

Access Statement for Sandford Cottage - Self Catering Unit

Introduction

We have tried to provide as much information as possible in this statement, if you have any queries please do call or email. We can provide information in large print on request. We look forward to welcoming you.

PLEASE NOTICE THAT DUE TO IT'S ENTRANCE THIS COTTAGE IS UNSUITED TO WHEELCHAIR USERS.

Pre-Arrival

- We have a website: www.patsonhill.co.uk
which includes detailed directions on reaching the cottage.
Our email address is: info@patsonhill.co.uk
(not for relaying of messages to/from cottage guests)
Our telephone number is: 0044 (0)1935 812845
Our postal address is: *(ours and the cottage)*
Patson Hill, Patson Hill Lane,
Marston Rd.
Sherborne, Dorset, DT9 4SY
- The nearest bus stop is in Sherborne, 2 miles from the cottage. The nearest train station also is in Sherborne, 2.5 miles from the cottage. So, in both cases you will need a taxi available on Beaver Cabs Ltd. The Station, South St. Sherborne – 01935 816620. There are normally accessible taxis at the train station entrance.
- Shopping can be delivered to the cottage prior to your arrival. You order it then let us know what time to expect it.
<http://www.sainsburys.co.uk/home.htm> <http://www.tesco.com/>

- The nearest RADAR toilet to the rail station is approx 700 metres away in Digby Rd. Other RADAR toilets in Sherborne are at the Swan Yard toilets and the Culverhays car park near Sainsburys. There are none at or near the cottage.

Arrival & Car Parking Facilities

This self-catering cottage forms a wing of the owner's farmhouse, is ground floor only and from a car disembarkation point is accessed up four 12cm high steps onto a small landing, 116x116cms, to its entrance door. There is a handrail 90cms high. The car park is approximately 40 metres from the cottage entrance door.

- The cottage is on our farm property at the end of Patson Hill Lane approx 600 metres from the B3148 / Marston Road. Vehicles should continue up to the rear of the hamstone farmhouse along a bitumen drive from where the cottage will be seen on the left rear corner of the house. Though you may continue on to the car park, approx. 40 metres further on, it may be preferable to stop and disembark with luggage at this point and park later.
- If arrival is in bad light, proximity sensor security lights will switch on illuminating the entrance to the cottage, and the car park.
- The cottage car park is quite large suitable for several vehicles and is laid to stone chippings and even, but gently sloping.

Entrance

- Having entered via the door seen in the previous photo, the light switch is immediately to the right of the doorway. You will now be facing the kitchen/sitting/dining area of the cottage. Access to all other rooms is through the doorway to the opposite side of the room on the left.

General

Décor is lilywhite emulsion to walls and white gloss to timber surfaces. All windows and external doors are white UPVC double glazed. Flooring is light brown colour short pile carpet throughout (except bathroom and kitchen areas). Lighting is to ceilings with table lamps in bedroom and occasional lamps in the sitting room. There is excellent natural light.

- Mains outlets are 45cm high except in the Kitchen where they are above worktop level.
- Light switches are 120cm high.
- All internal doors are 80cm wide with handles 95cm high. All door handles are lever type.
- There are two mains rechargeable emergency torches that operate under battery power in the event of mains failure. These are located to the left of the sitting room window and in the hall outside the shower room door plugged into the mains outlet.
- A mains wired smoke alarm is fitted to the hall ceiling.
- The heating thermostat is on the hall wall opposite the door from the sitting room mounted 146cm high.
- UPVC windows are set into 37cm deep sills. The handles are all lever type with a push button lock release. The height above the floor of the handles of the side opening windows is between 110 & 120cm.

Open plan kitchen / dining / sitting room

Though this is essentially an open plan area. The rear of a large sofa effectively forms a division between the sitting area and kitchen.

- **Kitchen** – The kitchen is equipped with a fridge with freezer below, electric hob and oven, dishwasher, oil fired combination boiler, washing machine, and storage cupboards all housed below a worktop. Above the worktop are wall mounted storage cupboards and on the worktop is food prep space plus a microwave, electric cordless kettle and toaster. Handles on drawer fronts and cupboard doors are

D type pull. Flooring is non-slip laminate.

Equipment – Single drainer sink fitted flush with worktop at 92cm height with rear mounted short lever taps. These may be unsuitable to those with limited dexterity. Sink has cupboards underneath. Also fitted to the worktop is a ceramic hob with conventional oven below. Door is drop down. There is a canopy extractor above the hob. Worktop depth is 60cm.

At least 150cm free space between all furniture and worktops.

There is no separate laundry.

- **Dining area** includes a polished wood rectangular table and four upholstered chairs. Clear height under table is 60cm. The table top height is 72cm. The chair seat height is 46cm.

Free space around table is adequate for a person with limited mobility. However the table and chairs are all moveable so other arrangements are possible.

- **Sitting area seating** consists of a large 3 seater sofa with scatter cushions and a large single seat chair matching the sofa in style. The scatter cushions are filled with fire retardant material. The sofa cannot easily be moved from its position. There is a low level occasional table, low level entertainment centre with a digital TV/Radio & DVD/CD/MP3 player. The units have conventional remote handsets.

Hall

Leaving the kitchen/dining areas one enters a small hall off which are doorways to the bathroom to the left, and straight ahead up one stair, height 20cm, into the bedroom. On the right side of the hall is a double cabinet door (with D type pull handles) enclosing a linen airing cupboard.

Other items are also stored here such as an iron, ironing board, electric fan, and cushions for the outdoor sitting area seat.

A safety grab rails are fitted to the hall wall outside the bedroom door to ease access up/down the single step.

Bedroom

This bedroom has a double bed, built in wardrobes and dresser unit, and one straight back chair. There is a small cabinet either side of the bed head.

The bed is 138cm wide and the mattress height is 63cm.

Non-feather duvets and pillows provided.

Sheets, duvet covers and pillow cases are cotton.

Shower room

With:

- WC - seat height 48cm with lever flush handle. Space to left and right of seat is 31cm. *A safety grab rail is fitted to the wall beside the WC.*
- Shower in enclosure, 118x88cm with a 9cm lip into the tray, wall mounted pressure and temp controls 134cm high.
- Vanity unit with basin set into it and enclosed shelves with D type handles below. Height 87cm. Tap is mixer type short lever handles.
- Mirror with light over (pull/pull switch on cord).
- Flooring is non-slip laminate.

Outside

Below the sitting room window is a sitting area with twin seat (cushions kept in the linen cupboard).

Depending on levels of mobility, walking is possible across the farm fields and a bridle path passes the cottage (unsuitable for wheelchairs).