

# Accessibility Statement for Wyndell Cruck Cottage 2021

## *En route*

Wyndell Cruck Cottage (WCC) sits within the site of Windhill Farm.

Access is along Oaks Lane, a narrow, single track road with few passing places and a few bends. (See Directions)

Turn uphill off the tarmacked road at the “Windhill Farm” sign. There is also a public footpath sign pointing in the same direction.

The one third of a mile narrow track has a rough surface, crossed by channels to take away water, which in turn run into ditches where the track widens. The track is not suitable for anything larger than a transit van.

There are overhanging trees over much of its length and one passing place half way up. The centre of the track is grass.

Although the lower half of the track is shared with a local farmer, it is unusual to meet any other vehicle though there may be walkers with their dogs. You may need to reverse but if this is a concern please ring us- we can ensure that the track is clear.

The track turns into the yard. WCC is the right-hand end of the block which faces you and the entrance door is ahead of you.

Windhill Farm, is an old hill farm, build on the hillside. There is very little level ground anywhere and no paved areas. Ground surface is rough stone and grass.

Visitors can park next to the front door to unload. It is best if cars are then parked to face the track as turning space becomes tighter if there are a few cars in the yard.

PIR lighting covers the entrance area.

## **All following measurements are in centimetres**

### *Ground floor*

All floors downstairs are underfloor heated and flagged with local flags, smooth and riven.

All glass in partitions is toughened glass.

### *Entrance*

There is a low step and door lintel (15) to step over at the threshold of the front door (166x89; handle ht: 112)

Inside the *inner porch* (170x150) there is a coat and shoe rack.

A door (183x76; ht to thumb-latch: 126) leads to the *lobby*. The lowest beam here is 180. A cupboard houses the water purification system which is maintained regularly. There's also seating for changing footwear and hanging coats.

The first door on the left (77x 182; ht to thumb-latch: 125) leads to the *bathroom/utility room*. The roll-top bath stands 67 high to the rim, with internal dimensions of 156x61. The pedestal hand basin stands 80 high. The toilet bowl is 40. The large stainless-steel sink is 95 high. The standard sized washing machine and tumble dryer are 87 high.

The second door (76x176) on the left leads to a *shower room*. There's a step up (22) into the corner shower (w78; l 98; ht 183; ht to controls 115; shower door width 43.5). The pedestal basin stands 78 high; toilet bowl 42 high and electric shaving point 137.

At the far end of the lobby are 3 stone steps (19, 18 & 18 high) and at their narrowest point 62 wide, with a ceiling height of 178. They lead to a *small shared passageway* (headroom to beam: 180) which leads to Bedroom 1 and bedroom 2, both downstairs.

Left is *Bedroom 1*, doorway (73x197; ht to thumb-latch 130) Lowest beam height 178. 2 single beds (each 92x200; ht 72) which can be zipped together given advance notice. Bedside cabinet height: 67 chest of drawers ht: 79. Ht to wardrobe rail 140.

Right to *Bedroom 2*

Headroom at doorway 178. Doorway opening 63x177; ht to thumb-latch 123. There are two low beams in this bedroom :172 & 187.

Bed 1: 92x200x72h. Bed 2: 92x200x72h. These beds can be zipped together given prior notice.

Bed 3: 92x192x66h.

Bed 4 92x192x59h.

Height of bedside cabinets: 67; height of chest of drawers: 80.

Height to wardrobe rail: 173.

Back to *the lobby*.

Eleven oak stair treads to small upstairs landing. Each tread is 26.5x84(width of staircase). The bannister is on the right-hand side. On the left is a partition wall.

All upstairs rooms are pine floored. Heating is by radiators.

## *First floor*

At the top of the stairs is a *small landing*.

Left is a *shower room* (doorway 78x206). Inside is a shower (step-up 20; shower 119x70x225 high; ht to shower controls 116; shower doorway width: 48).

Pedestal basin ht:78; toilet bowl 40.

Right from the small landing into an "L" shaped *Bedroom 3* which has one low beam, headroom 173.5.

Bed 1: 190x90x65h

Bed 2: 190x75x63h

Bed 3: 190x75x63h.

Bedroom cabinets: 60 h. Chest of drawers: 80 h. Height to wardrobe rail: 177

From the small landing (95x145) at top of staircase 4 further steps 115 wide (wall to wall) with bannisters on each side. Gate is available for safety.

Step 1: 15.5 high x 21.5 tread width; step 2: 15.5 high x 34.5 tread width; step 3: 15.5 high x 34.5 tread width; step 4: 14 high leading to kitchen and sitting room. Headroom at the lowest point on these stairs 167.

Left to *kitchen*, containing:

Electric Cooker: 55x64x93h-2 ovens, drop-down doors.

Table: 183x135.5x78h with nine chairs

Dishwasher: 86.5h.

Fridge-freezer -freezer below, fridge above.

Dresser: base cupboards with drawers to counter: 90h; Top drawers with cupboards above 93.5-204; ht to knobs: 155

Ht to sink and cordless kettle: 93

There is also a selection of saucepans, frying pans, baking tins and trays, pyrex dishes and utensils.

Back door: (97x182). Doorframe to step over, then leading down to ground level via wide external metal staircase with railings and handrail each side.

From kitchen walk through, via large opening (ht 204), to sitting room. One further step (18) up.

Cast iron wood burner with rectangular guard.

TV. 3 settees. Coffee tables.

Board games

### *Outside*

The owners would like to take you around the site when you've had a cuppa and a chance to chill out from the journey. We promise not to make it a history...or renewable energy...or wildlife...or timber-framed buildings lesson – unless specifically requested!

We will be happy to help if asked.