

THE SMITHY ACCESS STATEMENT

Arrival and Car Parking Facilities

There is a private car park situated next to the Smithy. The car park is level gravel. The front entrance is reached by a paved path 1.2 m wide which is easily accessible from the car park. The door is 95cm wide with a ramp that meets building regulation requirements leading up to it. The paved path from the car park to the door is 12 m long. There is one space allocated for disabled access. One space for The Smithy.

There is an on site manager who will give assistance if required. The Smithy front door is 95cm wide with the keyhole lock at 95cm high.

The main entrance opens onto a corridor 1.3 m wide with all doors leading off 80cm wide. The corridor is obstructed slightly by a small piece of furniture which could be removed if necessary.

The floor is slightly riven slate throughout the cottage. There are no interior door thresholds.

All floors are black slate. All walls are cream in colour. Doors are natural pine. Skirting boards are white. Interior doors are 80cms wide.

Kitchen/ living/dining Area

This area is open plan. The table is 75cm high and is 70cm from the units. Access around the furniture would be quite tight for those in a wheel chair.

There is a tv/dvd and cd player.

One electric oven with hob and 4 rings. Kitchen units are 91 cm height with the sink and hob at the same height.

Kitchen is well lit.

Bedroom

Double bed provided – 5ft (height 2ft/61cm)

Good access from one side.

Non feather duvets and pillows.

All linen is 50/50 cotton polyester.

Bathroom

Access is reduced to 70 cm between towel rail and door way. Sink to bath – 70cm and toilet to bath is 70cm. Toilet is 45 cm high, sink is 80cm high and bath is 51cms high. Power shower over bath.

Leisure Facilities

Tennis court accessible via gravel and grass paths. Stone benches provided for seating.

Fishing available on the River Till (1550 ms) with a further 1725ms on the Wooler Water. Access restricted by way of rough grassy paths and field.

Garden

There is a small private gravelled area with outdoor seating and a shared gravelled courtyard with further seating.