

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Conifer Cottage, 7 Old Hill, Ashbourne

Introduction

Conifer Cottage is a terraced property built at the end of the 19thC but completely modernised and very comfortable. It is ideally situated 5 minutes walk from the town centre but also within easy reach of the countryside. It is on a hill with a gradual incline.

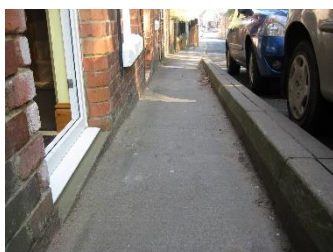
The property has two bedrooms and bathroom which are on the first floor and can sleep up to 4 people.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07707 894499 or email holidays@conifercottage.biz.

This Access statement is also available in a larger print format on request.

Pre-Arrival

- If you wish to plan your journey by car or public transport our postcode is DE6 1BL.
- If you are travelling by train the nearest railway station is Derby which is 13 miles away. Taxis are available at the station and it is possible to book an accessible taxi in advance. We suggest you try Western Cars 01332 331331 or PB Travel Derby 01332 730355 or 07708 525805. From Derby railway station you can either take a taxi to Derby bus station or walk (2 minutes) to the bus stop then take Arriva Bus 1 to the bus station. From the bus station take the Trent Barton bus Swift travelling towards Uttoxeter and get off at Ashbourne. These buses are normally wheelchair accessible and run every hour.
- The nearest bus stop in Ashbourne is in King Edward St which is approx. 400metres or 437yds from Conifer Cottage.
- The pavement outside the property is narrow but tarmaced and even. It is on a gradual incline. There is a raised curb at the edge of the pavement which is 200mm/8" high.



Cottage Access and Car Parking

- A keysafe at the front door is provided for access to the cottage. The code will be provided prior to your arrival.
- Parking is available in the street outside the property or very close by in Old Hill. There are no parking restrictions.

Entrance to Property

- The clear front door opening width is 700mm/27.5inches. There are no steps to the entrance but the threshold is 90mm/3.5inches high.
- There is street lighting but not immediately outside the house and there is no security light on the house. Note that you will need a torch for the keysafe when dark.
- There is a light switch to the right inside the entrance area. This area has wood flooring and a mat just inside the door.



Sitting Room/Lounge

- There are 2 shallow steps down from the entrance area to the lounge. They are 730mm/28.7inches wide, 160mm/6.2inches high and 200mm/7.9 inches deep.



- There are no steps in the lounge and a walk through between furniture.

- There is a wood floor and also a rug through the centre of the room which could easily be removed.
- There is a 2 seater settee which slides on the wood floor and 2 easy chairs which are light and moveable.
- There are shelves next to the settee plus a small moveable table.
- The room is very well lit with central pendant spotlights and an uplighter.
- Subtitles are available on the 40" Smart TV which is widescreen and digital and with a remote control. DVDs and DVD Player are provided.

Halls, Stairs, Landing

- There is no hall, but there is a small entrance area as described above.
- The stairs and landing are covered with short pile, neutral colour, carpets.
- There are 13 stairs with a handrail on one side up to a landing. There is a left turn on the stairs after the 3rd stair from the bottom.
- The stairs are 720mm/28.4inches wide, 210mm/8.27inches high and 250mm/9.84inches deep.



Dining Room

- The dining area is in the kitchen.

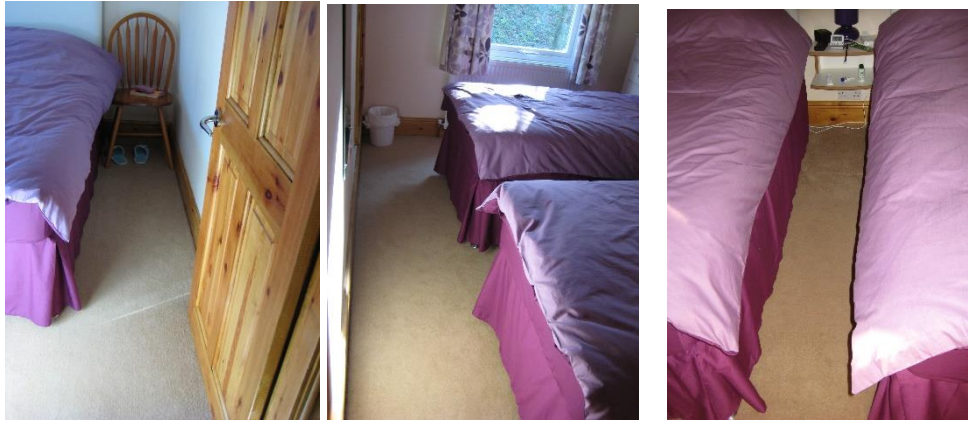
Kitchen

- The kitchen is on the ground floor with level access from the lounge. It is very spacious with approximately 3400mm/133.8inches x 3200mm/125.9inches of clear space.
- The clear door opening from the lounge is 720mm/28.4inches.
- There is a table which is 1400mm/55.1inches long by 780mm/30.7inches wide and 4 chairs which are all moveable. The clear height under the table is 700mm/27.5inches and there is a lot of free space around the table.
- The work surfaces are 900mm/35.4inches high.

- The kitchen is equipped with washer dryer, dishwasher, fridge/freezer, oven, hob, microwave, toaster & kettle.
- The oven fits under the work surface and has a drop down door. The top shelf in the oven is 600mm/23.5inches high and the oven hood controls are 1600mm/62.9inches high. The hob is immediately above the oven and has 4 ceramic hot plate areas.
- The highest shelf of the fridge/freezer is 1300mm/51inches high and the lowest shelf is 330mm/13inches high.
- The top shelf of the wall cupboards is 1870mm/73.6inches and the bottom shelf is 1420mm/55.9 inches high. Crockery, glasses etc. can all be moved to lower cupboards.
- There is a single mixer tap at the sink with a pair of lever taps
- The kitchen is very well lit with ceiling spot lights and strip lights under the wall units.
- The flooring is vinyl.

Bedrooms and Sleeping Areas

- There are no ground floor bedrooms. There is level access from the landing at the top of the stairs to a double and a twin bedded room.
- The clear door opening to the double bedroom is 710mm/28inches and that to the twin bedded room is 660mm/26inches.
- It is not possible due to space constraints to move furniture.
- The space at the side of the double bed is 840/850mm/33/33.5inches and 600mm/23.6inches at the foot of the bed. The space on either side of one twin bed is 500mm/19.7inches and on the far side of the other bed it is 620mm/24.4inches. The space at the foot of the twin beds is 600mm/23.6inches.
- The height of the mattress in the double bedroom is 580mm/22.75 inches high and those in the twin room are 620mm/24.41 inches high.
- Both bedrooms are well lit with central and bedside lights. The twin-bedded room also has an uplighter and the double room an additional table lamp.
- The carpets in both rooms are neutral and all the woodwork is natural pine. The walls in both bedrooms are off white.
- There is a double wardrobe in the double bedroom with non-adjustable rails and a chest of drawers. In the twin room there is a chest of drawers and a cupboard has been converted to provide shelves and hanging space. There is a high step up to this area but there is no need to enter this cupboard.
- All bedding is non-allergenic.
- A personal carer could sleep in one of the twin beds. There is no other suitable provision.



Photos of Twin Bedroom

Bathroom

- There is level access to the bathroom from the bedrooms and landing.
- The clear door width into the bathroom is 720mm/28.3inches.



- There is a shower over the bath with a screen.
- The bath is P-Type with increased width at the shower end. The side of the bath is 570mm/22.5inches high.
- The WC seat is 420mm/16.5inches high.
- The washbasin has a pedestal and is 810mm/31.75inches high.
- There are lever taps on both the bath and washbasin.
- There is one grab rail on the side of the bath.
- Well lit with ceiling lights and a fluorescent tube shaving light over the mirror at the wash basin.
- The walls are painted off white, the wall paneling is neutral and floor is light honey. The woodwork is all pine.
- The flooring is laminate.

Garden

- This is a courtyard approximately 4metres/157.5inches x 4.5metres/177inches.
- It is paved and flat with no gravel.

- The courtyard is accessed from the kitchen by a threshold which is 140mm/5.5 inches high. The clear door width is 800mm/31.5inches.
- There is a table and 4 chairs in the courtyard.
- There is an outside light operated from a switch in the kitchen.

Additional Information

- Unfortunately, assistance dogs cannot be accepted at this property as the owner is allergic to dogs.
- Wood floors and carpets are all neutral in colour and doors and woodwork is of natural pine throughout. The walls in the lounge, kitchen, stairs & landing are off white. The charcoal coloured floor in the kitchen contrasts with the light walls.
- Mobile phone reception is good. WiFi is provided.
- The nearest hospital with an A & E department is Royal Derby Hospital, Uttoxeter Rd, Derby which is about 13 miles away and the nearest GP surgery is less than a mile away near St Oswalds hospital, Clifton Rd in Ashbourne.
- The nearest supermarket is Sainsburys in Compton and is 350 metres from the property.
- We are open all year round.

Contact Information

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