

## **Access Statement for ORCHARD COTTAGE, Fennel Street, Ashford-in-the-Water**

Our self-catering accommodation is a one-bedroom cottage situated in the old part of this popular Peak District village and is of a similar age to surrounding properties.

Ashford In The Water has a range of amenities including pubs with dining facilities, a restaurant and coffee shop, post office, well stocked village shop and public telephone, all within approximately 200 metres of flat walking.

Local attractions and beauty spots within approximately 3 miles include Chatsworth House, Monsal Head and Monsal Dale, Haddon Hall, Bakewell, and Buxton.

### **Sitting Room**

Orchard Cottage is accessed via the front door (size 2ft10 x 6ft2 with 3inch high step), which leads into the living room (floor size 12ft x 11ft). In the room you will find a two seater settee and matching easy chair, pine display unit, small table and two dining chairs, nest of three tables, flat screen television/DVD player, stereo radio with C.D. and tape facilities. Heating is provided by a gas fired stove type unit in addition to full gas central heating that is constant throughout all areas. A short pile carpet, hearthrug and entrance mats are also provided.

Lighting is of standard ceiling mounted type, with one small reading lamp in the right hand corner of the room. Decor is contrasting with carpet, skirting, walls and doorways. A carbon monoxide detector is sited in this room.

### **Kitchen**

From the sitting room a solid timber door (size 2ft 9ins.x 6ft. 1 ins.) leads into the tiled floor 'L' shaped kitchen. Worktop height is of a standard 3ft. height. Floor standing fridge with small freezer compartment, washer/dryer and electric cooker all being to standard worktop height.

Majority of crockery situated in the wall units. These could be altered on request. Evenly lit kitchen with lighting housed under the wall units along with ceiling down lighters. Fire blanket and extinguisher are sited in the kitchen area. A heat detector is fitted to the ceiling in this room.

A further door (size 2ft. 2ins. x 5ft 8ins.) leads to the small back yard area with one small step of 2ins. in height in line with the inside wall finishes and a further step/threshold of 3ins. at the base of the door.

### **Stairs**

A flight of 10 straight stairs (size 10ins rise with 9 ins. treads and 2ft. clear wide steps) lead from the area between the sitting room and the kitchen with one additional step of the same size leading left into the bedroom and similar right leading to the dressing area. A timber handrail is on the right hand side of the staircase.

Lighting is of standard ceiling type. The smoke detector is situated on the ceiling area to protect the total first floor. Stair treads are covered with a short pile carpet. Headroom is restricted at the base of the stairs.

### **Bedroom**

From the stairway landing the door (2ft. 7ins x 6ft.) opening into the double bed-room ( size 12ft.x 11ft.) there is a double bed (height 2ft. 2ins), double wardrobe and chest of drawers, two bedside units and one small chair. A double glazed window has a small top opening outwards window sash with larger outward opening lower sash, which is acceptable as a means of escape in any possible emergency. Lighting is of standard mounted ceiling type with additional reading lamps above the bed. Three table lamps are situated on the bedside cabinets and also the chest of drawers. The carpet is of a short pile type.

Non-feather duvets and pillows are provided. Sheets, duvet covers and pillowcases are poly cotton.

### **Bathroom Entrance (Dressing Area)**

From the stairway landing the door (2ft. 7ins x 6ft.) opens into the room where there is an additional chest of drawers. Lighting is of standard mounted ceiling type.

The gas central heating boiler is housed within this area sited in the built in cupboard unit. The carpet is of a short pile type.

### **Bathroom**

From the dressing area the door (2ft. 2ins x 6ft. 5ins) opens inwards.

Bath with flexible shower over. Bath height is 2ft. 2ins with bath rails available on both sides. Standard bath taps are fitted. Washbasin height 2ft. 8ins with pedestal support and standard taps. Toilet - seat height 16ins with limited space either side.

The room is 36 sq. ft., including all fittings and covered with a cushioned floor. A double glazed window has a small top opening outward sash with a larger lower sash opening outwards.

Light is of a standard bathroom mounted ceiling type. Also shaver light over the washbasin.

### **Additional Information**

We have a strict **no smoking** and **no pets** policy.

Fire evacuation procedure notice is situated on the kitchen notice board.

House name clearly displayed outside front entrance.

All areas have contrasting colours for walls, floors and skirting boards.

## **Contact Information**

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Website: [www.orchardproperties.co.uk](http://www.orchardproperties.co.uk)

Local carers: Carers Line Freefone 0808 808 7777

Local equipment hire companies: Derbyshire Dales Wheelchair Service 01332292080

Red Cross Society: 01629 582171

Shop mobility: 01332 200320

Nearest public toilet is approximately 75 yards from the cottage

Local public transport numbers: Hulley's of Baslow  
Tel 01246 582246

Trent Baritone  
01773 712265

The nearest bus stop is approximately 50 yards from the cottage.

Rail Services: 08457 484950

Local Taxi: Bryan Taxi 07818432345  
Neil's Taxis 07816 201746

Parking: Unlimited parking allowed on the full length of Fennel Street with several free parking areas within 50 to 75 yards of the cottage.