

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.

## **Access Statement for Chestnut Croft Cottages**

### **Introduction**

Chestnut Croft Cottages stand on the edge of stunning woodland which is ideal for dog walking and provides an abundance of wildlife on the doorstep. Although it is a steep walk to the top of Grinshill Hill, the area round the cottages is reasonably flat.

We have 2 cottages sleeping 2/3 people. Each cottage has a double bedroom on the ground floor. Both cottages have baths on the ground floor and Northwood has a shower over the bath. The cottages both have oil central heating with radiators in all rooms.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01939 220573 or email [enquiries@chestnutcroft.co.uk](mailto:enquiries@chestnutcroft.co.uk).

### **Pre-Arrival**

- Our nearest railway station is Yorton and is about 2.5 miles away. There is a bus which runs between Shrewsbury and Whitchurch and stops in Clive village which is about 2 miles. We do offer a collection service from both train and bus but personal transport would be an advantage in this area. The roads round the cottages are unmade country lanes and it is 250m to a tarmac road.
- If you want shopping delivering Tesco do a delivery service in this area. Our local shop is in the village of Clive, 2miles away and this has post office, papers and limited groceries.

### **Key Collection, Welcome and Car Parking**

- We live very near the cottages and the key can be collected from us. We will come to the cottage with you and familiarize you with the facilities. There is room to park and turn in the graveled drive outside each cottage and Chestnut Croft has a level paved area from the car to the door a few meters away. Northwood Cottage has a sloping grass entrance or 5 long shallow steps.

### **Entrance to Property**

- There is outside lighting but they are not automatic because of the wildlife. The cottages both have tiled entrances.
- The door width is 780mm/30.5 inches at Northwood and 800mm/31.5 inches at Chestnut both over a doorstep.

### **Halls, Stairs, Landings, Passageways**

- Northwood has a small hall which is well lit with ceiling spot lights and is slightly wider than the door.
- Chestnut has 2 door accesses, one into the kitchen and one into the hall. The hall is 1280mm/50ins wide.

### **Sitting Room/Lounge**

- Northwood has a tight turn into the kitchen from the hall but is then all open plan and level. The sitting area has a cottage suite consisting of 1 single chair and a 2-seater settee, and a low

coffee table. There is a mat over the tiled floor. Lighting is natural daylight and ceiling spot lights on 3 separate switches. The television has remote control and there is a DVD player.

- Chestnut lounge doorway from the hall is 720mm/28.5ins and level. The room has a 3-seater settee, an arm chair and a nest of coffee tables. Lighting is natural daylight and a central chandelier. There is also a reading lamp. The digital T.V has remote control and DVD. Steep open stair access to the balcony bedroom is from the lounge. Although the cottage has oil central heating, extra comfort can be had from an electric fire in this room.

### **Dining Room**

- Northwood dining table is in the open plan area. The small pine table is 775mm/30.5ins from floor to underside and there are 3 removable chairs with padded seats.
- Chestnut has an eating area in the kitchen. The pine table is 765mm/30ins from floor to the underside and there are 4 removable chairs round the table with padded seats. The table can be pulled out but room is restricted in the kitchen.

### **Kitchen**

- Northwood kitchen is in the open plan area. The door of the oven drops down and the handle is 700mm/27.5ins above the floor. Worktops and sink are 920mm/36ins high and there is an under-unit fridge with small freezer box. Crockery is in a unit on the wall but could be moved to a floor unit on request. There is a microwave on the unit. Lighting is natural day light and ceiling spots. There are halogen strip lights above the work surfaces.
- Chestnut kitchen has access to the patio, and access from the lounge through a large arch. The door of the oven drops down and the handle is 475mm/18.75ins above the floor. Worktop and sink are 900mm/35.5ins high and there is an under-unit fridge with freezer box. Crockery is on an open unit on the wall but could be moved to a floor unit on request.

### **Bedrooms and Sleeping Areas**

- Northwood has 1 double bed on the ground floor accessed from the lounge. Doorway 740 mm/29ins. The bed height is 510mm/20ins and has non-feather pillows and duvet. Lighting is natural daylight and central ceiling light. There are also lights on the bedside cupboards. This room also has a low armless chair. The floor has a fitted carpet.
- Chestnut has a double bed in the ground floor bedroom accessed from the hall. Doorway 755mm/29.5ins. The bed is 500mm/19.5ins high and has non-feather pillows and duvet. Lighting is natural daylight and central ceiling light. There are also lights on the bedside cupboards. The floor is tiled with over laying rugs and there is an armed chair in this room.

### **Bathrooms, Shower-rooms and Toilets**

- Northwood has a ground floor bathroom accessed from the hall through a door 755mm/29.5ins wide. It is well lit with ceiling lights light over sink mirror and light over the bath. There is also a small window. The toilet is 440mm/17.75ins high, the wash basin is 78.5mm/31ins high and the bath is 545mm/21.5ins high. The bath has a shower over. The floor is tiled.
- Chestnut bathroom is accessed from the hall through a door 760mm/30ins wide. The bath is 550mm/21.75ins high, the wash basin is 800mm/31ins high and the toilet is 410mm/16.25ins. The lighting is natural daylight and a central ceiling light. The floor is tiled.

### **Garden**

- The patio areas are paved with access over a step door. The lawn flower bed and paddock are all level at Chestnut. There is a small level area of lawn by the patio at Northwood leading to the paddock where dogs may be exercised.
- Wooden garden furniture and sun umbrella are provided on the patio in summer.

### **Additional Information**

- All doors and doorframes are dark wood and the walls are light in colour.
- The nearest hospital with A&E is 12miles away at the far side of Shrewsbury and the nearest doctors surgery is 1.5miles away in Clive village.
- The mobile phone service is poor.

### **Contact Information**

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