

## **ACCESS STATEMENT FOR PIPS LODGE, THE POPLARS, CARLTON MINIOTT, THIRSK, NORTH YORKSHIRE**

### **INTRODUCTION**

We aim to accommodate the needs of all our guests at The Poplars.

This is a summary of the facilities at Pips Lodge which is a single storey pine lodge. The decor throughout is neutral and all rooms are well lit through natural light and good electric lighting. The property has full central heating.

If there is anything further you require, please do not hesitate to contact Amanda Richards on 01845 522712.

### **PRE-ARRIVAL**

The Poplars is located in the village of Carlton Miniott which is on the outskirts of Thirsk in North Yorkshire. We are within easy reach of the A1 motorway and the A19 and are ideally situated for the North Yorkshire Moors and Yorkshire Dales. We can be contacted via telephone 01845 522712 or via email [amanda@thepoplarsthirsk.com](mailto:amanda@thepoplarsthirsk.com)

### **ARRIVAL AND CAR PARKING FACILITIES**

We have 2 parking areas suitable for most sized vehicles, one to the front of the main house and the second located close to all our self-catering properties. It is possible to park directly outside Pips Lodge. The driveway is tarmac.

### **MAIN ENTRANCE**

From the driveway, there are two access points to Pips Lodge – 1 is a stepped entrance up 4 steps, 16cm high, 24cm deep and 99cm wide which brings you onto a decked area leading to the main entrance. There is a ramped access to the other side of the lodge which brings you to a doorway, 76cm wide, leading into the kitchen area. The main entrance which is a double opening door, 59cm wide, single opening but can open up to 123cm wide, brings you directly into the open plan lounge, dining area and kitchen.

### **LOUNGE/DINING ROOM/KITCHEN**

The flooring is short-pile carpet and cushion-floor. There is a 2-seat sofa and 2 armchairs, 45cm high. There is a colour TV and video player, occasional tables and gas fire. There is a dining table, 76cm high with a 62cm space beneath and 4 chairs, 46cm high. In the kitchen, the units are 92cm high and there is a fridge/freezer, dishwasher, washing machine, microwave and cooker.

Off the lounge is a doorway 64cm wide opening into a small hallway and the bedrooms and shower room are located off here.

### **BEDROOM 1**

A double bedroom accessed via a doorway, 64cm wide, opening into the bedroom. The bed is 57cm high and has bedside units with reading lamps above the bed. The space to the right of the bed is 105cm and 34cm to the left. There are two wardrobes and a dressing table/chest of drawers.

### **BEDROOM 2**

A twin bedroom accessed via a doorway, 64cm wide, opening into the bedroom. The beds are 59cm high and are located against the walls with reading lamps above the beds. The space between the beds is 50cm. There is a wardrobe, mirror, chest of drawers and bedside unit.

### **BEDROOM 3**

A twin bedroom accessed via a doorway, 64cm wide, opening into the bedroom. The beds are 59cm high and are located against the walls with reading lamps above the beds. The space between the beds is 54cm. There is a wardrobe, mirror, chest of drawers and bedside unit.

## SHOWER ROOM

Accessed via a doorway, 64cm wide opening into the shower room. There is a 22cm step into the shower cubicle and the opening is 53cm wide. The basin is 81cm high and the WC is 41cm high. The flooring is cushion-floor.

## CONTACT INFORMATION

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In order to ensure we continue to meet the requirements of those with additional needs, we would welcome your feedback. If you feel there are any areas where improvements can be made, please let us know, either via email, telephone or in person.