

## **Newton Grange Cottages Access Statement**

**Property Names** – Newton Grange Cottages include six holiday cottages: Nuttleber Cottage, Mickleber Cottage, Moorber Cottage, Hulber Cottage, Turnbers Cottage and Newton Cottage.

**Description** – The cottages include three houses and three apartments, all of which have separate entrances.

### **Pre-Arrival**

- Full details of our accommodation can be found at [www.newton-grange.co.uk](http://www.newton-grange.co.uk).
- Please call or email us to book (01756 748140, [info@newton-grange.co.uk](mailto:info@newton-grange.co.uk)).
- The nearest bus stop is in Gargrave, 2 miles away.
- The nearest train station is in Gargrave, 2 miles away.
- The nearest food shop is in Gargrave, 2 miles away (The Co-operative).
- The nearest pub/restaurants are in East Marton (1.2 miles away along the bridleway) and also in Gargrave, 2 miles away.
- The nearest petrol station is in Skipton, 6 miles away.

### **Arrival & Car Parking**

- There is a tarmacadam car park for the benefit of Newton Grange Cottages.
- 40 car parking spaces are provided for all sizes of car.
- There is good space to unload once parked and vehicles can be parked close to the entrances of each cottage for unloading.
- The car park itself is approximately 50m from the cottages.
- It is not a pay and display car park.

### **Main Entrance**

- Each cottage has one main entrance with a door width of 0.8m and keyhole height of 0.93m.
- Additionally, Mickleber, Moorber and Hulber Cottages have double width patio doors at ground floor level with access to outside. Nuttleber Cottage has patio doors on to a balcony at first floor level. Hulber Cottage also has an external door at first floor level to the balcony next to the entrance to Nuttleber Cottage.
- Each cottage has an entrance step up to the front door over the door lintel. There is an external stone flight of stairs to access Nuttleber Cottage with 14 steps, following 2 steps from the driveway.

### **Living & Dining Rooms**

- The flooring in all the living and dining rooms is carpet.
- The door widths are generally 0.81m in to the living rooms.
- There is good space between the furniture, which is moveable.

### **Kitchen**

- The kitchens in all of the cottages have tiled floors.

- The worktop heights are 0.9m.
- The ovens are set low underneath the worktop.
- Crockery is stored high.
- Nuttleber, Mickleber, Moorber and Hulber Cottages have tall fridge freezers with the freezer height reaching to 0.85m and the fridge running from 0.85m to 2.15m tall.
- Turnbers and Newton Cottages have fridges that sit underneath the kitchen worktop and are approximately 0.85m tall and have an internal freezer compartment.
- An additional communal chest freezer is available for use of all holidaymakers. This is situated in the Wash House at Newton Grange.

## **Bedrooms & Landings**

- Newton and Mickleber Cottage are both entirely on the ground floor.
- Nuttleber Cottage is entirely on the first floor.
- Moorber, Hulber and Turnbers Cottages are situated on the ground and first floor with wooden staircases between each floor.
- The flooring on the landings is carpet.
- Bed sizes are a mixture of 3-4ft, 4'6" ft and 5 ft.
- Mickleber, Nuttleber and Moorber Cottages all have 5 ft beds in their master bedrooms.
- Hulber, Turnbers and Newton Cottages all have 4'6" fit beds in their master bedrooms.
- Bedroom furniture is movable.

## **Bathrooms & Cloakrooms**

- The door widths are 0.82m.
- There are ground floor WCs in all cottages except Nuttleber Cottage, which is located to the first floor.
- There are ground floor shower rooms in Mickleber Cottage, Turnbers Cottage and Newton Cottage.
- None of the showers have level access and each requires a step up.
- The bath and showers do not have a grab rail or handle fitted.
- The flooring in bathrooms is tiled.

## **Outdoor Facilities**

- There is a patio outside the patio and an area of grass to the rear of the cottages.
- There is a level, paved pathway around the outside of the cottages.
- There are wooden picnic benches on the patio to sit on.
- There is automatic outside lighting at night.
- There is not colour contrast of critical surfaces.
- There are not footpaths to follow for visually / mobility impaired.
- There are not barriers to entry in to any part of the garden.
- There are not any hazards such as ponds, water features or steep areas.

## **Additional Information**

- Mobile phone reception is generally available depending on the network provider, with some networks having much better signal outside the property rather than inside.
- The cottages are non-smoking premises.
- Accommodation is available all year round.