

Access Statement for Poacher

Introduction

Poacher is a self catering cottage sleeping up to 5 people. The property is furnished to a high standard with lovely views across the valley to the fields beyond and also towards the parish Church. It has LPG gas heating.

Poacher is one of 7 cottages at Glebe House and is set in 5 acres of gardens and woodland. It is peaceful and secluded but only 5 minutes walk from the local shop, Post Office and Village Pub.

Pre-Arrival

We are always happy to try and assist with any booking, please call us and just ask.

We are very sorry but due to the listed nature of the buildings and their restrictions, we are not accessible to anyone in a wheelchair who has limited mobility and is not able to climb stairs as there are no cottages with all facilities on one level.

Arrival & Car Parking Facilities

There is a dedicated car park at Glebe House providing 9 bays plus space for another 5 cars - this car park is gravel leading to a tarmac path which in turn leads to the cottages. There is a slight step from the gravel to the tarmac of 2cm. There is automatic security lighting in the car park and along the short pathway to the cottages.

There is also space outside the main house for 6 cars on the tarmac drive. There are both security lights and fixed lights here giving good lighting at night.

Entrance

Entrance to Poacher is across a level tarmac courtyard with no car access and up one step 13cm high and 11cm deep, 92cm wide. The threshold is 4cm high and 15cm wide.

There is a loose external doormat and a fixed internal doormat.

The external door is secured with a interior thumb turn lock & external key;

lock is 104cm high, a spare can be made available.

There is an external light adjacent to the door and operated externally.

Door is solid with the name in contrast letters so clearly visible.

The door is 80cm wide

Fire extinguisher fixed on wall by stairs with smoke alarm above

Living Room Area

The external door opens directly into the open plan living room area which is square and fitted with carpet apart from the kitchen area which has fitted lino.

The living room area has a 3 seat sofas with 2 matching armchairs all with fixed covers and cushions.

Lighting from 2x2 bulb wall lights, 2x1 bulb wall light with one table lamp, and 1 spotlight on the beam

Electric fire in fireplace, 2 radiators

Remote controls for TV, DVD & Radio

Door leading to single bedroom

Kitchen & Dining Area

The open plan kitchen entry is 96cm wide there is a metal strip from carpet to lino floor forming a slight ridge.

It is lit with 4 Halogen spot lights

There is a stainless steel sink & drainer with lever taps and mixer spout.

The double oven is freestanding in with the controls at 116cm high. The top oven/grill has a drop down door and the main oven L/H opening door. The microwave is 48cm from the floor under the worktop.

Fire blanket on wall above worktop

There is a fridge with icebox & dishwasher under the worktop & cordless kettle.

The crockery & cookware is in the base units which are cream with contrasting cream worktops; the glassware is in the wall units 141cm high.

The narrowest point of 134cm is between the fridge & dishwasher.

There is a wall mounted LPG Combi boiler above the dishwasher

There is a rectangular dining table 151 x 76cm with the gap between the legs as 2x121cm & 2x47cm, the under height is cm.

There are 4 pine straight back dining chairs & 1 carver style chair with arms all with a seat height of 46cm

Stairs & landing

Fitted carpet, 2 stairs 18cm high with 4 quadrant turn stairs 36cm at the widest point with a further 7 stairs 18cm high

Fixed wooden handrail on left going up,

Wooden stair gate available for either top or bottom

Rectangular shaped landing with fitted carpet. O/h spot light

Bathroom

Non - slip bathmats & white "no contrast" Egyptian cotton bath & hand towels are provided in all bathrooms, one set per person

Square with wood effect lino. Narrowest point 87 cm door to wall as you enter. Door width 74cm, level change over metal strip

2 spotlights with light over sink, Shaver point and 1 wall mirrors

Jacuzzi bath with thermostatic shower over, shower curtain. Mixer taps for bath. 2 handrails in bath, bath height 62cm, bath edge width 19cm

Knurled bath & basin taps

Radiator, extractor fan and opening window

Bedrooms

All bedding is non-allergenic with Egyptian cotton bed linen

Bed 1 - door width 74cm fitted carpet, metal strip on threshold

4'6" (136cm) double bed cm high, narrowest point between bed & wall 56cm

3 O/H spot lights with switch near bed, 2 bedside lights, wall mirror with light over

Opening width of wardrobe 50cm, hanging rail 132cm high

Chest of drawers 76cm high, 44cm deep, 98cm wide - does not protrude

Radiator & electric heated towel rail

Bed 2 - door width 75cm, metal strip on threshold

Twin beds 95cm wide, 191 cm long, 50cm high, space between beds 123cm

2 O/H spot lights, 2 bedside lights, mirror with light over

Narrowest point between wardrobe & beds 99cm,

Opening width of wardrobe 50cm, hanging rail 171cm high

Chest of drawers 75cm high, 37cm deep, 97cm wide

Bed 3 - downstairs, door width 75cm opening from sitting room.

Single bed 3' (91cm) wide, 54cm high. Narrowest point between bed and radiator wall 83cm

O/H light, bedside light; radiator

Chest of drawers 74cm high, 57cm, wide, 43cm deep

Public Areas

Lobby to Games Room & Bar: Entrance door 83cm wide with a step 9cm high and the threshold 15cm deep. Floor is lino & level.

Information leaflets about the area are presented here.

There are 10 brick & concrete steps with a handrail on right down into

Games Room & Bar:

The floor is either lino or slate and is level. The ceiling height is restricted at 186cm and there is no natural light or windows.

There are fire doors and Emergency lighting

Function Room: accessed through Games Room.

This room has a wood burning stove and is carpeted. It has 2 non opening windows

There is a Fire Exit up 10 stairs into the Main House from this room

There is a Fire Extinguisher and Emergency lighting

Public Toilets: in the entrance to the Games Room. There are two toilets one for Ladies which has an external window & one for Gents which has artificial lighting on a time delay switch.

Floor is lino & level.

Laundry

There is an external laundry room opposite the cottages. It comprises of two front loading washing machines and two front loading tumble driers. All operated by a £1 coin meter. There is also an iron & ironing board, a stainless steel sink and drainer and a small chest freezer, all for the use of guests. There is also a selection of beach toys etc for guests use.

There is level access is through a stable door, the floor is painted concrete.

Swimming Pool

The entrance to pool area is along a paved path with two small steps and through a gate.

The pool is 10m (36') long x 5m (18') wide and 1.35m (4.5') deep. It is accessed by 5 Roman steps along one side. The surrounding area is paved with York Stone slabs and is level.

There are warning/information signs in the pool area and no lifeguard cover is provided.

Grounds & Gardens

Glebe House Cottages are set in 5 acres of gardens & woodland. There are many changes of level and many different types of surface underfoot. Generally it is not suitable for wheelchairs. Persons suffering from reduced mobility, visual or balance problems may find difficulty in some areas.

Additional Information

A full Welcome Folder in Dyslexia friendly font is provided detailing how to use all equipment in the cottage together with local area information.

All the cottages are non smoking.

We welcome 1 well behaved dog per cottage; please inform us when booking

Future Plans

We have a rolling programme of improvements to the décor and content of the cottages and grounds; just keep visiting to see the differences!

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