

## **Access Statement For Fern Cottage, Thirsk**

### **Introduction**

**Fern Cottage is a brick built semi-detached cottage located in the private garden of the owner's late Victorian town house on Kirkgate in Thirsk.**

### **Pre-Arrival**

- **We have an extensive website, with pictures of some of the rooms.**
- **Bookings / enquiries can be made directly from the website via email, telephone or letter.**
- **All guests are provided with written directions to the cottage (available in different font size and dyslexia friendly font)**
- **The nearest bus stop is in the Market Place - 120m away**
- **Thirsk Railway Station is 1.29 miles away**
- **The nearest RADAR toilet is in Millgate - 300m away.**
- **Taxis are usually available at the taxi rank in the Market Place - 130m away - telephone numbers are in the Welcome Folder in the cottage.**
- **This access statement is available on our website and in the "Welcome Folder" in the cottage.**

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

- **There is private parking available for one car at Fern Cottage, this is located at the rear of the cottage.**
- **The distance from the parking area to the garden entrance is 4.5m and the distance from the garden entrance to the cottage is 7.3m, making a total of 11.7m from the parking area to the cottage.**
- **There is a step at the entrance to the garden which is 13cm high and there is a step down from the garden to the cottage which is 20cm high.**
- **The nearest public long stay car park is located on Millgate - 300m away.**

- **At the present time there are no car parking charges payable for parking in Thirsk.**

## **FRONT DOOR**

- **The only entrance to the cottage is the front door from the garden. The key for this is given to the guest on arrival.**
- **The front door is 76cm wide by 1.97m high, with the hinge on the right hand side. The keyhole is 1.2m high and the handle is 1.3m high.**
- **The front door opens into the kitchen area. There is a light on the left hand side of the door for the main light in the kitchen. There is a large mat inset into the floor at the front door. The flooring in the kitchen / dining room is a quality wood effect laminate suitable for a kitchen area.**
- **In the bookcase in the dining area of the room is a leather "Welcome Folder" which has all the details of the cottage in it.**

## **LOUNGE**

- **Double doors from the kitchen to the lounge is 1220cm wide and 193cm wide.**
- **The carpet is light brown and 80% wool (short pile) and there is a deep pile rug in front of the settee.**
- **To the right is a 3 seater settee (not moveable).**
- **There are 3 coffee tables in varying sizes around the room.**
- **There is an LCD TV with a remote control and DVD player.**
- **The fire is a cast iron electric coal burning stove effect fire (unmoveable).**

## **LAUNDRY**

- **The owner offers a free 24 hour washing facility to all guests.**

## **BEDROOMS**

- **Door is 68cm wide and 198cm high with the hinge on the**

**right.**

- **The room is carpeted with a beige short pile 80% wool carpet.**
- **There is one cream painted pine double bed 4'10" wide with a 4'6" wide mattress which has a quilted protector on it.**
- **All bedding is a cotton percale.**
- **There is a choice of non feather or feather pillows and non feather or feather king size duvet. The top two pillows and the duvet on the bed have quilted protectors on them.**
- **The space to the left of the bed is 52cm.**
- **The space to the right of the bed is 52cm.**
- **The main room light switch is on the left hand side of the door.**
- **There are two reading lamps available, one on each of the matching bedside tables at each side of the bed.**
- **There is a double wardrobe with a large drawer which is 95cm from the end of the bed, the wardrobe is 116cm wide, 73cm deep and 190 high.**

## **BATHROOM**

- **Door is 68cm wide by 197.5cm high.**
- **Toilet seat is 41cm high.**
- **Distance to the left of the toilet is 50cm.**
- **Distance to the right of the toilet is 43cm.**
- **Sink height is 80cm.**
- **There is a corner shower which is 99cm from the wall at it's widest point.**
- **The bathroom is fully tiled and is mainly beige and cream with white fittings.**
- **The room has a wall mounted towel rail and there is a small storage unit to the right hand side of the sink.**

## **KITCHEN**

- **The kitchen has the main door leading into it and double**

**door leading from it into the lounge.**

- **When entering from the outside immediately on the right hand side wall is the main light switch.**
- **On the right hand side behind the main door is a fire extinguisher at 95cm high and a fire blanket at 120cm high.**
- **198cm straight in front of the main door is the L shaped kitchen.**
- **The work surfaces are 89cm high as are the gas hob and the sink. Above the hob is an extractor and units.**
- **The electric oven is below the hob and can only be accessed from the front.**
- **The oven door handle is at 69cm high and the highest oven shelf is at 56cm high.**
- **A microwave is also available and is situated on the top of the worktop, below which is situated the washing machine**
- **To the left of the microwave / washing machine is located the fridge freezer**

## **GARDENS**

- **The garden consists of the following four levels.**
- **Level One - paved and cobbled yard area with planting - the step down to this level is 16cm high and 1.16m wide, the length of this area is 13.6m, you pass through this area to obtain access through a private passageway to the main street, Kirkgate, the gate to this passageway is 93cm wide and the passageway is 1.03m wide and 9.2m long.**
- **Level two - paved and gravelled area with seating and planting with pots - the step upto this area is 20cm high and 62cm wide, the path through this area is 7.3m wide, you pass through this area to reach the car parking area.**
- **Level three – gravel path with planted borders - the step upto this area is 20cm high.**
- **Level four - decked area with pots and seating - the wooden steps upto this area are 20cm high.**

## **ADDITIONAL INFORMATION**

- **Fern Cottage is open all year.**

## **CONTACT INFORMATION**

- **Address: Fern Cottage, Rear of Lavender House, 27 Kirkgate, Thirsk, YO7 1PL.**
- **Telephone: T: 01845 527056 and M:07915 607911.**
- **Email: [abillany@nildram.co.uk](mailto:abillany@nildram.co.uk).**
- **Website: [www.ferncottagehirsk.co.uk](http://www.ferncottagehirsk.co.uk).**
- **Hours of operation: 24 hour.**
- **Emergency number: T:01845 527056 or M:07915 607911.**
- **Local carers: Owners.**
- **Local equipment hire companies: Car Hire - Polar Ford.**
- **Local public transport numbers: Bus:0845 748 4950  
Train:0871 200 2233.**
- **Local accessible taxi numbers: Tom's Taxi's:07739 392551  
Bramleys:07866 594954 Chapmans:07960 568299 Cumfy  
Cabs:07974 200336 JEBS: 07973 443169**

**We welcome your feedback to help us continuously improve if you have any comments please phone or email.**

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