

# Access Statement

## Dove Cottage

### Introduction

The cottage is a stone, converted, farm barn. It is approached by a gravel drive.

Please let us know if you have any queries that do not seem to be covered in the following information.

NB. All documents are available in larger font on request.

### Pre Arrival

- We have a website ([www.churchdaleholidays.co.uk](http://www.churchdaleholidays.co.uk)) and are also listed on [www.premiercottages.co.uk](http://www.premiercottages.co.uk). This also includes a floor plan of each cottage.
- Bookings can be made on-line or by telephone and are confirmed by email.
- The nearest bus stop is in Ashford (1 mile);
- The nearest railway station is Grindleford (5 miles). Accessible taxis would have to be booked in advance with a local taxi firm;
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### Arrival and Car Parking facilities

- Luggage can be unloaded next to the cottage, which can also be used for picking up/dropping off. Our fire policy forbids long-term parking on the drive, which must be kept clear in case emergency vehicles need access;
- There is parking for one car per cottage 30-50 yards from their doors. There is extra parking available if needed. The parking area and driveway are gravel and are not suitable for wheelchairs.

### Entrance Hall

- There are two flat stone slabs leading to the front door. The step up to the door is 20cm high and has a width of 75cm.
- Flooring is quarry tiles in the entrance hall
- Access from the hallway to the other rooms is as follows:

i.	Kitchen, door 74cm wide, 198cm high, hinged to the left and opening into the kitchen;	ii.	Lounge, door 74cm wide, 198cm high, hinged to the right opening into the lounge;	iii.	Stairs up to lounge and kitchen, one flight, each step 76cm width, 23cm high.
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### Lounge

- Accessed from the hallway via door that opens into room, 74cm wide, 198cm high, hinged to the right;
- There is a 2-seater settee and 2 arm chairs, there is free space of at least 180x270cm between settee and chairs, all easily moveable;
- Smart 49inch Sony TV, DVD all with remote controls are available.
- Flooring is short piled carpet

### Kitchen, dining area

- Accessed from the hallway via door that opens into room, 74cm wide, 198cm high, hinged to the left.
- The dining table seats 3 people. It is rectangular with sides 120cm x 80 cm and 77.5cm high. Wooden chairs have no arms;
- Free space between the walls and the table is limited (minimum 85cm), although the table and chairs are easily moved to allow more space on a temporary basis. The table is 90cm from the door;
- The kitchen comprises built in single electric oven, with ceramic electric hob above;
- Hob height is 97cm;
- Oven door is drop down, height of lowest shelf is 40cm;
- Sink and worktop height is 94cm;
- There is no under worktop space – all fitted cupboards;
- Free standing fridge/freezer
- Flooring is even, quarry tiles;
- Standard size dishwasher built in below the worktop;
- Microwave on the work surface
- Washer/drier beneath the work top

## Bedrooms

Room combinations:

- All first floor accessed up two flights of stairs;
- Single bedroom;
- Double bedroom;
- Non-feather duvets and pillows in each room;
- Bed linen is cotton.

### Single Bedroom

- Bedroom door width 74cm wide, 198cm high, hinged to the left and opening into the bedroom;
- Bed is 60cm high, 90cm wide and 190cm long. The bed is pushed up to the wall on its left side.
- The largest free space is 280cm x 240cm at the entrance to the room.
- Short piled carpet.

### Double bedroom

- Bed height 60cm, 150cm wide and 190cm long
- There is 100cm space on either side of the bed;
- Largest free space in room is 120cm x 240cm;
- Door into bedroom 74cm wide, 198 high, hinged to right, opening into the room;
- Short piled carpet

## Bathroom

- Room comprises pear shaped bath with shower over, toilet and wash hand basin;
- Bath height 50cm;
- Toilet height 40cm;
- Space to left of toilet 80cm and to right of toilet 35cm;
- Sink height 80cm;
- Door to bathroom is 74cm wide, 198cm high opening into the bathroom, hinged to the left;
- Wooden Vinyl Floor.

## Grounds and Gardens

- To the side of the cottage is a stone flagged seating terrace together with wrought iron Kettler round table and 3 Kettler Chairs. Seat covers and a parasol are kept in the understairs cupboard of the cottage.

## Additional Information

- Full information and directions sent out on receipt of balance;
- Good mobile phone reception;
- Wireless internet available;
- All cottages are non smoking
- We do not accept children under the age of 14 or pets.
- We recycle paper, cans, plastic bottles and glass bottles.
- The cottage is heated by an oil fired central heating system.

## Contact Information

- Address Churchdale Farm, Ashford-in-the-Water, Bakewell, Derbyshire. DE45 1NX
- Telephone with answer phone which is checked regularly, 01629 640 269
- Email [info@churchdaleholidays.co.uk](mailto:info@churchdaleholidays.co.uk) Website <http://www.churchdaleholidays.co.uk>

