



Access Statement for East Millfield

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 as to where you will find the keys once your balance is paid for the cottage.
- The key box is to the left of the door at 132cm high.
- The front door opens inwards with the hinge on the left.
- The width is 85cm and the keyhole is 90cm high.
- There is a stone chunky drive from the car park area at the side of the cottage to the front gate which leads to front door. There are 3 steps on the path and another 5 steps up to the front door.
- The steps at the front door are each 15cm high.
- The front door opens onto the hall area. The light switch is 134cm high and located on the right-hand side of the door.
- There is a non-slip mat at the entrance.
- The flooring is tiled, and skirting boards are contrasting colours.

Kitchen/dining area:

- The lounge/dining area is open plan.
- The work surface is 93cm high and is 60cm deep by the electric hob & ovens. There is an extractor unit above the hob.
- The main range oven opens outwards with hinges on the left and right hand side of the door. The lowest shelf is 18cm high. The top oven/grill opens downwards with hinges on the bottom as does the side oven.
- Crockery is provided and located in the cupboards above the units. These are 140cm high.
- The fridge & freezer is located to the right of the microwave.
- 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 beside the ceiling lights.
- The flooring is tiled throughout.
- The dining table is 170cm long x 90.5cm wide & 78cm high.
- The height of the space under the table is 68cm.
- There are 8 dining chairs but no arm rests.

- All the furniture is moveable.

Utility Room:

- Work surface is 93cm high.
- There is a standard washing machine and tumble dryer here and a second fridge and dishwasher.
- Sink is 93cm high with units underneath.

Living Room:

- There is a 3-seater sofa measuring 40cm high and a 2 seater sofa which is 40cm high.
- There are 2 single armchairs measuring 42cm high.
- Two side tables which are 50cm high.
- There is a Smart TV and DVD player with remote controls.
- There is a coffee table sitting on the floor in front of the wood burner. The table is 130cm long x 70cm wide & 40cm high.
- There is 1 sideboard in the corner of room, beside one of the two seater sofa. This measures 84cm high.
- There is a log burner on the wall in the lounge with a hearth measuring 3cm high.
- There is a table lamp a floor lamp as well as ceiling lights.
- There is a cube stool measuring 47cm high.

Hallway:

- Hall door width is 84cm.
- Light switch is 105cm high.
- There is a non-slip door matt.
- There is a side table 74cm high with a lamp.
- There are 4 steps from the garden into the hallway.
- There is a gun cabinet in the cupboard under the stairs 1.3m high and 22cm wide.

Cloakroom:

- One toilet which is 46cm high.
- Wash hand basin is 72cm high.
- One bench which is 56cm high.

Twin bedroom:

- There is a fire exit to the left-hand side of the beds.
- Two single beds 65cm high which can be joined to make a super king.
- Bedside table between the beds is 78cm high. Highest handle is 70cm. With a table lamp on top.
- Built-in cupboard. Handle is 82cm high.
- Light switch is 105cm high.

En-suite shower room:

- Toilet is 43cm high.
- Sink is 86cm high with a wardrobe underneath.
- Shower has a step into it which is 10cm high.
- The shower has an adjustable head.

Upstairs

There are 14 stairs with a handrail to the first floor. The first-floor landing has a glass panel with a wooden railing of 98cm high.

First double room:

- One king size bed which is 70cm high.
- Two bedside tables on either side of bed. They are both 56cm high. Highest handle is 50cm with two table lamps.
- One freestanding double wardrobe. Handle is 110cm high.
- One chair in corners of room, both measure 45cm high.
- There is a free-standing mirror in the room measuring 1.6m high.

En-suite shower room:

- Toilet is 40cm high.
- Sink is 86cm high with a cupboard underneath.
- Shower has a step into it which is 10cm high.
- The shower has an adjustable head.

Second double room:

- One king size bed which is 70cm high.
- Two bedside tables on either side of bed. They are both 56cm high. Highest handle is 50cm with two table lamps on top.
- One freestanding double wardrobe. Handle is 110cm high.
- One chair in corners of room, both measure 45cm high.
- There is a free-standing mirror in the room measuring 1.6m high.

En-suite shower room:

- Toilet is 40cm high.
- Sink is 56cm high with a cupboard underneath.
- Shower has a step into it which is 10cm high.

Twin room:

- Two single beds 70cm high. These can be made into a Super king bed.
- Bedside table between the beds is 63cm high. Highest handle is 50cm.
- One freestanding wardrobe. Handle is 93cm high.

- There is a chest of drawers 82cm high. Highest handle 74cm.

En-suite bathroom:

- Toilet is 40cm high.
- Sink is 86cm high with a cupboard underneath.
- One standard bath 60cm high.

Outside

- The garden is enclosed by a wall.