



## GLEN TANAR

### Access Statement for Joiner's Cottage

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.

#### **Main Entrance:**

- You will be sent information as to where you will find the keys once your balance is paid for the cottage
- Key safe is 137 cm high
- The front door opens inwards with the hinge on the right
- The width is 90cm and the keyhole is 80cm high
- The front of Joiners is concrete which is suitable for a wheelchair, in front of the cottage to the front door there is a slightly raised step 3cm in height
- The front door opens onto the hall area. The light switch is 130cm high and located on the left-hand side of the door
- There is a non-slip mat at the entrance
- The tiled flooring and skirting boards are contrasting colours

#### **Cloakroom:**

- Cloakroom door opens inwards with hinge on right, width is 69cm
- Light switch on the left as you enter at 134cm
- Coat rack on right hand side further into the cloakroom at 170cm

#### **Living room with dining table:**

- Door from front hallway into living room opens inwards, width 86cm
- There is one 2-seater sofa 45cm high and 55cm depth
- There are two single armchairs 40cm in height and 60cm depth
- There is a smart TV with remote control
- There is a coffee table sitting on a rug in the floor space in the centre of the room. The table is 120cm long x 60cm wide and is 45cm in height
- There are also 2 small nest tables located between the 2-seater and the armchairs, these measure 35cm diameter x 45cm height and 50cm diameter x 50cm height
- There is a log burner on a hearth in the lounge which does have one step to reach, 3cm high
- There are three standard floor lamps, 1 x table lamp and a ceiling pendant
- The dining table is situated at the window on the left-hand side when you access from the main entrance. Measures 100cm in diameter and 74cm in height
- The height of the space under the table is 70cm

- There are 4 dining chairs with no arm rests
- All the furniture is moveable

#### **Kitchen:**

- Door entry from living room to kitchen opens inwards and measures 74cm in width
- The work surface is 94cm high and is 60cm deep by the electric hob & ovens. There is an extractor unit above the hob
- The top oven opens downwards with hinges at the bottom. The bottom oven opens from the side with hinges on the left. The lowest shelf is 18cm high
- Crockery is provided and located in the cupboards above the work station
- The fridge freezer is located opposite the sink. The freezer is the lower half of the unit.
- The sink is 94cm 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 of the bin, measuring 122 cm in height
- The flooring is tiled throughout
- The dishwasher is to the left of the sink
- Breakfast bar and two stools at the right-hand side of the door to the utility room. Table measures 86cm in length, 60cm in depth & 90cm in height. Stools measure 60cm in height

#### **Utility:**

- The utility room is accessed via a door in the kitchen that opens outwards with the hinge on the left with an opening of 75cm
- Turn right as soon as you enter the hall and the utility room is through another door with an opening of 62cm and height 168cm, then there is a 3cm step down into the room
- To the left of the sink there is a washing machine and a tumble dryer on a shelf above.
- The back door also a fire exit is 90cm wide
- There are 2 steps at 3cm high each into the utility from outside.
- There is a non-slip matt at the entrance

#### **Stairwell:**

- From main entrance hallway the stairwell is positioned on the left-hand side of the Cloakroom
- The handrail is positioned on the left-hand side of the stairwell and starts at a height of 100cm
- There are 11 stairs up to a small landing with measurements 17cm in height and 25cm depth and then a further 5 stairs of the same measurements to the first-floor hallway

#### **Hallway:**

- Floor is carpeted and offers a good contrast to the skirtings and walls
- Width of the hall is 91cm

**Double Room:**

- Door width is 78cm
- King size bed provided which is 69cm high
- Non-feather duvets & pillows are supplied
- 2 bedside tables, at either side of bed. These measure 56cm x 28cm & 54cm high
- Light switch is on the right as you go through the door. It is 130cm high
- There are 3 x table lamps and one pendant light
- Chest of drawers with 6 drawers. Highest handle is 110cm, lowest is 23cm. The height of the drawers is 1.2m
- One chair with no arm rests sits in the corner of room. This is 45cm high
- Flooring is carpeted
- Spotlights in bedroom
- There are two built in wardrobes. Handle is at 90cm high

**Twin bedroom:**

- Door width is 76cm
- Light switch is on the right as you go through the door and is 130cm from the floor
- Two single beds are provided. These are 72cm high
- Non-feather duvets & pillows are supplied
- Chest of drawers with 3 drawers sits between the two beds. The dimensions are 90cm long, 57cm high and 45cm deep. The highest handle is 49cm and the lowest is 16cm
- One chair with no arm rests sits in the corner of room. This is 45cm high
- Double wardrobe, handle is 90cm from floor
- Flooring is carpeted

**Family Bathroom:**

- Door width is 76cm
- Toilet is 42cm high
- Standard bath 53cm high with overhead electric shower with an adjustable head
- Sink is 83cm high with a cupboard underneath
- Flooring is non-slip tiles

**Outside:**

- There is a slabbed path from the road to the main entrance
- The car park is gravel