



GLEN TANAR

Access Statement for Butler's Lodge

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Ground Floor

Main Entrance:

- You will be sent information about the lockbox once your balance is paid for the cottage.
- The Key box is beside the patio area at 1.3m.
- The front door opens inwards with the hinge on the right.
- The width is 85cm and the keyhole is 86cm high.
- There is a slabbed path, from the car park area in front of the cottage to the front door.
- There is 1 granite step at the front door, it is 15cm high.
- The front door opens onto the hall area. The light switch is 134cm high and located on the left-hand side of the door.
- There is a non-slip mat at the entrance.
- The main entrance has vinyl flooring and skirting boards are contrasting colours. The other hallway is carpeted going into the kitchen.

Kitchen/dining area:

- The lounge/dining area is open plan.
- The work surface is 93cm high and is 58cm deep by the electric hob & ovens. There is an extractor unit above the hob.
- The main oven opens downwards with hinges on the bottom of the door. The lowest shelf is 18cm high. The top oven/grill opens downwards with hinges on the bottom.
- Crockery is provided and located in the cupboards above the units. These are 138cm high and the handle is a 1.5m.
- The highest handle on the lower units is 61cm and the lowest is 35cm.
- The fridge freezer is located to the left of the back door. The freezer is the lower half of the unit.
- The sink is 93cm high with a cupboard below it.
- The kitchen is lit by spotlights in the ceiling and under cupboard lights with the switch being to the left coming down the steps from the lounge area above counters.
- The flooring is tiled throughout.
- The dining table is 200cm long x 106cm wide & 74cm high.
- The height of the space under the table is 72cm.

- There are two steps up from the back door into the kitchen area. The front door has one step into the hallway.
- There are 6 dining chairs, 2 of the chairs with arm rests.
- All the furniture is moveable.
- There is a dishwasher to the right of sink and a washing machine and dryer are to the right of the back door. There is a drinks fridge to the left of the sink.

Rear Living Room:

- There are two steps between the rear living room and the kitchen.
- There are 2 x two-seater sofas measuring 40cm high.
- There are two side tables, one with a lamp. Tables measuring 40 and 58cm high.
- There is one floor lamp and no ceiling lights.
- It is carpeted throughout including stairs to kitchen.
- There is an Sky Freeview TV

Living Room:

- There are 2- 2-seater sofas 50cm high and an additional L shaped sofa which is 45cm high.
- There is a Internet access only Smart TV with remote controls.
- There is a rug in the floor space in front of the fire.
- There is a cube stool 46cm high.
- There is also 1 small table located beside 2 of the sofas. These measure 47cm high.
- There is a log burner on a hearth in the lounge which does have one small step to reach of 6cm high with a lamp.
- There is one standard floor lamp as well as ceiling lights.
- The door handles are 86cm and 1m high.

Hallway:

- Hall width is 95cm.
- Height of hallway up to bedrooms is 174cm.
- Light switch is 103cm high.
- Floor is vinyl and offers a good contrast to the skirting's and walls.
- There is a non-slip matt at the entrance.

Main bedroom:

- One king size bed which is 64cm high.
- Dressing table is 75cm high, with a gap underneath of 60cm. Stool is 47cm high. Handle at 83cm.
- The light switch is at 139cm at the left of the door.
- 2 Bed side tables on either side of bed are 57cm high which have table lamps. Highest handle is 49cm high.
- There is a ceiling light.
- There is a stool at the end of bed measuring 46cm high.
- There is a double wardrobe with the handle at 95cm.

Main bathroom:

- One standard bath 52 cm deep
- One step in shower with a 15cm step.
- One toilet which is 41cm high.
- Wash hand basin is 84cm high with cupboard underneath.
- It is tiled throughout.
- The light is outside to the right at 1.3m.

Upstairs**Small twin room:**

- Two single beds 64cm high.
- Chest of drawers between the beds is 75cm high. Highest handle is 68cm.
- Single cupboard. Handle is 80cm high.

Larger twin room:

- Two single beds 64cm high.
- Chest of drawers is 75cm high. Highest handle is 60cm.
- Dressing table with 2 drawers is 60cm high.
- Single cupboard. Handle is 80cm high.
- There is a dressing table which is 75cm high with a gap of 59cm. The stool is 46cm high. The handles are 66cm high.
- There are two bedside lamps on bedside tables 57cm high. Handle is at 49cm high.

Shower room upstairs:

- Toilet is 40cm high.
- Sink is 78cm high with free space underneath.
- Shower has a step into it which is 15cm high.
- The room is tiled throughout.