

# Detailed Accessibility Guide

## General

Flag Cottage is a two storey traditional stone cottage. Access to the first floor is via a straight staircase with banister and has a variety of other steps that feed between specific rooms, the garden and to and from outside. Flag Cottage has mains electricity for lighting and kitchen services and mains water and sewage. Flag Cottage has oil fired central heating with thermostatically controlled radiators in every room. Flag Cottage allows up to a maximum of 2 dogs and there is no smoking allowed.

At the cottage and in West Burton mobile phone reception varies depending upon the service providers. In addition, weather conditions and the stone wall construction of the cottage also affects the signal reception.

Mobile phone service overview: The best reception is from Orange, with Vodafone, O2, T-Mobile and Virgin having a medium to low signal.

Flag Cottage has a landline telephone for making & receiving UK calls, with an honesty box for payment outside evenings (after 7pm) and weekends.

## Marketing & Reservations

Flag Cottage is a member of the Yorkshire Tourist Board. Flag Cottage is promoted via its own website with business cards and colour flyers spread around.

Reservations can be made directly via the following processes;

- By telephone or the website to investigate price and availability
- By completing details direct through the website and paying a deposit through linked PayPal account or into bank account
- By requesting further information that we can post to satisfy enquiries from guests who do not have access to the world wide web.
- Reservations can be made via website, email or telephone
- Guests are requested to provide written confirmation via the booking form within 7 days and provide a £120 deposit for each week reserved. The booking form can be requested via post or downloaded and printed from our website.
- We provide written confirmation of reservation upon receipt of the deposit and completed booking details. This confirmation outlines;
  - Arrival and departure dates
  - Cost of holiday
  - Outstanding balance
  - Due date of the balance – normally 8 weeks before arrival
- Upon receipt of the final balance we will send a written confirmation, detailed directions to the cottage, how to gain access to the accommodation and contact details for ourselves and the caretaker who is available to assist with any queries during the guests stay.

## **Transportation**

The most common mode of arrival is by car but there is a bus service to West Burton which operates along Wensleydale connecting to the main market towns of Hawes, Leyburn and Bedale. A local taxi service will collect visitors from the mainline railway stations and local airports by prior appointment.

The nearest mainline railway station is Northallerton which is 40 minutes by car from West Burton. The station is on the east coast mainline and as such is accessible from UK stations. The nearest airports are Teeside (35 miles) and Leeds Bradford (70 miles) with access to West Burton via the road network. Both airports offer self-drive hire car services.

## **Accommodation**

Flag Cottage sleeps 4 people – one double bedroom and one twin bedroom. This self-catering accommodation is on two floors with its own private gated drive way parking for two large vehicles.

- Ground floor: Front door into kitchen/dinner area, lounge, under-stairs cupboard, back door from kitchen to rear gardens
- First floor: All rooms are served from the main landing – the master bedroom, second bedroom and bathroom

At the rear of the cottage are two gardens and a stoned private driveway. One garden is a raised gravel & stone-based patio area with seating area and shed. Stepping down to a large garden laid to lawn with fruit trees and a shrub border with dry stone wall and the stone drive way with two oak drive way gates.

## **Arrival & Car Parking Facilities**

Flag Cottage has its own private driveway which is accessed from a lane at the side of the house. The driveway is covered with gravel and has sufficient parking space for two large cars. Access from the driveway is along a crazy paving footpath and down two small steps to the back door of the property into the kitchen. Access to the front door of the cottage is from Back Nook, which is the road in front of the cottage and is via a small step up to the door.

## **Gardens**

Flag Cottage has two garden areas. The first is a gravel and stone-based seating area with a two-door shed containing garden equipment including garden furniture, barbeque and outdoor games. The second garden area is laid to lawn with fruit trees and a shrub border. To the rear of the back door is a covered area which contains a wood store, kindling and rubbish and recycling bins. Located near the back door is the external oil-fired boiler, with the oil tank located behind a screened area in the first garden.

## **Entrances to the Cottage**

There is a front and rear entrance to the cottage. The rear door is accessed from the garden area and the front door directly from the roadway up a small step.

## **Kitchen**

Access through the front door, width = 830 mm (32.7“) onto the flag stone kitchen floor. The rear door is 670 mm (26.4“) wide onto an entrance stone floor which is 280 mm (11“) deep, before dropping down 100 mm (4“) to the flag stone floor of the

kitchen. At the rear door there are coat hanging hooks at height = 1750 mm (68.9"). Wall light switches for the kitchen are on the wall at each entrance 1120 mm (44") above the floor.

The kitchen is on one level and is large enough to host an extendable dining table with four chairs, two additional chairs upstairs. The kitchen gives a public area for cooking with the work surface at 915 mm (36") and the dining table is 780 mm (30.1") high.

On the wall to the right of the back door is the central heating/water timer and central thermostat at height 1400 mm (55.1"). There is also a thermostatically controlled radiator located in the kitchen.

There are two steps up from the kitchen to the lounge, one is 110 mm (4.3") with a 360 mm (14.1") tread and a 150 mm (6") step up to the lounge.

### **Kitchen Appliances**

A standard size washing machine/tumble drier and dishwasher are situated in the base units with the sink at a surface height of 915mm (36"). The sink dimensions are 400 x 480 mm (15.7" x 18.9") with easy move levers providing water through one mixer tap.

The hob is a four "ring" ceramic hob at the same height as the work surface. The hob cooking area has overhead lighting and fan extraction facilities at a height of 1710 mm (67.3") The separate oven is situated in its own unit at a height of 1600 mm (63") to the controls and with a smaller oven/grill above the main oven. Along side are draws containing kitchen utensils, pans and oven trays.

There is a separate fridge and freezer which sit above one another near the back door, with the handle for the fridge at 1730 mm (68") and the freezer handle at 825 mm (32.5").

The kitchen holds a variety of storage cupboards. The base units under the work surface and wall cupboards with handles at 1500 mm (59"). The kettle and toaster are both located on the work surface. Crockery and glassware are located in the wall units.

There are standard 13 amp plug sockets located at the rear of every work surface at height 1100 mm (43.3"). And on the work surface is an electric powered radio and iPod docking station. The kitchen lighting is from integrated ceiling down-lighters and under-unit soft lighting. Light switches are located at both outside doors entering the kitchen (front door and the back door).

The kitchen bin is a free standing recycling bin with pedals to open at height 25 mm. A smoke alarm and heat detector is located on the ceiling in the middle of the room.

### **Lounge**

The lounge floor is level and carpeted with light switches at height 1150 mm (45.3"). There is one three-seater sofa with height to seating cushions 400 mm (15.7"), a single chair with seating height at 440 mm (17.3") and another single chair with seat height at 380 mm (15"). There is a coffee table at 440 mm (17.3") high and box unit at 390 mm (15.4") and free-standing reading lights that can be positioned to preferable angle by the sofa and each single chair.

The lounge lighting is via a central light and two independently switched wall lights as well as the independently switched reading lights. The TV and audio-visual equipment is located on a unit height 760 mm (30") that includes a DVD player and a Sony PS2 games console. This unit should not be moved. The TV is an 810 mm (32") LCD colour smart TV located on top of the unit, with a Free-Sat decoder. All the electrical devices have remote controls.

There are two sash windows which open to the front of the cottage. The central feature of the lounge is the fireplace with a 5KW Stovax wood burning stove, and there is also a thermostatically controlled radiator. There is a carbon monoxide alarm fitted to the ceiling. Access from the lounge is two small steps down to the kitchen and a 100 mm (4") step to the foyer at the foot of the stairs.

### **Understairs Cupboard**

This cupboard is accessed directly from the lounge, the door is a low height of 700 mm (27.5"). This is the storage cupboard for the vacuum cleaner and other household items.

### **Stair Foyer, Stairs and Landing**

There is a foyer at the foot of the stairs with the telephone located on the window shelf at a height of 850 mm (33.5"). There are 10 steps that run straight up to the first floor and are 750 mm (29.5") wide with standard size treads and risers and are carpeted. There is a banister on the left as you ascend which is 800 mm (31.5") above the treads. The landing is set at two levels and is carpeted and provides access to each bedroom and the bathroom. There is a smoke alarm located on the ceiling at the top of the stairs.

### **Master Bedroom**

The master bedroom is one step up height 160 mm (6.3") from the landing. On entering the bedroom the floor is at one level and is carpeted. The king size (5 foot) bed is accessible from both sides at a height of 600 mm (23.6"). There are two bedside tables height 620 mm (24.4") with wall mounted reading lights with switches at 780 mm (30.7") and an alarm radio.

The oak wardrobe has double doors for open hanging space. The hanging rail is at height 1750 mm (68.9") and the handles at 1140 mm (44.9"). There is a draw below the hanging space with a handles at 235 mm (9.3")

The oak chest of drawers height 975mm (38.4") to the top surface, has three drawers that require opening with two handles and these are 235 mm, 475 mm and 665 mm respectively. There are two smaller drawers with handles at 850 mm. A light and mirror are above the chest of drawers.

There are four double sockets around the room at 480 mm (18.9") and one at 350 mm (13.8").

There is a central ceiling mounted lamp and this along with the bedside lamps and the landing lamp are all independently switched at the door with switches at 1170 mm (46"). There is ample room for a travel cot.

The bedroom has one sash window opening to the front of the cottage and one thermostatically controlled radiator.

### **Twin Bedroom**

The second bedroom is accessed from the landing on the same level. The bedroom is carpeted and is level. There are two single wooden framed beds with each having a 3' wide mattress with single size duvets. The beds are at a height of 550 mm (21.7") and between them sits a bed side table with drawers height 600 mm (23.6"). The space between the beds is 470 mm (18.5"). There is a shared bedside wall mounted light with wall mounted switch and an alarm clock on the bed side table. The space between the end of the bed and the wardrobe is 1400 mm (55.1").

There is a single wardrobe with a hanging rail and shelving with the height to the hanging rail of 1680 mm (66.1") and the handle at 910 mm (35.8"). The bedroom has two windows, one a sash opening to the front of the cottage, the other a traditional window opening over the garden. There is a thermostatically controlled radiator.

### **Bathroom**

The bathroom is accessed from the landing. There is a lockable door but no outside release in an emergency. The bathroom is lit by a central ceiling light operated via a pull switch by the door. When the bathroom light is switched on this automatically starts the ceiling extractor fan. The bathroom floor is covered with sealed lino and there is a traditional heated towel rail/radiator.

The bath has an overhead mixer shower. Height to the lip of the bath is 570 mm (22.4") and the bath has traditional individual hot and cold taps. The height of the shower controls from the bottom of the bath is 950 mm (37.4"). The shower controls are a single handle which is used to vary the temperature and water flow. There is a toughened glass shower screen and the bath is "p-shaped" to give more room at the shower end.

A standard toilet is provided with height to seat of 410 mm (16.1"). The flush is on the top of the cistern and is at 790 mm (31.1"). The sink is at height 805 mm (31.7") and is 430 mm (16.9") from front to back. There is a lighted mirror above the sink at height 1540 mm (60.6") with an integral shaving point at 1600mm (63"). There is a storage unit beside the sink with a top shelf at 790 mm (31.1") and a separate shelf at 1180mm (46.5").

### **Door Furniture**

Measurements of the doors are;

- Front door (opens to the inside) width 830mm (32.7"), height 1760mm (69.3")
- Back door (opens to the inside) width 670mm (26.4"), height 1840mm (72.4")
- Kitchen to lounge width 750mm (29.5"), height 1700mm (66.9")
- Lounge to stairs width 710mm (28"), height 1770mm (69.7")
- Landing to main bedroom width 780mm (30.7"), height 1790mm (70.5")
- Landing to second bedroom width 750mm (29.5"), height 1880mm (74")
- Landing to bathroom width 665mm (26.2"), height 1880mm (74")

### **Room Dimensions**

(approximate)

Kitchen 3.61m x 4.40m (11.8ft x 14.4ft)

Lounge 3.61m x 4.00m (11.8ft x 13.1ft)

Main Bedroom 3.69m x 4.00m (12.1ft x 13.1ft)

2<sup>nd</sup> Bedroom 2.47m x 4.00m (8.1ft x 13.1ft)

Bathroom 1.86m x 2.50m (6.1ft x 8.2ft)