericks.co.uk](mailto:info@weathericks.co.uk) or by telephone on 01629 822616
- The nearest bus stop are as follows:
  - South to Derby from bus stop at Market Place, Wirksworth – 1.5 miles.
  - West to Ashbourne or north to Matlock from bus stop on the B5035 – 300mts
- Nearest train station is Cromford – 2 miles. This is a district line to Derby and the National rail network
- We can provide information in large print on request

#### Arrival and Car Parking

- There is ample car parking at the front of both cottages; cars can be parked within 3 metres of the entrance doors
- Car park is levelled gravel, slightly sloping (1:50) and even
- Access to the entrance door of both cottages is through a waist high wrought Iron Gate set in a stone wall.
  - Weathericks – no step
  - Bradstones – one step 20cm high
- Both cottages have defined patio areas bounded by a one metre high dry stone wall. All patios are York stone flags – flat and even
  - Weathericks to the front (south) and side (west) and one metre high wrought iron railings to the west with a gate allowing access to a large lawn area.
  - Bradstones to the front (south) with one step (30cm) to the main seating area.
- Outdoor wooden furniture (table and chairs) provided for each cottage and seat pads and parasols are available

#### Main Entrances

##### **Weathericks:**

- The entrance to the front has a sill of 13cm. door hinged on the right.
- The door is 80cm wide and the keyhole lock is 120 cm high
- Inside the front entrance is the kitchen/dining area with stairs to the first floor rising to the right
- Staircase is one flight to the first floor. Stairs are 20cm high x 87cm wide x 23cm deep. There is a hand rail on the left wall

### **Bradstones:**

- The entrance at the front has gate with One step of 20cm and is 90cm wide
- There is a threshold of 12cm when entering the cottage
- The door is 90cm wide and the keyhole lock is 120cm high
- Inside the front entrance is the kitchen/dining area

### **Internal – General**

#### **Weathericks and Bradstones:**

- Décor is contrasting with skirting and doors. Pine skirting and light walls. Floors are stone flags or wooden boards with rugs
- Smoke alarms are fitted in kitchens and first floor landings
- Carbon monoxide alarms are fitted as follows:
  - Weathericks – one CM alarm in kitchen and one in the lounge
  - Bradstones – one CM alarm in kitchen and two in the lounge
- Neither cottage has provision for a downstairs toilet and there is no toilet facilities in public areas

### **External – General**

#### **Games Room:**

- There is a games room in the building opposite the cottages. Access is via a stable door with no step. Pool table, football table, dart board, kites, lawn dominos and skittles are provided.
- Heat is provided by a gas fired log burner

#### **Outdoor facilities:**

- There is a large lawn area and grass field (3 acres) to the west of the cottages allowing plenty of space for outdoor recreation
- There is a large pond which is unprotected; therefore children should be supervised at all times outside of the cottage environment
- Two barbecues – one gas and one charcoal are available for guest use, these should not be taken onto individual cottage patios
- There is a flat, part covered patio area for general use with extra seating for four to six. There is an extra seating area for four to the side of the games room
- An outdoor tap is available outside the games room
- Drying facilities and bike storage are available in the tack room on request.

### **Additional Information**

- An information Folder is provided in each cottage
- Mobile phone reception is possible but fluctuates
- Evacuation of cottages is led by the owner; please inform us on arrival of any individual requirements in case of evacuation. The refuge area is the lawn area, opposite the cottages by the pond
- Both cottages are completely non-smoking
- Unfortunately dogs are not permitted except assistance dogs.

For more information please contact the owner – Jean Hurdle on 01629 822616 or [info@weathericks.co.uk](mailto:info@weathericks.co.uk)

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#### **Weathericks Cottage**

##### **Kitchen/Dining Room**

- The kitchen is open plan with a dining area and loose rugs on the floor which can be removed and with good contrast between floor, cupboards and other surfaces
- Rectangular farmhouse table (moveable side to side) legs on each corner, 65cm floor to lowest point (under space). 1.6 metres long, 1.06 metres wide and 80cm high (table top)
- Free space between table and walls is at least 85cm on three sides
- Five chairs without arms – all moveable
- Worktop height is 90cm
- Oven door is side opening, height of lowest shelf is 42 cm
- Sink is 92cm with cupboards under
- Gas hob is 90 cm high
- At least 1.3 metres of free space between all furniture and worktops
- Lighting is even with spotlights above work surfaces where required
- Washer/dryer, Fridge and standard sized dishwasher provided
- TV with remote control and radio/cd/tape player provided
- Standard high chair and/or bumbo available on request

##### **Lounge**

- Door to lounge from kitchen/dining is 74cm wide with no step
- Loose rugs on the floor (can be moved)
- Free space of 1.25 x 2 metres clear of doors and furniture
- Furniture is moveable and is all non-feather
- Rectangular coffee table 90cm wide x 1.52cm Long x 52cm high
- One double sofa and two chairs with arms
- Smart TV provided with remote control and DVD player
- iPod dock provided
- Gas fire – lit at floor level by integral spark ignition
- Outward opening French doors to patio with 8cm sill and 20 cm step down

##### **Bedroom 1**

- Door width 74cm
- King sized bed – 1.6 metres wide and 60cm high from floor to top of mattress
- Non-feather duvets and pillows, all sheets, duvet covers and pillowcases are Egyptian cotton
- TV provided with remote control
- Greatest transfer space available to left or right of the bed is 1.6 metres
- Bed is moveable to enable more space on one side
- Greatest free space clear of doors and furniture is 1.3 x 2.3 metres

##### **Bedroom 2 – Accessed Through Bedroom 1**

- Door width 58cm and height is 140cm

- Twin beds, both 1 metre wide and 60cm high from floor to top of mattress
- Non-feather duvets and pillows, all sheets, duvet covers and pillowcases are Egyptian cotton
- Travel cot provided

### **Bathroom & WC**

- Accessed from first floor landing
- Door width 72cm
- Bath height is 55cm with flexible shower over
- Free space in bathroom (free of doors and fittings) is 0.9 x 1.5 metres
- Toilet seat is 42cm; space to right of toilet 110cm and to the left is 45cm
- Flooring is wooden boards with rugs
- Good contrast between floor, walls and furniture