

## **ACCESS STATEMENT FOR INNKEEPERS COTTAGE, FROSTERLEY**

### **Introduction**

Innkeepers Cottage is a Grade 2 listed terraced stone cottage situated on the main road through the village of Frosterley. We have tried to provide as much information as possible to help you make an informed choice but should you have any queries please do not hesitate to give us a call.

### **Pre-Arrival**

We have a well designed website with pictures of all of the rooms. Bookings or enquiries can be made directly from the website via email or alternatively by phone or letter.

Guests are provided with clear directions to the cottage.

The nearest bus stop is 150 yards away from the front door.

Frosterley train station is 0.4 miles away.

Taxi service available from the next village in Stanhope (3 miles).

This access statement is available in our “Welcome Pack” at the cottage and is enclosed with our booking form at the provisional stage of enquiry

### **Arrival and Car Parking Facilities**

Car parking is available both directly outside the cottage or if you prefer, free parking can be obtained in the village hall car park which is approximately 300 yards away.

Entrance to the front door from the road is flat and even, the front door is 184cm high and 76cm wide the keyhole is 155cm from the ground.

(2)

### **Main Entrance and Reception**

The front door opens into the living room with the stairs directly in front of you, there are 10 stairs which are 20cm high and 75cm wide.

### **Living Room**

Flooring is polished floor boards with rugs, there is a two seater sofa, 1 Windsor chair and 1 rocking chair.

T.V/Video with remote control, DVD player C.D player and radio with selection of videos. CD's and DVD's for your enjoyment along with books and magazines.

Open log fire with a supply of logs, coal, kindling and lighting paper.

Door opening into kitchen is 180cm high and 72cm wide

### **Kitchen/Dining Room**

Square dining table with 3 chairs and pendant light above.

Maximum space between 2 of the chairs and wall is 40cm

Well equipped country style kitchen with free standing gas cooker, microwave, fridge and good selection of crockery and cooking utensils.

The Floor is quarry tiled.

Rear stable door 184cm high and 76cm wide with step down (5cm high) leading to both laundry and rear patio/garden with retractable washing line.

### **Public Areas – General (internal)**

Not applicable

### **Public Areas – WC**

Not applicable

(3)

### **Laundry/Utility Area**

With washer/dryer, vacuum cleaner, laundry basket and small freezer.

### **Upstairs Bedroom and En Suite Bathroom**

From the landing the bedroom door is 185cm high and 76cm wide

Double bed with non feather duvet and pillows

Sheets, pillowcases and duvet cover are cotton.

Bedside cabinets with bedside lamps provided.

Original wide floor boards with rugs on either side of the bed.

Largest transfer space available to left and right of bed 120cm.

Bathroom door is 180cm wide and 72cm high

Toilet seat height is 42cm

Sink height is 90cm

Bath height is 60cm

Ceramic tiled floor

Bathroom has a sloping ceiling into the eaves of the house  
maximum height is 188cm and minimum height is 95cm.

### **Outdoor Facilities**

There is a gravelled pathway leading to the raised patio/garden area which is accessed by 9 paved steps 20cm high and 80cm wide.

Patio area has table and chairs on a flat surface with bark chippings.

Rear garden gate leads straight onto a country lane which is used by walkers.

### **Shop**

The local village store is approximately 250 yards from the cottage.

### **Treatment Room**

Not applicable

(4)

**Leisure Facilities**

Not applicable at property but swimming pool available in next village 3 miles away.

**Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

Not applicable

**Further Information**

A welcome tray and pack is provided for guests.

Leaflets for places of interest and manufacturers instruction leaflets are in the cottage folder.

One well behaved pet welcome at no extra cost

The cottage is a strictly non smoking establishment

**Contact Information**

Mrs M Leigh

Lavender Cottage

South Side

County Durham

DL13 5JX

Telephone 01388 710552 and 07974961620

Fax number 07092814098

Email [info@innkeeperscottage.co.uk](mailto:info@innkeeperscottage.co.uk)

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

Open February to December

We welcome constructive feedback to help us continuously improve, if you have any comments please contact us by email or telephone.