

## **Access Statement**

### **Sandpiper Cottage** **Low Row, Reeth, Richmond, DL11 6PP**

#### **Car Parking Facilities**

- Vehicles may be parked at the rear of the property.
- Vehicles may be parked at the side of the property.
- The Yorkshire Moors can be wet underfoot and caution must be given to natural stones.
- There is no street parking as the Cottage is situated on the Yorkshire Moors.
- Parking is 2/3 metres away from the Five Bar Gate entrance to the gravel path leading to Sandpiper Cottage.
- The path is reached through the smaller Five Bar Gate which is 1 metre wide.
- There is a step up from the gravel path of 15cms high by 94 cms wide onto a York Stone paving path servicing Sandpiper and two adjoining Cottages.
- Sandpiper is the first Cottage on the right hand side.

#### **Main Entrance**

- Sandpiper Cottage is a Grade II Listed Building and has restricted height on the two doors leading into the property.
- The Outer, and Main Door is 158cms high and 4cms deep and 86 cms wide.
- The Internal Front/Lounge Door is 163 cms high and 4.5cms deep and 82cms wide.
- Both doors are hinged on the left.
- The Outer Door has a keyhole lock which is situated 149 cm high.
- The Outer Door has a keyhole lock which is situated 39 cm low.
- The Internal Front/Lounge Door has a handle which moves down.
- There is a space of 167cms high, 50 cms deep and 94cms wide within the two doors which contains a door mat of 76 cms length, 25cms deep and 47 cms wide.

## **The Lounge**

- A ground floor room measuring 4 mts.78 cms cm wide, 3mts. 68 cms deep and 2mts. 12 cms high, with wooden stairs off the first floor.
- Décor is neutral walls, wooden skirting's and internal door
- The flooring is of natural wood with medium sized rug.
- There are two windows to the end gable and one window facing South.
- The internal lounge door has glass panes
- There is a wood burning stove, fire screen and accompanying tools including gloves and safety matches places upon the Log and Kindling Wood Basket.
- There is a corner cabinet holding a Flat Screen TV with Freeview, and a DVD, plus a selection of Games, Fictional and Reference Books, Computer print outs of walks etc.
- A shelving unit holds magazines, a separate radio, CD and Cassette Player as well as an Ipod Station and lamp.
- Furniture consists of a two/three seater sofa with scatter cushions, one arm chair with scatter cushion, a chest with coasters and magazine, side lamps as well as wall and ceiling lights.

## **Kitchen Area**

- This is reached through a rectangular space measuring 142 cms wide, 42 cms deep and 205 cms high. Floor is natural wood.
- The Kitchen Area measures 266 cms wide, 224 cms deep and 213 cms high.
- This is a cream fitted Kitchen containing washing machine, dishwasher.
- Electric oven and four ringed hob with well lit extraction unit and fridge.
- There are wall cupboards containing crockery, glassware and other utensils.
- The floor cupboards contain washing materials such as Dishwasher tablets, fire lighters held in lidded box under sink.
- There is a kitchen unit/island under the Dining Area windows. Items such as table mats and coasters, casseroles etc. are stored within
- § There is a smoke detector on the ceiling , fire blanket and fire extinguisher located on the wall right of the Refrigerator, close to the refuse bin.

### **Dining Area**

- There is a 15 cms step up from the Kitchen area of 213cms wide, 265 cms deep and 214 cms high. The floor is of natural wood.
- The Dining Area is open plan with tongue and groove stained wood half way up the wall with neutral décor and contrasting fabric cushions and blinds which are of roman style on the two windows facing the views to the side of the cottage.
- There is a circular pine table and four chairs with tie on fabric cushions
- The table is moveable with one central leg.
- A high chair is available and is stored in the Utility Cupboard under the stairs until required.
- There are contrasting fabric place mats as well as heat proof table mats.

### **Stairs to the First Floor**

- There are six natural wooded steps reaching a square type landing of 74 cms wide 100 cms long.
- You then bear to the left to the second flight of six steps which leads you to the Galleried King-Size Bedroom One.
- The individual steps measure 72 cms wide, 28 cms deep and 19cms high.
- The second flight measures 65 cms wide, 28 cms deep and 22 cms high.
- There is a wooden stair rail with plastic covering to prevent any incident.

### **Bedroom One**

- This is an Galleried King Size Bedroom.
- At the top of the steps you will reach a space of 380 cms wide and 270 cms deep.
- The ceiling height is mainly due to the style of this Grade II listed property there is restricted headroom by the window offering views across the Yorkshire Moors to the side of the Cottage.

- The area leading to Bedroom Two and Bathroom is 115 cms wide, 84 cms deep and 178 cms high at the lowest point with a 9cms step down.
- The décor is neutral with contrasting fabric and the floor is of natural wood with two rugs either side of the King-size Bed.
- The metal bed provided is King Size.
- Bed height is 58 cms floor to top of mattress and is 150 cms wide and 200cms long.
- Bed linen is cotton and is laundered after each occupation.
- Largest transfer space available to left of bed is 74 cms.
- Largest transfer space available to right of bed is 100 cms.
- The King Size bed is movable but there is restriction due to two side tables containing individual lamps and one radio/alarm clock.
- The bedside tables contain individual torches.
- There is also a double wardrobe to the right of the bed.
- There is a step of 116cms wide and 13 cms high which leads to the window space which is approximately 116 cms wide and 202cms deep.
- This area contains a Dressing Table with contrasting stool, ornament, lamp, mirror, hairdryer and waste basket.

## **Bedroom Two**

- This is situated to the right of Bedroom One and opposite the Bathroom and has a blinded sky-light window.
- 232 cms wide and 150 cms deep.
- The door space is 70 cms wide and 184 cms high.
- A single bed is provided and the bed is 58 cms floor to top of mattress.
- There is a wall light with long pull for ease whilst in the bed.
- There are two cupboards.
- One is of shelving and the other is free hanging.

## **Bathroom**

- The door width is 72 cms and 184 cms high and is hinged to the right.

- Bath with flexible shower over which is situated to the right / back of the property.
- Bath height is 55cms.
- Free space in bathroom is 155cms by 56 cms.
- Toilet seat height is 42 cms.
- Space to right of toilet is 9 cms.
- Space to left of toilet is 13 cms.
- Tiled splash back around bath and basin.
- There are no windows but a 12 volt extractor fan.
- There is a heated towel rail, over basin light and shaver point, moveable mirror with contrasting glass shelf.
- There is a metal dustbin, wall tumbler, toothbrush holder and soap on the glass shelf under the wall mirror.
- A cupboard in the bathroom contains the Water Heating and Cleaning Systems, two switches for immersion tanks and weight scales.
- The flooring is of natural wood.
- There are matching pedestal and bath rugs as well as bath safety mat and relaxing cushions held within a Laundry Bag hanging from the Door Hook.

## **Grounds**

- The property is situated on the North Yorkshire Moors and is accessed by a Grade 6 Farm Track which is maintained annually.
- This Track is maintained by the three owner/users, being the two adjoining Cottages.
- There is a south facing gravelled terrace holding a Chiminea for warmth or cooking, table and two high quality metal chairs with green cushions stored within the Utility Cupboard along with travel/seating rug, flask and holdall and picnic, rucksack style, hamper.

## **Additional Information**

- *Contact Details are in the Guest Folder*
- A BT Land Line Telephone is installed which allows for Emergency Calls outward only but incoming calls are welcome.
- Restricted signal for mobile telephones but Orange seems to work.

- Extra information is provided in the Guest Folder regarding emergency services, refuse collection and leisure facilities.
- A Tourism Folder is provided.
- A Visitor's Book and Notebook for "suggestions" is provided
- A Welcome pack of fresh flowers, bottled water, fresh milk, coffee, tea and Yorkshire Cake is provided. Plus other gifts according to season etc.
- Monthly magazines are provided such as Yorkshire Life, Dalesman.
- A Web Site is provided as well as other advertisements in brochures and marketing cards.
- Annual Contracts are in place for:
  - Portable Appliance Test
  - Water Analysis Test
  - Rodent Prevention Checks
  - Chimney Safety Record
  - Upholstery Cleaning

## **Future Plans**

- **To create a New Website and Client Newsletter – Feb 2010**
- **To purchase new lounge coffee table**
- **To purchase new lounge magazine rack**
- **To purchase new bed side lamp for single room**
- **To purchase new clock / radio for single room**
- **To purchase box containing labelled light bulbs per item**

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

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