

# **Access Statement For Curlew Cottage, Ollerbrook Cottages, Edale**

## **Introduction**

Curlew Cottage is a 2 bedroomed cottage on 2 storeys. It has a ground floor and a second floor. We have provided as much information as possible, but if you have any queries please do ask, and we will be happy to help. We look forward to welcoming you here.

## **Pre-Arrival**

- We have a website
- Bookings or enquiries can be made by email or by telephone
- Edale can be accessed by train. There is a local stopping service which connects to Sheffield and Manchester mainline stations
- The train station in Edale is approx 1 mile from the cottage, and can be reached by 2 footpaths, or the main road
- We can provide information in large print on request
- We can provide transport from Edale train station by request and if pre-arranged well in advance

## **Arrival & Car Parking Facilities**

- Ollerbrook is a hamlet 1/4 mile from the main Edale - Hope Road
- The lane is a single tarmaced lane, and in good condition
- There is an entrance on the right from the lane leading to the carpark. There is a sign for Ollerbrook Cottages near the left hand side of the gate, and this is hanging on the wall, slightly set away from the pillar
- There is a car park at the front of the property for up to 5 cars
- The surface of the car park is level and gravelled
- A small gate leads from the car park to the cottage garden. This gate is left-hinged, opens out, and is 115 cm wide
- There are solar lights, which work depending on the amount of sunlight
- There is no street lighting

## **Main Entrance & Reception**

- The door to the cottage is 92cm wide. It opens inwards and is left-hinged. The key hole is 122cm from the ground. There are 2 steps, the first is 8cm high, and has a tread of 33cm. The second is 14cm high and leads into the cottage.
- There is a PIR outside light
- The owners live on site. There is a connecting gate leading through to their garden, and a gravel path. This is right-hinged, opens outwards and is 84cm wide.
- There are 2 steps to their door, which are both 20cm deep. The first has a tread of 44cm, the second of 60cm

### **Public Areas - General (Internal)**

- Inside the cottage there is a staircase which has 12 steps. The average height is 22cm, and the average tread is 24cm. The rail is on the right and approximately 97cm high
- The landing area at the smallest point is 127cm x 181cm

### **Public Areas - WC**

- Not Available

### **Restaurant / Dining Room, Bar & Lounges, Take Away & Cafe**

- The open-plan sitting room is accessed directly through the main door
- The room is approximately 412cm x 421cm
- There is are 2 rugs on the floor, as well as a fitted carpet
- There are 2 x 2-seater sofa with arms
- There is a TV and DVD player, with remote controls
- There is a CD/radio with remote controls
- The sockets are at a low level
- The light switches are between 131cm and 134cm from the floor.
- There are 2 lamps and a pendant lamp
- There is an open fire, with log basket

### **Laundry**

- There is a small laundry room; this is situated next to the cottage

garden

- There is a metal gate 87cm wide leading from the cottage garden through to the woodland garden and the laundry room
- The gate is right-hinged and opens inwards
- The path to the laundry is 96cm wide at its narrowest point
- The door to the laundry is 70cm wide
- There is a small step 4cm high
- The door opens out and is hinged on the right
- There is a bolt on the door, which is 153cm from the ground
- The light switch is 121cm from the floor
- There is a washing machine and stacked on top there is a tumble dryer. The doors are hinged on the left
- There is a PIR light above the laundry room door

### **Shop**

- Not Available

### **Leisure Facilities**

- Not Available

### **Outdoor Facilities**

- Cottage garden with grassed area and several flower borders - see section on grounds
- Woodland garden with uneven and wood-chipped surface. This is accessed through the same gate as the laundry. This gate is 87cm wide, opens outwards and is hinged to the right. The step to the woodland area is 12cm high. The ground is uneven and wood-chipped. There is access to the car park through woodland area, which is over a rustic style and 4 stone steps. The width of this style is 60cm and the height is 126cm
- Laundry - see section on laundry
- Field. This is accessed via large 5 bar gate into the field. It opens into the field, and is left-hinged. The field is used for livestock and is therefore uneven in surface

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

- Not Available

## **Bedrooms**

- The main bedroom has a door which is 64cm wide, left-hinged and opens inwards
- To the left of the bed there is 105cm clear space, to the right 69cm, and from the bottom to the window there is 45cm
- The switch is 122cm from the floor
- The sockets are all at low level
- The mattress is a firm mattress
  
- The single bedroom door is 65cm wide, right-hinged and opens inwards
- The bed is placed against the wall. The mattress is medium firm The maximum area in the room is 209cm x 148cm
- The light switch is 121cm from the floor
- The socket is at a low level

## **Bathroom, Shower-room & WC [Ensuite or Shared]**

- The door to the bathroom is 60cm, is left-hinged and opens inwards
- The top of the bath is 47cm from the floor
- There are 2 grab rails on the bath
- There is a mixer tap system with hose for use with the bath. The taps are a traditional crosshead
- There is a grab rail on the wall for use with the shower
- The shower control box is 124.5cm from the top of the bath
- There is a separate riser with shower head which is at a similar but adjustable level above the bath
- The toilet is 44cm from the floor
- There is 17cm from the toilet to the bath, and 22cm from the toilet to the wall. There is a grab rail on the wall for use with the toilet
- There is a cabinet 124cm from the floor
- The pedestal sink is 84cm high. On the left side it is 3cm from the wall, and on the right it is next to the bath
- There is a shaver point
- The light switch is inside the room and 130cm from the floor
- The floor is tiled with similar tiles to the remainder of the room
- There is a heated towel rail

## **Self-Catering Kitchen**

- The kitchen area is open-plan connecting with the living area
- The kitchen area is on 2 levels
- The main dining and cooking area is 240cm x 362cm
- There is a square dining table.
- There are 4 chairs with loose pads, no arms
- There is approximately 84cm to the units housing the cooker, dishwasher, hob, washing machine and sink
- The units are 90cm high
- The electric oven door is 33cm from the floor. The door drops down. The hob is above the oven, but integrate into the work-surface, which is 90cm high
- The step to the fridge, freezer, microwave, further units and worktop is 13cm
- The floor area is 74cm x 187cm
- It is 90cm from the floor to the top of the unit
- There are sockets at work top level
- There are ceiling light switches ranging from 84cm to 132cm from the floor
- The distance from the bottom of the higher cabinets is 146cm
- The flooring is ceramic tiles
- The lighting is a mixture of halogen and spot
- The floor contrasts with the units, paintwork and other surfaces

## **Grounds and Gardens**

- There is a gate from the car park to the shared cottage garden. This is 115cm wide, opens out and is left-hinged. The path is 26.60m long, and 110cm wide at the narrowest point. The path is gravelled. The path leads directly to the cottage door, which is 92cm wide, left-hinged and opens inwards. There is a lever handle. There are 2 steps. The first is 8cm high, the tread is 33cm. The second step is 14cm high and leads straight into the cottage

## **Additional Information**

- There is an information folder in the cottage
- Mobile reception is for EE only, and can be poor.

- The Fire Assembly point is in the main car park. Information is in the cottage regarding fire safety procedures. The cottages are all strictly no smoking
- The cottage has a smoke detector in every room as well as torches for use in an emergency
- There is a fire blanket and extinguisher in the kitchen area.

### **Contact Information**

- Address: Middle Ollerbrook House, Ollerbrook, Edale, Hope Valley, Derbyshire, S33 7ZG
- Telephone: 01433 670083
- Fax: n/a
- Minicom: n/a
- Email: [enquiries@ollerbrook-cottages.co.uk](mailto:enquiries@ollerbrook-cottages.co.uk)
- Website: [www.ollerbrook-cottages.co.uk](http://www.ollerbrook-cottages.co.uk)
- Emergency number: 01433 670083 or 07831666899
- Local public transport numbers: n/a
- Local accessible taxi numbers: n/a

**We welcome your feedback to help us continuously improve if you have any comments please phone 01433 670083 or email [enquiries@ollerbrook-cottages.co.uk](mailto:enquiries@ollerbrook-cottages.co.uk)**