

# **Access Statement for Saddler's Cottage, Wirksworth**

## **Introduction**

Saddler's Cottage is a two storey double fronted terraced cottage. The building dates from the late 18th century when it was used as a stable and saddlers' shop belonging to what was then the White Lion pub. Later it was used as a retail unit. It was converted to a residential property in 1993. The cottage is an unusual shape and has many original features such as the beamed ceilings and sash windows.

## **Pre-Arrival**

- We have a website with full descriptions and photographs of the rooms. Availability can be checked via the website.
- Bookings/enquiries can be made directly from our website by email, or via phone or mail, or via [www.visitpeakdistrict.com](http://www.visitpeakdistrict.com)
- We accept payment by cheque or by card/transfer through Paypal invoicing. We do not have the facilities to accept payment directly by credit/debit card.
- Guests are provided with written directions to the cottage, usually by post or by email if booking is at very short notice.
- The nearest bus stop is approximately 250m away and the hourly bus service between Derby and Bakewell runs buggy friendly buses.
- The nearest train station is Cromford, but we advise guests to order their taxi to meet them before leaving Derby station as Cromford station is somewhat remote. We recommend guests travel one stop further up the line to Matlock Bath if they wish to reach Wirksworth by bus as the twice hourly service between Matlock and Wirksworth picks up on the A6 outside the station.
- Local public transport numbers:
  - Bus: 0870 608 2608; [www.trentbarton.co.uk](http://www.trentbarton.co.uk);
  - Train: 0845 748 49 50; [www.nationalrail.co.uk](http://www.nationalrail.co.uk);
  - Taxis: DeeJay Taxis 01629 822072 (daytime only)  
Sue's Taxi 07866 610144  
Fox Taxis 01629 583333

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## **Arrival & Car Parking Facilities**

- Parking at Saddler's Cottage is on street and free of charge although waiting times of 40 minutes apply between 9am and 5pm Monday to Saturday.
- There is a public Pay & Display car park 150m away accessed via Coldwell Street. Overnight parking costs £1. Daytime parking is charged by the hour.
- We aim to greet all our guests personally on arrival. The key to the cottage is issued on arrival. In the event of us being unavailable to welcome guests we have a key safe mounted by the kitchen window. Guests are supplied with the code either by email, or SMS. We will call later to greet guests personally.
- We supply tea, coffee, sugar, and milk, on arrival so you can take some refreshment after your journey without having to unpack.

## **Main Entrance**

- The entrance to Saddler's Cottage is approached via the pavement which is level, tarmacked and currently in good condition.
- The front door opens inwards directly into the sitting room and has a wooden tread 3/4" (2.cm) above pavement level and flush with the carpet inside. The door is 33"(84cm) wide and is fitted with two locks, 34"(86cm) and 50"(127cm) high.
- A light switch for the main ceiling light is beside the front door 49"(124cm) high.

## **Public Areas**

### **Sitting Room**

- Flooring is short pile carpet
- Furniture is movable.

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- One armchair, one double sofa and one Futon sofa-bed which will seat 3 when folded and opens out to make a 4'6(1.37m) x 6'3(2m) double bed.
- Coffee table with 2 smaller tables tucked underneath it
- Stone hearth 4"(10cm) high and stone plinth 13"(33cm) high extending along one wall on which sits remote controlled TV and DVD player.
- Cast iron stove sits in hearth recess. A full cage fire guard is provided and can be clipped to the wall to prevent it being pulled over.
- A smoke alarm is fitted in the sitting room
- Stairs to the first floor rise from the rear of the sitting room. There are 12 stairs 33"(84cm) wide, the top 3 turning by degrees through the 90deg angle. A handrail runs up the right side of the stairs at a height of 36"(91cm) above the stairs. A light switch for the stair light is on the sitting room side of the wall enclosing the stairs 49"(125cm) high
- There is a cupboard under the stairs with hanging rail, storage for fuel for the stove and bedding for the sofa-bed. The cupboard door is 30"(76cm) wide and 60"(152cm) high and the interior has restricted headroom. There is a light with switch to the left of the door 55"(140cm) high. There is a fire extinguisher in this cupboard
- A half-glazed door 29"(74cm) wide leads from the sitting room to the Kitchen. To the left of this door in the sitting room are three switches 48"(122cm) high, from left to right: Main ceiling light in sitting room; Wall lights in sitting room; Kitchen ceiling lights.
- There is a single step down of 4.5"(11cm) into the kitchen

### **Dining Kitchen**

- The kitchen has a tiled floor.
- The rectangular draw leaf dining table, 26.5"(67cm) x 47.5"(121cm) extending to 71.5"(182cm), stands 29.75"(75.5cm) high and has T-frame legs at each end joined by a horizontal supporting bar under the centre of the table.

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- There are 4 dining chairs kept round the table and a further 3 chairs around the cottage.
- There is an external door 33"(84cm) wide from the kitchen opening onto the street. This door can only be opened from inside providing a fire exit which can be opened without a key. It is secured with 2 bolts, one 29.5"(75cm) high, one 62"(158cm) high.
- There is a light switch for the ceiling lights to the right of the external door 49"(125cm) high. Below the light switch is the fire blanket
- There is a broom cupboard in the corner of the kitchen. On a narrow shelf to the left of the door is a torch.
- Worktop height 36"(91cm)
- Cooker has 2 ovens and grill. Grill door is drop down, height of grill pan when in use 27"(68cm)
- Left hand gas oven door is hinged on left. Lowest shelf 9"(23cm) above floor.
- Right hand electric fan oven is hinged on right. Lowest shelf 7"(18cm) above floor.
- Hob is 36"(91cm) high and gas. The cooker has a lid which automatically cuts the gas supply to the burners when it is closed. Extractor above cooker has lights operated by a switch on the front edge of the extractor 71"(180cm) high.
- There is a wall mounted microwave oven 59"(150cm) high
- Sink is 36"(91cm) high with cupboards beneath.
- Wall cupboards lowest shelf 56"(142cm) high.
- Dishwasher door is drop down.
- Fridge-freezer provided. Height 54"(137cm). Fridge above freezer. Bottom shelf of fridge is 27"(69cm) high

### **Laundry**

- There is no washing machine at the cottage. A folding drying rack is stored in the understairs cupboard as is the iron and ironing board.
- Nearest launderette: Matlock

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## **Outdoor Facilities**

- Not available

## **Landing**

- There is a small landing at the top of the stairs 42"(107cm) x 50"(127cm)
- A smoke alarm is fixed to the ceiling

## **Bedrooms**

### **Bedroom 1**

- Door width 29"(73cm) opening into the room, hinged on the left
- There is a small step of 1.5"(4cm) down into the bedroom.
- The light switch is to the right of the door, 53"(134cm) high.
- The room is an odd shape and narrows towards one end.
- The room is fully carpeted including the walk-in wardrobe.
- At the narrow end of the room is a walk-in wardrobe. The doorway measures 66"(1.72m)h x 24"(61cm)w. There is a light inside the cupboard directly above the door operated by a pull cord. The cupboard is fitted with a hanging rail and 3 slatted shelves. The lowest shelf is 30"(76cm) high.
- Double bed 5'2"(1.58m) wide provided. 22"(56cm) from floor to top of mattress.
- Polyester duvet and pillows provided.
- Bed linen provided. All linen is polyester cotton.
- There is a chest of drawers each side of the bed each with a reading lamp.
- Largest transfer space to left or right of bed is 44"(112cm).

### **Bedroom 2**

- Door width 29"(73cm) opening into the room, hinged on the right.
- The light switch is to the left of the door, 49"(125cm) high.
- The room is partially carpeted over a wooden floor.
- The room is an odd shape, widening towards one end

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- 2 Single beds 3'(91cm) wide. 22"(56cm) from floor to top of mattress.
- Polyester duvet and pillows provided.
- Bed linen provided. All linen is polyester cotton.
- There is a small chest of drawers beside each bed each with a touch operated reading lamp.
- Largest transfer space between beds is 21"(53cm).
- Largest free space clear of doors and furniture is 62"(157cm) x 82"(208cm).

### **Bathroom and WC**

- Door width 29"(73cm), opening into the room, hinged on the right
- There are 2 light switches outside the room to the left of the door 49"(125cm) high. Left switch is stair light, right switch is bathroom light and extractor fan
- Door fitted with door lock which can be released from outside by use of a coin or screwdriver in an emergency
- Coat hooks on back of door 69"(175cm) high
- Floor is varnished wooden floorboards
- Bath with integral grab handles. Mixer shower over bath. Shower head height is adjustable. Sliding 2 panel shower screen fitted to left side of bath.
- Bath height is 21"(53cm).
- Free space in bathroom is 84"(213cm) x 30"(76cm)(average).
- Toilet seat height 17.5"(44cm).
- Pedestal wash hand basin with mirror above, 31.5"(80cm) high
- A shaver socket is fitted to the right of the mirror above the washbasin 59"(150cm) high.

### **Additional information**

- An Information Folder is provided. This includes operating instructions for all appliances in the cottage, emergency evacuation instructions and contact details for medical emergencies.

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- Mobile phone reception is variable.
- The Cottage is no smoking.

### **Contact Information**

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www.qwirkycottages.co.uk

- Open all year
- Office hours of operation: Phones- any reasonable time