

ACCESS STATEMENT

TREWHEL-JU, BUDE

THE APPROACH TO THE COTTAGE

There are no steps anywhere on the property, inside or outside. Every effort has been made to make the cottage and its garden as inclusive as possible.

The cottage is approached via a driveway of semi-compacted gravel chippings. The **car parking area** is immediately beside the cottage. There is a motion sensor light. Beside the parking area is a pathway of paving slabs set in concrete. The pathway is 88cm wide and runs the length of the parking space. Access to the cottage courtyard is through a wooden gate with a latch fastening, opening into the courtyard. The frame of the gate is 88cm wide; the actual opening is 85cm.

The courtyard is of paving slabs set in concrete. A short distance into the courtyard is the **porch**. This area and the porch have motion sensor lighting. The porch is three-sided with the eastern side being open. The porch measures 156cm by 106cm. The door (one part of the bi-fold door) into the kitchen/living area of the cottage is 70cm wide and opens outward. It is glazed and side-hung; it has a lever handle. There are removable mats inside and outside the door. There are five glazed panels in the bi-fold door which, when fully opened, has an opening of 324cm. The threshold has an angled storm guard rising to the folding door track and the threshold, a total height of approx 2cm.

THE INTERIOR

The **kitchen/living area** has a laminated wooden floor. The fitted **kitchen** is at one end of the room, then a dining area and then the living area at the other end. The whole room is lit by spotlights. The work surfaces of the kitchen are 90.3cm from floor level. All cupboard handles and the kitchen tap are approved by Leonard Cheshire Disability. The height of the pan supports on the gas hob is approx 95cm from floor level. The oven has a side-opening door and is approved by Leonard Cheshire Disability. There is an extractor hood above the oven. The washing machine is fully integrated and has a side opening door. The dishwasher is fully integrated and has a top-opening door. The microwave is free-standing on the work surface and has touch controls. The fridge, which has a 4* freezer compartment at the top, is freestanding and under the work surface. All appliances are A rated or above for energy efficiency. All power points at the kitchen end of the room are 16cm (at their mid-point) above the work surface. There is a **fire blanket** attached to one of the hi-line kitchen units. There is a **fire extinguisher** attached to the kitchen unit (just below work surface height) by the entrance door. There is a **smoke detector** and a **carbon monoxide detector** fitted at the kitchen end of the room.

All light switches and power sockets are at levels recommended for disabled use. The underfloor heating is controlled by room thermostats at recommended height. The hot water and heating are powered by a gas boiler housed in a cupboard in the kitchen area. The solar panel inverter is housed in a cupboard in the living area.

The wooden dining table is circular and is 78cm from floor level, including the glass-top. The clearance under the table top is 64cm from floor level. The seats of the dining chairs are approx 48cm from floor level.

The **living area** has 2 two-seater leather sofas. One has a seat height of approx 43cm and the other, which contains the sofa bed, has a seat height of approx 49cm. The mattress of the sofa bed measures 180 by 100cm and is 55cm high. All cushion fillings are foam. There is a glass-topped coffee table measuring 106.5cm by 55.5cm, with a height from floor level of 42cm. The multi-fuel stove is floor-standing at an angle in one corner. It is mounted on slate. It was installed by a HETAS registered installer. There is a woollen rug measuring 150 by 80cm. The LED television is 37" and fixed to the wall. Underneath the television is a wooden shelf measuring 30 by 42cm which holds the DVD player. Both the TV and the DVD player have remote controls.

The wooden door through to the **lobby area** is 84cm wide and side-hung with a lever handle. The lobby area is 209 by 156cm. There are 2 built-in cupboards in the lobby area both with approx 60cm wide, side-hung doors with lever handles, opening into the lobby area. The left-hand cupboard has shelves for clothing/storage and a hanging rail, height from floor 161cm, for clothes. The right-hand cupboard has one high shelf for iron, washing basket etc and floor space for storing the vacuum cleaner, ironing board, mop and bucket etc. There is a **smoke detector** and a **fire extinguisher**. The fire extinguisher is a dry powder type and is wall-mounted (130cm from floor at mid-point). A plug-in night-light is provided. Also opening off this area are the bedroom and the wet room.

The **bedroom** door is 84cm wide, side-hung, with lever handle, and opens inwards. The room is lit by recessed ceiling lights. There is a superking sized bed made up by zipping two mattresses together. Access from both sides. The superking mattress area is 180cm wide by 195cm long, with the height to the top of the mattress of approx 51cm. The bed frame is of metal. When unzipped the beds are then 2 single beds. The bed clothes are a duvet plus top and bottom sheets. Pillows and duvet fillings are all non-feather. Throws also provided. At each side of the bed is a bedside drawer unit. Each measures 44cm wide by 38.5 deep, with a height of 59cm including the glass top. Each unit has a bedside lamp, operated individually. There are 2 bedside rugs, each measuring 123 by 62cm. There is a dressing table with 4 drawer pedestal to the right side. The dressing table measures 99cm wide by 47cm deep and is 75cm high including the glass top. There is an armless metal framed chair with a wooden seat. The seat height is approx 46cm from floor. The chair can be folded up when not in use. There is a swivel mirror on the dressing table. Above the dressing table is a wall-mounted LCD 19" television with integral DVD player and remote control. The east facing window is

designed as an **escape window**. The window sill height is 94cm from floor level. The escape area measures approx 106 by 80cm. There is a wardrobe/cupboard in the bedroom. This has double doors each 61cm wide, side-hung, with wooden knobs and opening in to the room. There are shelves for clothes/storage and a hanging rail, height from floor 179cm, for clothes. On the inside of the right-hand door is a full length mirror.

The **wet room** door is 84cm wide, side-hung, with lever handle and opens inward. There is a thumb-screw lock. On the right-hand side of the wet room is an electrically heated towel rail. There is a walk-in shower with one glass panel. There is no shower tray, the floor is level. The shower measures approx 97 by 88cm. There is a pull-down plastic seat. Height to seat is approx 50cm. The seat is suitable for people up to a maximum weight of 120kg. All controls are levers. There is a grab rail for use in the shower. The wash basin has a half pedestal; the top of the bowl is 81cm from floor level approx. The tap is lever-action. The plug pushes in manually and is released by pushing again. There is a mirror above the basin and a light with shaver socket. There is a light plastic chair with arms. The toilet is recommended for disabled use and the seat height is 50cm. The cistern is close-coupled with a push flush in the centre. There is a rail to the right side of the toilet (as you sit on the toilet) which can be lowered to horizontal. There is also a grab rail on the same side. The floor-covering is non-slip. There is an extractor fan which comes on and off automatically when the light is switched on.

All services are from main supplies (gas, electricity and water) apart from drainage which is to our private septic tank.

All work has been carried out to Building Regulation specifications in force at the time and by registered contractors.

Outside the property is the courtyard garden. This is a level area paved with slabs set in concrete. There is one slight incline to the right of the bi-fold door. A garden table and 4 chairs (foldable, with arms) are provided, as is a parasol. There is a kettle charcoal barbecue provided. A rotary clothes airer is provided. There is a wooden shed accessed by a door 73cm wide. The shed is secured by a bolt and padlock with combination lock.

ADDITIONAL INFORMATION

Trewhel-ju is situated on our working farm but is separate from it. There is some machinery and livestock which will from time to time be visible and audible.

We, or our representative, will make every effort to be available to assist with baggage etc on arrival/departure.

If you require clarification on any point please ring John and Clare
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