

## ACCESS STATEMENT FOR ROSE COTTAGE, 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 Rose Cottage which is a single storey building. 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@thepoplarsthirk.com](mailto:amanda@thepoplarsthirk.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 Rose Cottage. The driveway is tarmac.

### MAIN ENTRANCE

From the driveway, there is a short, slightly inclining pathway to the main entrance of the property. There is a 19cm step through a doorway 66cm wide and the door is stable-style. This brings you directly into the open plan lounge, dining area and kitchen.

### LOUNGE/DINING ROOM/KITCHEN

The flooring is short-pile carpet and wood. There is a 3-seat sofa and 2 armchairs, 42cm high. There is a colour TV and DVD player, dresser and occasional tables. There is a dining table, 75cm high with a 59cm space beneath and 4 chairs, 43cm high. In the kitchen, the units are 89cm high and there is a fridge/freezer, dishwasher, washing machine, microwave and cooker.

Off the lounge is a doorway 73cm wide opening into a hallway and the bedrooms and bathroom are located off the hallway.

### BEDROOM 1

A twin bedroom accessed via a doorway, 72cm wide, opening into the bedroom. One of the beds is 61cm high and the other is 57cm high. The space between the beds is 53cm. There is an 82cm space to the side of the left bed and a 66cm space to the side of the right bed. There is a wardrobe, dressing table and bedside units.

### BEDROOM 2

An en-suite double bedroom accessed via a doorway, 72cm wide, opening into the bedroom. The bed is 52cm high and has bedside units and lamps. There are 2 wardrobes, a dressing table, mirror and stool, 46cm high. Access to the en-suite shower room is accessed via a doorway 62cm wide opening into the shower room. There is a 27cm step into the shower cubicle and the opening is 45cm wide. The basin is 79cm high and the WC is 42cm high.

### BATHROOM

Accessed via a doorway, 72cm wide opening into the bathroom. There is a bath with a bath/shower mixer tap and the height of the bath is 53cm. The basin is 82cm high and the WC is 41cm high. The flooring is wooden.

#### 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.