

## **Access Statement For Merok Cottage, Newsham, North Yorkshire, DL11 7QZ**

### **Introduction**

Merok Cottage is a two storey stone built self-catering holiday cottage located on a quiet road which leads to the village green at the centre of this small village.

We have tried to provide as much information as we can.

If you have any queries please do not hesitate to contact us.

We look forward to welcoming you.

### **Pre-Arrival**

- Our website address which shows up to date availability is [www.acottageinyorkshire.co.uk](http://www.acottageinyorkshire.co.uk)

There is a copy of this access statement on the website.

- Bookings can be made by telephone, email or post.
- The nearest bus stop is located approx 50 metres from the cottage.
- The nearest train station (Darlington) is approx 15 miles away.

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

- There is on street parking for one vehicle directly outside the front of the cottage.

### **Main Entrance**

- The front door of Merok Cottage is 195cm high, is hinged on the right and opens inwards to a width of 75cm. There is a 10cm high threshold. Entry is into a small internal lobby with door, hinged on the right and opening outwards (H 180cm x W 80cm). This leads to the lounge.

### **Public Areas - General (Internal)**

#### **Lounge:**

- The lounge has one three seater sofa and two arm chairs arranged around a wood burning stove. There is a Smart TV with remote control and broadband hub providing superfast fibre wifi. The doorway from the lounge, opening to the left (H 182cm x W 70cm) down one 8cm step leads to the kitchen/breakfast room.

### **Kitchen/Breakfast Room:**

- On the left is a door with a small 4cm step up, into an understairs cupboard providing storage and housing a fridge/freezer.

Kitchen units and the sink unit are of standard height (92cm).

An oil-fired Rayburn is used for cooking, and provides central heating and hot water. Other appliances include dishwasher, electric hob and microwave/grill. The dining table seats up to six people and is 76cm high.

Sliding patio doors, total width 240cm (opening H 192cm x W 102cm) with a step of 6cm on the inside and 19cm on the outside.

Stairs up to the first floor lead from the kitchen. The stairs are fully carpeted with 12 steps (H 22cm) turning to the left. There is a metal hand rail on the right up to the first floor landing and a wooden handrail on the left for the first four steps.

### **Public Areas – Ground floor WC/utility room:**

- Accessed via a door from the kitchen hinged on the right and opening inwards (H 195cm x W 69cm). Low level WC (H 44cm) in space 55cm wide and wash hand basin. There are a Washing machine and tumble dryer.

### **Outdoor Facilities:**

- The kitchen patio doors lead to a rear concrete path over which the cottage to the right has rights of access gated at either end. Access to Merok Cottage garden is via an opening 60cm wide in a stone wall and down one step (drop 15cm). The garden is shingle pebbled and is surrounded by stone walls (max height 125cm – min height 75cm).

### **Bathroom:**

- Accessed by one step up (H 20cm) on a half-landing and small door opening in to the right (H 180 x W 55cm). The bathroom has a pullcord light switch on the left, wash basin (H 90cm) low level WC (H 44cm) in space 57cm wide, next to bath (H 55cm x internal W 59cm x L 160cm) with taps and shower attachment.

## **Bedrooms:**

A further step (20cm) leads to the main landing from which you access the two bedrooms.

### **Bedroom One**

- Directly in front on the main landing is a door (opening in, to the right H 197cm x W 71) to the main bedroom. There is a 4'6" double bed (H 46cm) with a mixture of cotton and poly cotton bed linen. Access on either side of the bed is 63cm. There is a chest of drawers, single wardrobe and TV with remote control.

### **Bedroom Two**

- To the left on the main landing is a door, opening in to the right (H 197cm x W 70) to the second bedroom where there are bunk beds (L 200cm x H lower 42cm, upper 145cm, W 95cm) with a metal safety rail and ladder and a mixture of cotton and poly cotton bed linen.

## **Additional Information**

- There is a current fire risk assessment at the cottage.
- Pets are allowed by arrangement.
- Smoking is not permitted at Merok Cottage.

## **Contact Information**

- Address: Woodbine Cottage, Cooksbridge, East Sussex, BN8 4SS
- Telephone: 01273 401812 or 07790 513467
- Email: [info@acottageinyorkshire.co.uk](mailto:info@acottageinyorkshire.co.uk)

**We welcome your feedback to help us continuously improve so if you have any comments please phone 07790 513467 or email: [info@acottageinyorkshire.co.uk](mailto:info@acottageinyorkshire.co.uk)**

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