

# **Access Statement for Daffodil Cottage**

## **Introduction**

Daffodil cottage is a self catering semi-detached property built in the 1800's converted in 1987 and extended in 2006. Entry to the property is down a tarmaced lane from the main Darley road. (60 metres)

## **Pre-Arrival**

- We have a basic website and are also listed on Harrogate Holiday Cottages.
- Bookings/enquiries can be made via email, phone or via the Agency.
- The nearest bus stop is 200 yards.
- The nearest train station (Harrogate) is 9 miles away; there are taxis at the station or the number 24 bus travels from station to the bus stop.
- The nearest shop is ¼ mile.

## **Arrival and Car Parking Facilities**

- There is off street parking at the front.
- There is a tarmaced yard and parking for at least four cars at the rear right outside the property (this is the preferred area for parking).
- The entrance at the rear has a small patio 640cm long x 150cm wide x 11cm deep.
- The door frame has a step of 5cm. The door is 73cm wide.
- The entrance at the front has entry from the front parking area via 4 steps (one very small). Each step is 20cm deep. There is a handrail to the right of the steps.
- Front entrance is 72cm wide

## **Main Entrances**

- Both doors lead into small entrance halls.
- The front entrance hall has space of 156cm x 160cm and the rear entrance hall is 205cm x 118cm. The front entrance leads to the lounge.
- The rear entrance hall includes a boiler for the heating and water. The rear entrance leads to the kitchen.

## **Self-Catering Kitchen/Dining Room**

- There are two kitchen entrances – 74cm wide from the lounge and 73cm wide from the rear porch.
- Worktop height is 93cm.
- There are fitted cupboards above the worktop (cupboard handle is 83cm from worktop).
- Electric oven is fitted under the worktop with a drop down door with gas hob above. There is an extractor fan above the hob.
- A microwave is also available.
- Catering equipment is provided in the cupboards beneath the work surfaces. Glasses and crockery etc are in the wall cupboards. Cutlery/knives are located in the drawers.

- Sink is 93cm high
- Larder fridge/freezer available. Lowest shelf in fridge is 105cm and highest drawer in freezer is 84cm.
- Oval table provided with height 75cm, length 135cm and width 77cm.
- The kitchen is lit by two separate sets of spotlights with extra lighting above work surfaces
- The floor is vinyl.

### **Lounge**

- Accessed through the kitchen (74cm) and front porch (72cm).
- Flooring is short pile carpet fitted to both doors.
- Furniture is moveable.
- Two moveable sofas.
- TV with remote control, VHS video and DVD player.
- Lighting by two separate lights with switches situated at front door entrance and bottom of staircase.
- In use coal fire place.

### **First Floor**

- Reached via staircase of 13 steps starting with 3 winders. Steps are 19cm high 23cm deep and 80cm wide. Handrail on one side and wall on the other side.
- Short pile carpet from stairs and throughout first floor (not bathrooms).
- Main landing 190cm by 90cm leading to shower room and single bedroom.
- Corridor leading to double and master bedrooms 270cm x 80cm.
- All doors to the bedrooms and shower room on this floor are 74cm wide with hinged doors (except where indicated).

### **Single bedroom**

- Bed size 3ft, bed height 48cm.
- Free space to left of bed 140cm (room for 'z' bed).
- Free space in room 210cm x 104cm.

### **Double bedroom**

- Bed size 4ft6, bed height 55cm
- Limited free space
- Entry by sliding door.

### **Master bedroom**

- One bed 4ft6, height 63cm.
- One bed 3ft, height 60cm.
- Free space 118cm x 170cm and 132cm x 186cm.
- Fitted wardrobes and bedside cabinets.

### **Ensuite bathroom**

- Access via sliding door, width 64cm.
- Bath height 55cm, length 167cm, width 68cm. Bath fitted with handles on both sides.

- Limited free floor space.
- Toilet seat height is 43cm.
- Sink height is 78cm.
- Handheld shower available over bath.
- The room has a wall mounted heated towel rail.
- There is a shower point above the sink.
- Floor surface is tiled.

### **Shower room**

- Toilet seat height is 42cm high – the space to the right is 16cm and to the left is 22cm.
- Sink height is 79cm.
- The step into the shower cubicle is 23cm high, with the width of the shower door 52cm.
- The height of the electric shower unit is 152cm.
- The room also has a wall mounted heated towel rail and electric heater.
- There is a light and shower point above the sink.
- The floor surface is vinyl.

### **Laundry**

- There is a front loading washing machine available in the kitchen underneath the sink. The washing machine is 59cm wide and 86cm high.
- A drying rack is in the cupboard under the stairs.
- A washing line is available at the rear of the property (owners).
- A tumble dryer is available in the outbuildings. (shared)

### **Leisure Facilities** – shared with Rose Cottage

- From the rear entrance across the yard into an outbuilding is a games room with pool table and dart board which also houses the tumble dryer.

### **Outdoor Facilities**

- Exiting from the front door from the lounge, there is a patio with garden furniture.
- Up the four steps to the driveway and a further five steps (with handrail) leads to a large lawn (unfenced) – shared with Rose Cottage.

### **Contact Details**

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