

# **Access Statement for Rock Cottage, West Bank, Winster, Derbyshire, DE4 2DQ**

## **Introduction**

Rock Cottage is a 4 star rated self catering holiday cottage located on a hillside overlooking the village of Winster in the Peak District. Its location, with immediate access by footpath, inevitably means that there are gradients to be negotiated to gain access to the 2 storey stone built cottage.

## **Pre-Arrival**

- Initial contact will be by email or telephone or fax. Text phone is not available.
- All pre-arrival documentation is available in large print and dyslexia friendly font on request.
- This access statement is available on our extensive website and in the welcome files in the cottage.
- A visit to Rock Cottage generally presupposes arrival by either private car or taxi as detailed in the maps and direction document sent to all guests as part of the pre-arrival documentation. However we also describe how to get to the cottage by public transport from Matlock, 4 miles away, with the latter part of the journey being on foot involving walking up some steep footpaths and steps from the bus stop in Main Street up to the cottage. A walk of some 400 metres.
- If requested by prior arrangement disabled visitors can be collected from Matlock train or bus stations and brought to the cottage by car but their attention is drawn to the arrival facilities below.
- The keys to the cottage are to be collected from our home at Rock View Cottage which is the first cottage on the right where the cinder track turns into the footpath.
- We offer a facility, in co-operation with our local village store, for the ordering and delivery of provisions pre-arrival and/or during our guest's stay.
- Our policy is to advise and warn any potential guests that access to the cottage is not suitable for guests with mobility impairment unless they are accompanied by fellow guests who can help them and ensure their safety.

## **Arrival & Car Parking Facilities**

- Ample car parking is available at the side of an uneven cinder track which leads across common land from a road called East Bank. Once parked, a car can be accessed from all sides; however one side may be on the grass. There are no kerbs.
- From where a car is parked to the cottage front door is a distance of approximately 70 metres.
- To aid unloading and loading a car can be temporarily brought to the end of the track which reduces the distance to the cottage to approximately 50 metres.
- From the end of the uneven cinder track the way turns into a smooth tarmaced footpath (gennel) leading downhill, slight to moderate slope, with the end of a wall jutting out to your right and the frontage of a cottage to the left. The front door of Rock View Cottage is 2 metres beyond and to the right of this wall. There is a door bell push on the left side of the door at shoulder height.
- After greeting our guests we will give them the keys and guide them down to Rock Cottage which is located a further 45 metres on the right down the sloping footpath between houses and dry stone walls.
- All assistance will be given to help our guests and their belongings into cottage from here.

## **Main Entrance, Reception & Ticketing Area**

- The only entrance to the cottage is by the stable style front door which has two locks. The lower door has a combination lever latch handle with keyhole. The upper door has a swivel keyhole cover.
- From the footpath there is a small step 6cm high to a 50cm deep door step which is on the same level as the kitchen floor on to which the stable door open inwards hinged on the right. The ceramic tiled floor has a kitchen rug over most of its area.
- The kitchen lights are set to come on automatically by an acoustic switch which is mounted on the kitchen wall to the left of the front door just around a corner.
- Opposite the front door, some 1.5 metres away, is one of the kitchen work tops on which is the 'Welcome Pack' which includes a laminated welcome note and a 'helpful hints' list to make our guests stay run smoothly. This is available in large font format as appropriate.

## **Public Areas - Hall, Stairs, Landing, Corridors etc**

- The staircase from the lounge has 4 steps up to a square landing, with hand rail to the right, before turning left to another 4 steps, with handrail to the left, up to the upstairs landing which is the same width as the stairs and 3 metres long. All have the same fitted carpet as the lounge. Off the landing the first door on the left is Bedroom 1. The landing then narrows on the right to give access to the second bedroom on the left and finally the bathroom and WC straight ahead.
- At the top of the stairs on the left wall are coat hooks under a small self for storing outside coats etc.

## **Public Areas - Sitting room, lounges, lobbies etc**

- Leading from the kitchen through a glass panelled door 70 cm wide by 190 cm high hinged on the left opening into the kitchen and down a 20 cm step is the lounge with dining area beyond.
- The lounge and dining area are continuously carpeted throughout with 80% wool light brown mottled pattern short pile with additional Chinese style rugs. There is a very slight slope between the lounge and the dining area.
- Immediately to the right are the L shaped stairs leading to the 2nd floor with a handrail on the wall to the right. Under the stairs behind a small curtain is the TV, Video Recorder with their own remote controls and a selection of videos for viewing.
- In the lounge/dining area are an armchair on the left with a second beyond and a two seater settee to the right which looks back towards the stairs and kitchen door.
- On the back wall mounted on a 5 cm high 'hearth' is a flame effect electric fire with built in fan heater with thermostat.
- Beyond the lounge, through an archway and to the right, is the dining area with a line of shoulder height cupboards on the far wall. Below these are two built in bookshelves containing a large library of books. The left cupboard contains games and candles. The next glasses, table clothes, table mats etc. The next books and directories, music CDs, walk books, maps and files containing brochures for many local attractions, cottage appliance instructions. The fourth cupboard contains the central heating boiler, spare light bulbs and flower vases.
- The round dining table has four chairs with detachable seat cushions.

- Against the end wall to the left is a wine rack stocked with 12 bottles of assorted wine for guest's use and replacement. To the right is an open cabinet housing a radio and CD player with its own remote control on the centre shelf.

### **Public WCs**

- Not Available

### **Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe**

- Not Available

### **Laundry**

- There are no facilities in the cottage for doing laundry. However we offer our guests a same day laundry service, with optional tumble drying.

### **Shop**

- Not Available

### **Leisure Facilities**

- A selection of videos and board games are available as described earlier.

### **Outdoor Facilities**

- Rock cottage has no garden of its own. However at the front of the cottage off the footpath under the dining area window is a two seater garden seat. Cushions for this seat can be found behind the settee in the lounge.

### **Conference & Meeting Rooms, Banqueting**

- Not applicable

### **Bedrooms & Sleeping Areas**

- Bedroom 1:
- Door 75cm wide x 190cm high hinged on the right opening inwards on to wall in which there is a flush fireplace - not operational. Opposite the door is the window looking out over the spectacular view. Carpeted as the lounge. To the right of window in the corner is a small chair.
- On entering to the left is the 4' 6 double divan bed with pocket sprung mattress. All bedding and curtaining is high quality poly-cotton in a floral pattern. The pillows are non feather but the quilt is feather stuffed.
- Either side of the bed are built in bedside cabinets. On the right hand one there is a small table lamp. The hair dryer is in the left hand one.
- There are two dimmerable light switches on the wall inside the door. The lower one controls the two shaded lights which hang from the ceiling beam. The other controls a ceiling recessed reflector light above the bed.
- Opposite the fireplace on the other side of the bed are large fitted cupboards containing hanging space and drawers plus a small built in dressing table with tilting mirror and stool under.
- Space to the right of the bed is 150 cm to the fireplace wall.
- Space to the left of the bed is limited at 50 cm.
- Space between the end of the bed and the wall on which the radiator is mounted is also limited at 30cm necessitating persons to traverse the end of the bed sideways.
- Bedroom 2:
- Door 75cm wide x 190cm high hinged on the left opening inwards on to a wall on which is mounted a mirror with shelf underneath. Opposite the door is the window looking out over the spectacular view. Carpeted similar to lounge. To the left of window in the corner is a small built in wardrobe.
- On entering to the right is the 4' 0 small double divan bed. All bedding and curtaining is high quality poly-cotton in a floral pattern. The pillows are non feather but the quilt is feather stuffed.
- The far side of the bed is up against the wall on which is hung a shelf unit incorporating a retractable slide on which there is a reading lamp.
- Space to left of the bed is 90 cm.

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

- Door 75cm wide x 190cm high hinged on the left opening inwards on to a wall on which is mounted a radiator with towel rail and extendable magnifying mirror above.
- Opposite the door is the window under which is the white bath occupying the width of the bathroom.
- Wall mounted electric shower over bath with safety glass hinged shower screen. Isolator switch for shower on the wall at shoulder height to the right of bathroom door on landing.
- To the right of the bath is the white pedestal basin with mirror and combination strip light/saver point unit.
- Adjacent to the basin and opposite the window is the low flush WC with flush handle on the right
- Carpeted with grey carpet tiles.
- Main light switched by ceiling mounted pull cord just inside door on the right 120 cm off floor.
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### **Self-Catering Kitchen**

- Kitchen located as previously described in main entrance section and essential 'U' shaped.
- To the left of the door through to the lounge is the recessed wall mounted gas water heating boiler under which is a radiator.
- To the right of the door is a shoe rack.
- Along the wall opposite the front door from left to right are: a floor to ceiling broom cupboard where vacuum cleaner and other cleaning implements are stored; a work top with drawers under for cutlery and towels and a cupboard below them for cooking pots, crockery, etc. Then to the right under the work top is the fridge with 4\* freezer compartment then the dishwasher. Above the work top are cupboards for storage and smaller items of crockery.
- To the right end of this work top is the combination microwave/grill.
- On the wall opposite the lounge door is the recessed gas cooker with hinged glass lid covering the gas rings when not in use. Flush work tops either side. Cooker has conventional grill with glass fronted oven below. Cupboards either side of cooker house pots and pans.
- To the left of the front stable door is the sink unit below the window with a single drainer sink with large and small sinks and mixer tap with easy action lever taps. On the right hand end is a towel rack with hand and tea towels.

- The kitchen is lit by three ceiling mounted spotlights operated by the previously mentioned acoustic timer switch which can be overridden to leave the lights permanently on as required.
- Flooring is ceramic floor tiles with a kitchen grade tin mat covering the majority of the area.

### **Caravans, Holiday Homes & Twin Units**

- Not applicable

### **Grounds and Gardens**

- See outdoor facilities.

### **Additional Information**

- As the cottage has only one entry door an emergency exit is provided via the fully opening landing window which opens out on to a neighbour's patio approximately 30cm below the window ledge
- Well behaved pets are welcome by prior arrangement
- The cottage is designated as non smoking
- Cottage has full gas central heating controlled by a thermostat located in the lounge at shoulder height to the left of the kitchen door

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Minicom: Not available

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Website: [www.peakrockcottages.co.uk](http://www.peakrockcottages.co.uk)

Hours of operation: Open all year

Emergency number: 07803 80321

### **Future Plans**

- None at present

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

**We welcome your feedback to help us continually improve if you have any comments please phone 01629650488 or email [info@peakrockcottages.co.uk](mailto:info@peakrockcottages.co.uk)**