

ROSE'S REST COTTAGE - Access Statement

- Rose's Rest is a cottage it is on ground floor level and suitable for up to two people sharing.
- Photographs and a short film of all the rooms is available on our website at :- www.greethamretreat.co.uk/cottages-roses-rest

Main Entrance

- The entrance door is located off the paved path surrounding the building, being about 20 meters and from the parking area.
- The front door is 95cm x 195cm, is inward opening with the hinge on the left. The keyhole is at 98cm and the lever handle is at 105cm high. An external movement sensor light is located above this door which operates at night.
- This cottage has a 20cm step up and onto the wooden front door threshold from the outside. The internal floor is 3cm lower than the door threshold
- The front door opens into the lounge area. There is a light switch for the room lights on the inside wall on the right side of the door, at 115cm high. There is a non slip mat on top of slip resistant ceramic tiles inside the door which are dark grey and contrast with the main floor.

Dining Room, Lounge & Self Catering Kitchen

- There is a combined open plan dining room, lounge and kitchen in this cottage.
- The main flooring is light oak wood but the kitchen area has dark grey slip resistant ceramic tiles which contrast.
- In the opposite diagonal corner to the front door is a 2 seater sofa, a sofa chair set at 90 degrees, a mother and child reading lamp. In the corner between the sofas is an oak small square coffee table.
- The central heating thermostatic control is on the wall to the right of the sofa 110cm high.
- There is a wall mounted TV has teletext and subtitle functions, plus a remote control. There is also a CD player/radio.

- Straight opposite the front door is a breakfast bar 100cm high and 35cm deep plus 2 bar stools with adjustable seat heights ranging from 60cm to 80cm.
- All the above mentioned furniture, except for the breakfast bar, is moveable.
- The self catering kitchen is L shaped and is behind the breakfast bar towards the bedroom. The narrowest point is 71cm wide.
- The work surface is 92cm high and 60cm deep. The sink and ceramic hob are also at 92cm high. The mixer tap has lever type controls. Above the hob and work surface is an extractor unit and wall cupboards. A microwave is available.
- Catering standard crockery and cookware is provided in the cupboards beneath the work surfaces and in the wall cupboards.
- The electric fan oven can be accessed from both sides and is located below the hob. 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 is under the work surface and hinged on the left with a 4* ice compartment at 75cm high and main shelf at 45cm high.
- The integral dishwasher has a drop down door the handle being 80cm high.
- The kitchen has under unit lights.
- The bedroom is accessed via a door located at the far end of the kitchen area. To the right of the bedroom door, from left to right, are light switches for the main living and dining areas and kitchen under unit lights both at a height of 113cm.
- On the wall to the left of the bedroom door is a fire extinguisher and fire blanket both are 150cm high.

Bedroom

- The bedroom door opens into the bedroom and is hinged on the left. It is 72cm wide x 196cm high. The lever handle is 87cm high.
- It is carpeted with a brown coloured short pile wool mix carpet.
- The bedroom has a double divan bed which is king size 5ft wide and 62cm high. The space to the left of the bed is 60cm and to the right of the bed is 175cm. The narrowest point is near the bottom

corner of the bed and is 52cm wide.

- All bedding is percale with non feather pillows and quilt.
- The main bedroom light has a switch on the wall, 114cm high by the door on the left from the inside.
- There are two bedside lamps available at the sides of the bed on top of oak bedside cabinets.
- Built in wardrobe with bi-fold door is located opposite the door. This has hanging space and several low and higher level shelves for clothes storage on the left side.

Shower-room

- This is accessed from the bedroom being en-suite; the door is at near foot of the bed. The light switch is on the outside next to the door on the left and is 114cm high.
- The door is hinged on the right and opens into the shower-room. It is 74cm 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 is required.
- The toilet seat is 42 cm high - the space to the left is 19cm and to the right is 34cm. The sink is semi pedestal type and is 82cm 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 135cm high. The shower head is variable in height between 125cm & 180cm.
- 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.

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.
- A small pet is welcome in this cottage, please inform us when booking.