

Access Statement for Woodland House Cottage

Introduction

Woodland House Cottage is a 2 storey stone built cottage adjoining the owners home.

It is in the centre of Woodland village and is set back approximately 18M (59ft) from the B6282, which is the only road that runs through the village. At 350M(1150ft) the cottage commands outstanding views over the surrounding countryside.

Pre-Arrival

- We have an extensive website with pictures of all rooms
- Bookings / enquiries can be made directly from the website via email, or via telephone or by letter.
- All guests are provided with written directions to the cottage
- The nearest bus stop is 100M from the cottage
- The nearest railway station is at Bishop Auckland (10 miles)
- There is a shop/post office 500M from the cottage
- This access statement is available on our website

Arrival & Car Parking Facilities

- There is car parking adequate for for 2 cars directly at the front of the cottage which is accessed off the main (B6282) road.
- The car parking area is about 5M from the cottage.
- There is a level path direct from the parking area to the front door of the cottage.

Main Entrance & Reception

- Guests are issued with keys to the cottage on arrival.
- There are 2 entrances into the cottage.
- The front entrance opens into the main living room and the door is 75cm x 195cm with a 21cm step.
- The side entrance is reached by a 1M wide 11M long gravel path.
- The side entrance opens into the kitchen and the door is 73cm x 198cm with a 12cm step.
- All guests are met by the owners on arrival and given an introductory tour of the cottage and the facilities.

Lounge (ground floor)

- Entrance door from outside is 75cm x 195cm with a 21cm step.
- Connecting door to dining area/kitchen is 73cm x 196cm wide
- There are two, two seater settees (moveable) also low level coffee table.
- There is a TV, CD Player & DVD Player all with remote controls.
- There is an 'L' shaped open plan staircase which leads from the lounge.
- Wooden floor with a 2.3M x 1.6M non-slip rug.

Dining Area(ground floor)

- Connecting door to lounge is 76cm x 196cm wide
- Circular Table 107cm diameter x 75cm high & four chairs (moveable).
- Tiled floor.

Kitchen(ground floor)

- Entrance door from outside is 73m x 198cm with a 12cm step.
- Kitchen work tops, cooker hob & sink are all at 93cm high.
- Upper kitchen units are 41cm above the worktops.
- Worktops and cupboards line both sides of the kitchen and the gap between is 1.5M.
- Fridge, Washing Machine & oven are all below the worktops.
- Cooking utensils etc are all in the cupboards below the worktops.
- Crockery, glasses etc are all in the cupboards above the worktops.
- Tiled floor.

Landing(first floor)

- First floor landing: 1.3M x 2.1M.
- Carpeted floorcovering.

Bedroom 1(first floor)

- Connecting door to landing is 74cm x 196cm wide.
- Double bed 135 x 190cm x 55cm high.
- All bedding is cotton with non-feather pillows & duvet.
- Space to the left of the bed is 50cm
- Space to the right of the bed is 146cm
- The bedroom is furnished with 1 double wardrobe, 1 dressing table, 2 bedside cabinets & 2 basket chairs.
- The main light has a switch at the door. Also table lamps on each bedside cabinet and on the dresser.
- Carpeted floorcovering.

Bedroom 2(first floor)

- Connecting door to landing is 74cm x 196cm wide
- Twin single beds 80 x 190cm x 55cm high
- All bedding is cotton with non-feather pillows & duvet.
- Both beds have one side against the wall and the distance between is 50cm.
- The bedroom is furnished with 1 full size wardrobe with hanging space and shelves and one bedside cabinet
- The main light has a switch at the door. Also table lamp on the bedside cabinet.
- Carpeted floorcovering.

Bathroom(first floor)

- Connecting door to landing is 74cm x 196cm wide
- Toilet seat height is 45cm
- Washbasin height is 78cm.
- Bath height 56cm x 167cm long x 68cm wide
- Free floor space 1.2M x 1.4M.
- Shower over bath.
- Wall mounted heated towel rail.
- Wall mounted electric heater.
- Wall mounted shaver point
- Tiled floor.

Public Areas - Hall, Stairs, Landing, Corridors etc

- The staircase has 1 20cm step up to a lower landing .9M x 1.5M and 12 steps to the first floor landing.
- The handrail is 90cm above the treads and the lowest head clearance on the stair is 2M.

Additional Information

- Pets are welcome. Note pets must not be left unattended in the cottage.
- The premises is non Smoking.

Address: Woodland House Cottage
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Website www.woodlandhousecottage.co.uk

Hours of operation: Open all year.

Future Plans

- The owners operate a policy of ongoing refurbishment and upgrading of the cottage amenities and facilities.

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01388 710836 or email woodlandhousecottage@btinternet.com