

Access Statement

Weathericks Holiday Cottages

Introduction

Our five star holiday cottages, Weathericks and Bradstones, are two and three bedroom dwellings respectively and are adjoining properties that have been converted into two cottages from a single redundant stone-built farm building. We have tried to provide as much information as possible in this statement; if you have any queries please call. We look forward to welcoming you.

Pre-Arrival

- More information, availability and booking details can be found on our website www.weathericks.co.uk
- Bookings and/or enquiries can also be made via post to our address below, email to info@weathericks.co.uk or by telephone on 01629 822616
- The nearest bus stop are as follows:
 - South to Derby from bus stop at Market Place, Wirksworth – 1.5 miles.
 - West to Ashbourne or north to Matlock from bus stop on the B5035 – 300mts
- Nearest train station is Cromford – 2 miles. This is a district line to Derby and the National rail network
- We can provide information in large print on request

Arrival and Car Parking

- There is ample car parking at the front of both cottages; cars can be parked within 3 metres of the entrance doors
- Car park is levelled gravel, slightly sloping (1:50) and even
- Access to the entrance door of both cottages is through a waist high wrought Iron Gate set in a stone wall.
 - Weathericks – no step
 - Bradstones – one step 20cm high
- Both cottages have defined patio areas bounded by a one metre high dry stone wall. All patios are York stone flags – flat and even
 - Weathericks to the front (south) and side (west) and one metre high wrought iron railings to the west with a gate allowing access to a large lawn area.
 - Bradstones to the front (south) with one step (30cm) to the main seating area.
- Outdoor wooden furniture (table and chairs) provided for each cottage and seat pads and parasols are available

Main Entrances

Weathericks:

- The entrance to the front has a sill of 13cm. door hinged on the right.
- The door is 80cm wide and the keyhole lock is 120 cm high
- Inside the front entrance is the kitchen/dining area with stairs to the first floor rising to the right
- Staircase is one flight to the first floor. Stairs are 20cm high x 87cm wide x 23cm deep. There is a hand rail on the left wall

Bradstones:

- The entrance at the front has gate with One step of 20cm and is 90cm wide
- There is a threshold of 12cm when entering the cottage
- The door is 90cm wide and the keyhole lock is 120cm high
- Inside the front entrance is the kitchen/dining area

Internal – General

Weathericks and Bradstones:

- Décor is contrasting with skirting and doors. Pine skirting and light walls. Floors are stone flags or wooden boards with rugs
- Smoke alarms are fitted in kitchens and first floor landings
- Carbon monoxide alarms are fitted as follows:
 - Weathericks – one CM alarm in kitchen and one in the lounge
 - Bradstones – one CM alarm in kitchen and two in the lounge
- Neither cottage has provision for a downstairs toilet and there is no toilet facilities in public areas

External – General

Games Room:

- There is a games room in the building opposite the cottages. Access is via a stable door with no step. Pool table, football table, dart board, kites, lawn dominos and skittles are provided.
- Heat is provided by a gas fired log burner

Outdoor facilities:

- There is a large lawn area and grass field (3 acres) to the west of the cottages allowing plenty of space for outdoor recreation
- There is a large pond which is unprotected; therefore children should be supervised at all times outside of the cottage environment
- Two barbecues – one gas and one charcoal are available for guest use, these should not be taken onto individual cottage patios
- There is a flat, part covered patio area for general use with extra seating for four to six. There is an extra seating area for four to the side of the games room
- An outdoor tap is available outside the games room
- Drying facilities and bike storage are available in the tack room on request.

Additional Information

- An information Folder is provided in each cottage
- Mobile phone reception is possible but fluctuates
- Evacuation of cottages is led by the owner; please inform us on arrival of any individual requirements in case of evacuation. The refuge area is the lawn area, opposite the cottages by the pond
- Both cottages are completely non-smoking
- Unfortunately dogs are not permitted except assistance dogs.

For more information please contact the owner – Jean Hurdle on 01629 822616 or info@weathericks.co.uk

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Bradstones Cottage

Kitchen/Dining Room

- The kitchen is open plan with a dining area and loose rugs on the floor which can be removed and with good contrast between floor, cupboards and other surfaces
- Rectangular farmhouse table (moveable side to side) legs on each corner, 65cm floor to lowest point (under space). 2.1 metres long, 0.9 metres wide and 80cm high (table top)
- Free space between table and walls is at least 1.2 metres on three sides
- Two chairs with arms and six without – all moveable
- Worktop height is 90cm
- Oven door is side opening, height of lowest shelf is 42 cm
- Sink is 92cm with cupboards under
- Gas hob is 90 cm high
- At least 1.5 metres of free space between all furniture and worktops
- Lighting is even with spotlights above work surfaces where required
- Washer/dryer, fridge/freezer and standard sized dishwasher provided
- TV with remote control and radio/cd/tape player provided
- Standard high chair and/or bumbo available on request

Lounge

- Door to lounge from kitchen/dining is 76cm wide with two steps of 15cm
- Loose rug on the floor
- Free space of 2 x 1 metres clear of doors and furniture
- Furniture is moveable and is all non-feather
- Rectangular coffee table 70cm wide x 1.28m Long x 48cm high
- Two double sofas and two chairs all with arms
- Smart TV provided with remote control and DVD player
- iPod dock provided
- Gas fire – lit at floor level by integral spark ignition – doors must be kept open at all times
- Outward opening French doors to patio with an 8cm sill and a 20cm step down
- Staircase is one flight to the first floor landing and all bedrooms and family bathroom with a quarter turn after four steps. Stairs are the original stone steps and are 22cm high x 25cm deep x 112cm wide and have a hand rail on the right

Bedroom 1

- Door width 75cm
- King sized bed – 1.5 metres wide and 60cm high from floor to top of mattress
- Non-feather duvets and pillows, all sheets, duvet covers and pillowcases are Egyptian cotton
- TV provided with remote control
- Greatest transfer space available to left or right of the bed is 2 metres
- Bed is moveable to enable more space on one side
- Greatest free space clear of doors and furniture is 1.5 x 2.5 metres

- Loose rugs throughout – some are moveable
- Double sofa bed – suitable for one adult or two children, bedding available on request
- Standard cot provided

Ensuite Shower Room

- Accessed from bedroom 1, door width 75cm
- Shower with flexible shower head in corner cabinet – door width 52cm
- Free space in shower room (free of doors and furniture) is 0.8 x 1.6 metres
- Toilet seat height is 45cm with space to right of toilet 70cm and to the left 45cm
- Flooring is wooden boards with loose rugs
- Good colour contrast between floor, walls and furniture

Bedroom 2

- Door width 75cm
- Twin beds, both 1 metre wide and 60cm high from floor to top of mattress
- Non-feather duvets and pillows, all sheets, duvet covers and pillowcases are Egyptian cotton

Bedroom 3

- Door width 75cm
- Twin beds, both 1 metre wide and 60cm high from floor to top of mattress
- Non-feather duvets and pillows, all sheets, duvet covers and pillowcases are Egyptian cotton

Family Bathroom & WC

- Accessed from first floor landing
- Door width 72cm
- Whirlpool Bath, height is 56cm with flexible shower over and integral hand rails on both sides
- Free space in bathroom (free of doors and fittings) is 2.1 x 1 metre
- Toilet seat is 42cm; space to right of toilet 60cm and to the left is 80cm
- Flooring is wooden boards with loose rugs
- Good contrast between floor, walls and furniture