

# **Access Statement for Culland Mount Cottage**

## **Introduction**

Our cottage is a self-contained cottage within half of our farmhouse, situated in open countryside in a rural location in beautiful Derbyshire close to the Georgian Market Town, Ashbourne, the Gateway to the Peak District. We have tried to provide as much information as possible in this statement, but if you have any queries please do call. We look forward to welcoming you.

## **Pre-Arrival**

- There is information about Culland Mount Cottage on the Derbyshire Cottages Website. We also have our own website [www.cullandmount.co.uk](http://www.cullandmount.co.uk)
- Bookings / enquiries can be made with Derbyshire Cottages online, via email, fax or telephone.
- The nearest bus stop is approximately 1 mile away.
- The nearest train station is the City of Derby 7 miles away and there are accessible taxis at the bus and train station. The nearest town is Ashbourne approximately 6 miles away. Our nearest village is Brailsford approximately 1 mile away where you can catch a bus to Derby or Ashbourne and has a local Doctors Surgery, Village Shop, Post Office, Public House and Tea Rooms.
- If you require this information in a different format, please contact Derbyshire Cottages via their website, email, fax or telephone.

## **Arrival & Car Parking Facilities**

- There is a car parking area/ drive with enough room for 3 cars.
- We are in a hamlet in a rural location.
- The car parking area are levelled concrete and flat and even
- The entrance to the cottage at the front has 2 small steps 29cm high, one 15cm the other 14cm deep and both 100cm wide. It has a hand rail on the left and right (door hinged on the left). The door is 77cm wide.
- Parking is approximately 0.5 metres away from the entrance.
- The parking area is lit by an outside light with a movement sensor.
- The outside light beside the entrance door is switched on from the inside of the house in the porch.
- The key for the door is available from the owner (collection arrangements can be made with the owner prior to arrival)

## **General Information**

- The front door is 77cm wide and the key hole lock 90cm high.
- Inside the entrance there is a porch with hanging space for coats and space for boots and shoes.
- Smoke alarm fitted in porch area.
- The porch opens into the lounge with the kitchen accessed through the far right hand corner. There is an entrance way to the back door. Stairs lead direct from the porch to the upper landing to the bedrooms. The stairs are, 79cm wide and 18cm deep.
- Heating is electric storage heaters (off peak) throughout the property. There is an open fire in the lounge and radiators in each of the rooms. Fuel for the fire is supplied in the shed in the garden to the rear of the property.

## **Lounge and Dining Room**

- Door width 74cm
- The dining room is open plan with the lounge
- An oblong table in the lounge measuring 1.36 m long, 1m wide and 79cm high and the table can be extended.
- Chairs are movable with padded seats and no arms
- There is a free space of 2-3 metres clear of doors and furniture.
- Flooring is carpet with a rug with grips underneath in front of the hearth
- Furniture is moveable
- Two fabric covered double sofas and one arm chair.
- Teletext available on TV with remote control. Freeview box, DVD player and video player, portable CD player with radio and tape.
- Open marble fireplace with fire guard.
- Smoke alarm fitted.

## **Kitchen**

- Level floor in the kitchen.
- The worktop height is standard approximately 90cm
- Oven door is drop down with hob above is halogen at standard height.
- Standard sink which is standard height with cupboards underneath.
- Standard size front loading washing machine and tumble dryer are provided.
- Lighting is spotlight bulbs on ceiling, with under unit lighting.
- 2-3 metres free space between all furniture and worktops.
- Good contrast between floor, cupboards and other surfaces.
- Fridge/ freezer available.
- Microwave available.
- Flooring is laminate

- Smoke alarm fitted.

### **Landing**

- Smoke alarm fitted.

### **Bedroom (example)**

- Door width 74cm.
- Double bed provided 4' 6"
- Bed height 60cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Largest transfer space available left or right of bed is 48cm
- Bed is moveable is more space is required at either side.
- Chest of drawers is 75cm high. Bedside tables are 60cm high.
- Largest free space clear of doors and furniture is 3 metres by 3 metres.

### **Bathroom**

- Door width 74cm.
- Bath with flexible shower over with vertical hand rail to the left of the shower controls. Non slip mat provided in bath.
- Bath height is 56 cm. Integral bath rails available on both sides.
- Free space in bathroom free of doors and furniture is 3m by 2m.
- Toilet seat height 42cm
- Space to right of toilet is 1.5m no space available to left of toilet.
- Flooring is laminate with a bath mat.
- Good colour contrast between floor walls and furniture.
- Space under the wash basin is free (no pipes or vanity unit).

### **Grounds and Gardens**

- Front lawn area with table, chairs and BBQ to the front of the property with beautiful views across the Derbyshire countryside.

### **Additional Information**

- Information folder is produced in size 14 font.
- Good mobile phone reception at the property.
- The cottage is no smoking throughout.
- No pets allowed

### **Contact Information**

- Please contact:  
Derbyshire Cottages  
Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ.
- Telephone: 01228 406701
- Fax: 01228 599970
- Email: [enquiries@yorkshire-cottages.info](mailto:enquiries@yorkshire-cottages.info)
- Website [www.yorkshire-cottages.info](http://www.yorkshire-cottages.info)

- Hours of operation: Telephone lines open 9am-9pm Monday to Sunday (Saturday 9am-5.30pm)

**Updated [date]**

We welcome your feedback to help us continuously improve. If you have any comments or suggestions please telephone 01228 599960.