

## **KATIE'S CORNER COTTAGE - Access Statement**

- Katie's Corner is a cottage that is suitable for up to 6 people sharing. It has 2 entrance doors (front & back doors) and is on 2 floors levels. The ground floor has a lounge and kitchen/dining area plus a bedroom with en-suite shower-room. The first floor upstairs has 2 x bedrooms and an en-suite bath/shower room.
- Photographs and a short film of all the rooms is available on our website at:- [www.greethamretreat.co.uk/contact/cottages-katies-corner](http://www.greethamretreat.co.uk/contact/cottages-katies-corner)

### **Main Entrances**

- The front entrance door is located off the paved path around the building and adjacent to the parking area that is 2 meters away.
- The front door is 107cm wide x 198cm high, is inward opening with the hinge on the right. The keyhole is at 90cm and the lever handle is at 96cm high. An external movement sensor light is above this door which operates at night.
- The path outside the front door slopes sideways, therefore the cottage has a 10cm step up on the left side and a 3cm step up on the right side of the wooden door threshold from the outside. The internal floor in the hall is 5cm lower than the door threshold itself.
- The front door opens onto the hall which is 280cm long and 115cm wide at its narrowest point. There are light switches for the hall lights on the left wall inside the front door at 116cm high.
- There is a none slip mat just inside the front door. The hall floor is covered in slip resistant ceramic tiles which are dark grey coloured.
- At the far end of the hall, on the left is a door to the lounge area.
- Another hall and stairs light switches are on the wall to the right of the lounge door at 114 high.
- The stairs leads off the hall from the far end and they turn 90 degrees to the left. It has 1 bottom straight step, then 4 winder steps (radiating steps) that are narrower on the inside/the left hand end) and then 8 further straight steps to the upstairs landing area.
- The stairs have a continuous handrail 90cm high fixed to the walls on the right hand side. All the steps are 20cm high; the straight steps/treads are 80cm wide and 25cm deep.

- The top landing (upstairs) is 80cm deep x 140cm wide. There is a door on the left to bedroom 1 and on the right to bedroom 2.
- A light switch is on the wall between these doors opposite the top of the stairs at 115 high.
- The stairs and top landing are carpeted in brown short pile wool mix carpet.
- The back entrance door is located off the paved courtyard area being about 25 metres from the parking area.
- The back door is 83cm wide x 201cm high, is inward with the hinge on the right. The keyhole is at 96cm and the lever handle is at 103cm high. An external movement sensor light is above this door which operates at night.
- This cottage has a 15cm step up and onto the wooden back door threshold from the outside. The internal floor in the kitchen is 3cm lower than the door threshold itself.
- The back door opens onto the kitchen/dining areas. The light switch is on the left wall inside the back door at 115cm high.
- There is a none slip mat just inside the back door.

### **Lounge, Dining Room & Self Catering Kitchen**

- The door to the lounge area is off the hall. It opens into the room and is hinged on the right. The door is 69cm wide x 196cms high. The lever handle is 86cm high.
- On the wall inside and to the left of the door is a light switch at 115 high.
- The living area consists of an open plan lounge with an opening through to the self catering kitchen and dining area.
- The main flooring is light oak wood but the kitchen and dining area has dark grey slip resistant ceramic tiles which contrast.
- On the far end of the lounge are 3 sofas (2 x 2 seater sofas & a 3 seater sofa) and a sofa chair set at 90 degrees to each other in a 'U' shape facing the door. There is also a mother and child reading lamp. In front of the sofas is a rectangular oak coffee table. In the far corners of the room between the 2 and 3 seater sofas are two square coffee tables, one with a table lamp positioned on it.
- There is a wall mounted TV which has teletext and subtitle functions, plus a remote control. There is also a CD player/radio.

- There is an opening at the side of the lounge, 110cm wide, that leads through to the large dining and kitchen area.
- On the wall to the left of this opening are several switches/ controls, from left to right, central heating thermostatic control, lounge light switch, kitchen and dining area light switch all at 116cm high.
- The oak dining table is 80cm x 140cm and 76cm high. 6 dining chairs have padded seats and backs, the seats being 50cm high. These are located within in the centre of the kitchen/dining area. You can walk around this table and chairs on all sides.
- All the above mentioned furniture is moveable.
- The self catering kitchen is L shaped being opposite the lounge and to the right of the back door.
- The work surface is 91cm high and 60cm deep. The sink and ceramic hob are also at 91cm high. The mixer tap has lever type controls. Above the hob is an extractor unit. A microwave is available.
- Catering standard crockery and cookware is provided in the wall units and cupboards beneath the work surfaces.
- The electric fan oven is located below the hob and can be accessed from the front and both sides. The oven door handle is 70cm high. This drop down door gives access to the oven and grill, the grill tray is 63cm high and the main oven shelf is 45cm high.
- The integral fridge freezer is full height; the door is hinged on the far left. The 4\* freezer section is in the lower half and has 3 drawers, the top drawer being 76cm high. The fridge section is above and has 5 shelves between 112cm and 175cm high.
- To the left of the freezer the work surface can be used as a breakfast bar with two stools positioned underneath. These stools are 65 cm tall with round swivel cushioned seats.
- The integral dishwasher has a drop down door, the handle being 79cm high.
- The kitchen has under unit work surface lighting the switch is located under the wall units on the left side of the hob 115cm high.
- On the wall to inside and behind the opened back door above the kitchen work surface is a fire blanket and fire extinguisher both 160cm high.
- Opposite the back door and off the dining/kitchen area is the ground floor bedroom door.

## **Bedroom (Ground Floor)**

- The bedroom door opens into the bedroom, it's hinged on the right, it is 69cm wide x 195cm high. The handle is 86cm high.
- The main bedroom light has a switch on the left hand wall that is 114cm high.
- It is carpeted with a brown coloured short pile wool mix carpet.
- The bedroom is a double divan beds 4ft 6in wide and 62cm high, the bed has 45cm space to the left side and 60cm space to the right side.
- All bedding is percale with non feather pillows and quilt.
- There are 2 bedside lamps available on fixed bedside shelves.
- A built in wardrobe with bi-fold doors is located to the side of the bed. This has hanging space and several low and higher level shelves for clothes storage. An oak chest of drawers 90cm high is between the wardrobe and bedroom door.

## **Shower-room (Ground Floor)**

- This is accessed off the bedroom being en-suite; the door is inside the bedroom on the right near the foot of the bed. The light switch is on the outside, to the left of the door and is 114cm high.
- The door is hinged on the right and opens into the shower-room. It is 71cm wide and 197cm high. The lever handle is 87 cm high and the lock is 82cm high. The lock can be opened from the outside/bedroom side if required.
- The toilet seat is 41 cm high distance to the right is 30cm and to the left is 12cm. The sink is a semi pedestal type, 80cm high and has a single lever mixer tap.
- The step into the quadrant shower cubicle is 13cm high, the width of the shower door being 53cm. The electric shower unit and controls are 130cm high. The shower head is variable in height between 125cm & 185cm.
- The floor surface is dark grey slip resistant ceramic tiles. All the walls up to a height of 118cm and the shower cubicle up to ceiling height are covered in beige ceramic wall tiles.

## **Bedroom 1 (Upstairs)**

- The bedroom door opens into the bedroom off the upstairs landing. It is hinged on the left, and is 68cm wide x 195cm high. The handle is 85cm high.
- The main bedroom light has a switch on the wall, 115cm high by the door on the right as you enter.
- It is carpeted with a brown coloured short pile wool mix carpet.
- The bedroom is furnished with a double divan bed that is a 4ft 6in wide and 62cm high. The space to right side of the bed is 60cm and to the left side is 85cm.
- All bedding is percale with non feather pillows and quilt.
- There are 2 bedside lamps available next to the bed on top of oak bedside cabinets.
- A built in wardrobe with hinged doors is in the bedroom, it has hanging space and several low and higher level shelves for clothes storage.
- In addition an oak dressing table is in the bedroom both are 80cm high. The dressing table stool has a padded seat 42cm high.
- The bedroom has sloping ceilings being 235cm high in the centre and 125cm at the sides.

## **Bedroom 2 (Upstairs)**

- The bedroom door opens into the bedroom off the upstairs landing. It is hinged on the left, and is 68cm wide x 195cm high. The handle is 85cm high.
- The main bedroom light has a switch on the wall, 115cm high by the door on the right as you enter.
- It is carpeted with a brown coloured short pile wool mix carpet.
- The bedroom can be furnished with either, twin beds 2 x 3ft wide singles or a double bed that is a 6ft wide super-king. The beds are divan type and 62cm high.
- If set up with twin beds, the space to the left and right of the beds will be 90cm and the space between the beds will be 50cm.
- If set up as a double, the space to both sides of the bed is 115cm.
- All bedding is percale with non feather pillows and quilt.
- There are 2 bedside lamps available next to the bed/s on top of oak bedside cabinets.

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- In addition an oak dressing table is in the bedroom both are 80cm high. The dressing table stool has a padded seat 42cm high.
- The bedroom has sloping ceilings being 235cm high in the centre and 125cm at the sides.

### **Bathroom (Upstairs)**

- This is accessed by doors off both bedrooms 1 & 2 and is en-suite.
- The light switches are on the walls on the outside, to the left of the two doors, they are both 115cm high.
- The door from bedroom 1 is hinged on the right and opens into the bathroom. It is 64cm wide and 197cm high. The lever handle is 87 cm high and the lock is 82cm high. The lock can be opened from the outside/bedroom side if required.
- The door from bedroom 2 is hinged on the right and opens into the bathroom. It is 63cm wide and 196cm high. The lever handle is 86 cm high and the lock is 81cm high. The lock can be opened from the outside/bedroom side if required.
- The toilet seat is 41 cm high distance to the right is 29cm and to the left is 82cm. The sink is a semi pedestal type, 83cm high and has a single lever mixer tap.
- The bath is 56cm high, 170cm long x 70cm wide with a double lever mixer tap fitted to the right hand end.
- The step into the separate shower cubicle is 11cm high, the width of the shower door being 38cm. The electric shower unit and controls are 135cm high. The shower head is variable in height between 125cm & 185cm.
- The free floor area is 310cm long x 150cm at its widest or 52cm at its narrowest points..
- The floor surface is dark grey slip resistant ceramic tiles. All the walls up to a height of 113cm and the shower cubicle up to ceiling height are covered in beige ceramic wall tiles.
- The bathroom has a sloping ceiling similar to the bedrooms.

### **Additional Information**

- A welcome pack/guest information folder in dyslexia friendly font that includes folders containing all the electrical appliances manufacturers' instruction leaflets is available in this cottage.
- Emergency lighting is installed on the landing, stairs and hall within this cottage.
- Pets are welcome in this cottage, please inform us when booking.