

## **Access Statement for Martindale Cottage**

(for Dairy Barn see below)

### **Introduction**

Martindale is a stone cottage built approximately in 1700. It is on a narrow, single car width tarmac lane, near the centre of the village. There is a 200 metre tarmac footpath into the next lane where we live.

### **Pre-Arrival**

- We have a website with a virtual tour of the cottage, and pictures of rooms. We also provide a printed brochure which may be sent by post.
- Enquiries and bookings may be by telephone, letter or email directly from the website.
- All guests are provided with a booking confirmation which records their needs regarding bedding, towels and other linen.
- Upon receipt of the balance of payment, guests are provided with directions, telephone number of the pay phone in the cottage, and other information you might need on arrival, e.g. nearest shops, places to eat etc
- The nearest bus stops are on the A371, 200m walk up the fairly steep lane without footpath, then 300m along the flat road. There is pavement for all except 25m along the road. Buses go hourly to Wells or Weston Super Mare.
- Nearest railway stations are at Bristol, (20 miles) and Weston Super Mare, (16 miles)

### **Arrival & Car Parking Facilities**

- Guests collect the keys from our house before driving down The Street and left, then straight up Wet Lane, or walking through the tarmac footpath. There is a step 24cm high from tarmac road to our garden path, and a second step, also 29cms high from path into front porch. The door bell is at 1.46m height.
- At the cottage, one car may park on the area underneath the kitchen window of the cottage. Additional cars may be parked in our yard.

## **Main Entrance,**

- Park your car on the forecourt. There are two steps from the road into the patio area, one 6cms and the second of 18cms. There is a further step of 18cms into the porch and another of 18cms into the cottage. The Yale lock is 1.4m and the deadlock is 80cms height.
- All doors have lever handles.

## **Stairs, Landing, Corridors etc**

- The open plan ground floor leads to the U shaped stairs which are carpeted. There are 8 x 19cms steps to the square landing 30 x 30cms, then 1 step of 19cms to second square landing, then 3 x 19cms more steps to the upstairs landing.
- The stairs and landing are carpeted.
- The central heating boiler is in the airing cupboard on the landing.
- The heating controls are on the wall at 1.4m height with emergency window lock keys (above child height at 1.7m height).
- Smoke and CO2 alarms are fitted.
  - The under stairs area is for guests' storage, vacuum and ironing board. The pay phone is wall mounted at 1.4m high.

## **Sitting room, lounge, etc**

- The ground floor is open plan with a kitchen area entered through a gap of 74cms width. The fitted kitchen is at standard height; work surfaces 92cms high and 60cms deep with electric oven below work surface. Sockets are just above work surface.
- Wall cupboards contain crockery and glasses with handles at 1.3m height. Fridge and microwave are both hinged on the right.
- Light switch at 1.2m height.
- There is vinyl cushion flooring.
- There is a fire extinguisher and blanket on the wall at 1.2m height.
- Dining area is near to entrance door.
- Lounge area. There is an open fire in inglenook, suitable for logs and coal. All guests are required to read and sign the fire safety instructions on the booking form. There is a fire guard which must be used at all times.
- There is SKY Freesat TV and DVD player with sockets at 90cms level.

- Other sockets are just above skirtings.
- Smoke alarm is fitted to the ceiling.
- The area is fully carpeted with additional rug in front of fireplace.
- All wall and central light switches are just inside the front door at 1.m height.

## **Laundry**

- There is an outside utility room across the crazy paved patio and down two stone steps 21cms high. There is a hand rail. There is another step 15 cms high, inside the utility room which has a tiled floor. It has a stone sink, washing machine and drier, plus logs and coal for the fire. There is a standing clothes rack and clothes line at ceiling height.

## **Outdoor Facilities**

- The small crazy paved patio has enough room for two wooden garden benches, and can be used for BBQs or sitting area

## **Bedrooms**

- Bedroom1. Double bedded room, door 74cms wide with hinge on the right. Lever door handle at 1.1m height
- Windows catches are at 1.5 m. Sockets are just above skirting level.
- Fully carpeted with sheepskin rug.
- Bed is 4'6 high with drawers below. There is a double wardrobe and bedside tables with lamps.
- A folding bed is stored in one corner.
- Bedroom 2. This is a small bunk bedded room. The door is 74cms wide and hinges to the right. Lever door handle at 1.1m height. There is room for 3' bunks, wardrobe, seat above drawers and bedside chest. Both bunks have their own lamps and the central light is by pull cord 28cms from floor.
- The room is carpeted.
- There is a safety lock on the window at 1.8m height as the window is near to the top bunk.

## **Bathroom**

- Bathroom floor covering is vinyl.
  - There is standard size bath, W65cms, L1.65m, H55cms with overhead shower and glass screen.
- Razor point above wash basin is at 1.3m height, and wall heater on pull cord at 2.0ms height.
- Door width is 66cms with hinge on right.

## **Grounds and Gardens**

- There is no garden, but hanging baskets and planted troughs are on the patio.
- Dogs may be walked easily, as it is only a short distance to a variety of lanes, fields and footpaths.

There is a children's play area in the recreation field, 10 minutes walk through footpaths.

## **Additional Information**

- The village is in a Neighborhood Watch scheme. Details are on the notice board in the kitchen.
- A torch is provided as there are no street lights.
- Children and pets are welcome.
- Although close to the centre of the village with its shop just 500m away, Wet Lane is a very quiet lane for a peaceful holiday, There is a comprehensive list of things to do in the lounge, together with a folder of useful information, instruction books for all gadgets and important telephone numbers.
- We are just a short walk away if further help is required.

Address: For those using Sat Nav.:

We are: Leighurst, The Street, Draycott, Cheddar. Somerset. BS27 3TH

Cottage is: Martindale Cottage, Wet Lane, Draycott. BS27 3TG

Telephone - Owner: 01934 742811

Pay phone in cottage for incoming and outgoing calls: 01934 744710

Email: [helen@martindale-cottage.co.uk](mailto:helen@martindale-cottage.co.uk)

Website: [www.martindale-cottage.co.uk](http://www.martindale-cottage.co.uk)

Hours of operation: Open all year

### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01934 742811 or email [helen@martindale-cottage.co.uk](mailto:helen@martindale-cottage.co.uk)**

## **Access Statement for Dairy Barn**

### **Introduction**

Dairy Barn is a stone barn built approximately in 1700 and converted into a holiday cottage in 2010. It adjoins our house on a tarmac lane, in the centre of the village.

### **Pre-Arrival**

- We have a website with a virtual tour of the barn, and pictures of rooms. We also provide a printed brochure which may be sent by post.
- Enquiries and bookings may be by telephone, letter or email directly from the website.
- All guests are provided with a booking confirmation which records their needs regarding bedding, towels and other linen.
- Upon receipt of the balance of payment, guests are provided with directions, and other information you might need on arrival, e.g. nearest shops, places to eat etc
- The nearest bus stops are on the A371, 200m walk up the fairly steep lane without footpath, then 200m along the flat road. There is pavement along the road. Buses go hourly to Wells or Weston Super Mare.
- Nearest railway stations are at Bristol, (20 miles) and Weston Super Mare, (16 miles)

### **Arrival & Car Parking Facilities**

- Guests collect the keys from our house, next door. The door bell is at 1.46m height. Entry to the barn is on the level.
- There are two parking places in our yard.

### **Outside**

- Pavier tiled flat patio with outside old stone steps of variable sizes, leading to glass fronted balcony with wooden decking along first floor. Balcony width 1m.
- PIR lights down steps and at front entrance
- Key safe at 1.2m height.

### **Main Entrance,**

- The Yale lock is 1.4m and the deadlock is 80cms height
- Doors have Suffolk catches at 1.4m height.

## **Hall, Stairs, Landing, Corridors etc**

- The tiled downstairs hall leads to the stairs which are carpeted and turn at the top. There are 11 x 19cms steps to the turn, then three wider steps on the turn itself to the first floor.
- All windows have key locks and catches at 1m height and sills of 0.5m depth.
- All doors leading to patio and balcony have deadlocks at 1.4m height. Spare keys hang on hooks at 1.7m height, above child height.
- Smoke and CO2 alarms are fitted.
- The under stairs area is for guests' storage and vacuum.

## **Utility room**

- Washing machine with tumble drier above and space at the side for ironing board and storage.
- Switches for washing machine at 90cms and for tumble drier at 1.9m.

## **Shower room.**

- Tiled floor, curved shower 1.4m x 1.0m, with easy turn taps at 1.25m height. Safety mat provided.
- Washbasin with lever taps, above which is a shaver point in vanity unit at 1.7m height.
- Lever handle toilet.

## **Bedroom 1**

King-size bedded room, door 74cms wide with hinge on the right. Suffolk catch at 1.4 m height

- French doors to patio are 1.25m wide. Sockets are just above skirting level.
- Fully carpeted.
- Bed is 6ft wide and can be separated into two x 3ft single beds. There is a double wardrobe, chest of drawers and 2 chairs and bedside tables in the room.

## **Bedroom 2**

- Fully carpeted
- Twin 3ft beds.
- Sockets just above skirting.
- Window with deep sill 0.5m and catch and lock at 1.0m height

- Light switch on right of door at 1.4m height.

### **First Floor**

- Oak wood floor throughout living area.
- Two sets of doors to balcony are 1.25m wide
- Kitchen area has sockets above usual work surfaces
- Cooker and all cupboards, dishwasher and fridge with freezer above, have bar handles
- Computer table at .8m height with Wi-Fi connection
- Rechargeable torch at computer table.
- Standard lamp with switch at .8m height.
- Sockets above skirtings.
- Wall mounted boiler above kitchen work surface with free standing controls which may be placed anywhere convenient.
- 2 x 2 seater sofas and two other armchairs in lounge area, dining table and 6 chairs. Wall mounted TV with Freeview and DVD
- Rug in seating area.

### **Bedroom 3**

- Door hinges to left. Second door to balcony with lever handle and deadlock at 1m height.
- Fully carpeted
- Sockets above skirtings.

### **Grounds and Gardens**

- The garden may be used, but is uneven and contains a pond, so children and pets must be supervised at all times. No access to greenhouses.
- Dogs may be walked easily, as it is only a short distance to a variety of lanes, fields and footpaths.

There is a children's play area in the recreation field, 10 minutes walk through footpaths.

### **Additional Information**

- The village is in a Neighbourhood Watch scheme. Details are on the notice board in the hall.
- A torch is provided as there are no street lights.
- Children and pets are welcome.

- Although in the centre of the village with its shop just 100m away, this is a very quiet lane for a peaceful holiday, There is a comprehensive list of things to do in the lounge, together with a folder of useful information, instruction books for all gadgets and important telephone numbers.
- We are just a short walk away if further help is required.

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