

CHRISTMAS COTTAGE

Access Statement

This access statement does not contain personal opinions as to the suitability for those with access needs, but aims to accurately describe the facilities and services that on offer to all our guests/visitors.

Please note that all measurements and dimensions are approximate only.

Ground Level

Entrance Gate & Stairs to the Front Door

- The metal gate entrance on the right hand side of the building opens inwards and is 70cm wide. (the black 'General Waste' wheelie bin is stored just inside this gate).
- There are two short flights of stairs - 6 steps in the first flight measuring 70cm wide, 20cm tall and 22.5cm deep then doubling back with 6 steps measuring 1.0m+ wide, 20cm tall and 22.5cm deep in the second flight.
- There is decking above the metal entrance gate and the first 3 steps of the first flight of steps have a headroom height of 1.80m.
- At the top of the stairs is a decking area which is 3m wide and 1.4m deep. The decking is a mix of wood and composite and leads to the front door of Christmas Cottage. The recycling bins and food waste bin are stored to the right hand side of the front door. A shoe storage bench is also provided to the right of the door.
- The Key Lock Box is located just to the right of the front door. Code will be provided to guests prior to check-in.
- The front door is 1.93m high and 74cm wide with a threshold height of 8cm.



First Floor

Kitchen/Dining Room

- The kitchen work top is 91cm high and has integrated fridge, integrated freezer and an integrated washer & dryer.
- The electric oven has two pull down doors and the gas hob has four burners with electric ignition.
- The sink is 1½ bowl with mixer tap.
- The dining table and 6 chairs are solid beech wood and the chairs have padded cushions.
- The central heating radiator is located on the back wall and is 2m wide, 0.8m tall and 0.14m deep. It is fitted with a thermostatic valve on the right hand side.
- There are three double power sockets for electrical appliances positioned above the work tops.
- A four slice toaster, 20L microwave and 1.7L kettle are provided for use by guests.
- The light switch for the main over head lights/under counter lights and the outside light (which has a dusk till dawn sensor - so please leave this switched on at all times) is positioned by the front door at 95cm height.
- The narrow uPVC back door is situated to the rear of the kitchen and is 58cm wide and 1.8m high. The door threshold is 22cm high to step out.
- There are double wooden doors which are 99cm wide in total and 1.8m high leading through to the lounge.
- For instructions on operation of the appliances and locking/unlocking the front and back doors, please read the 'Welcome Guide' which will be on the dining table when your arrive.



The Lounge

- The lounge is 3.1m wide and 7.3m long with a ceiling height of 2.1m.
- There is a decorative wooden beam across the centre of the room where the ceiling height is only 1.9m.
- There are two pendant lights with fabric shades on the ceiling. The shades are 30cm tall and the ceiling height below them is 1.7m.
- There is a 40" flat screen LED TV on the wall with hand-held remote control. It has Freewiew channels (Please note that terrestrial television reception can be problematic due to weather conditions, traffic and many other factors due to being situated within Cheddar Gorge). There is also a Roku device with separate remote control allowing you to sign into your pay TV channels.
- The Mendip Churchill 5 wood burning stove can be used in winter months only (full lighting and operating instruction are provided in the 'Welcome Guide'. Logs are available to purchase.
- There is a large fabric corner sofa, the seat cushions are 40cm from the ground and the back height is 70cm.
- There is a sideboard with a selection of games inside.
- There is a bank of light switches by the double doors to control the overhead lights and the alcove lighting, kitchen lights and landing lights. This is set 1.27m high.
- The HIVE central heating control is located on the wall just above the light switches. To set the temperature simply rotate the dial until you see the desired temperature. After 2 seconds the temperature will be stored and if required the central heating will engage.
- There are 3 windows in the lounge:
 - i) The first window on your left as you enter the lounge is in the front wall of the property and is 63cm wide and 1.12m tall. The internal window cill is 42cm deep. The window is side hung, double glazed and has curtains. Below this window is a central heating radiator measuring 1.1m wide, 60cm tall and 13cm deep with a thermostatic valve on the right hand side.
 - ii) The next window is also on the front wall and is 63cm wide and 1.12m tall. The window is side hung, double glazed and has curtains. The internal window cill is 42cm deep. A central heating radiator is situated below the window and is 1.1m wide, 0.6m high and 0.13m deep.
 - iii) The side window on the far end wall is 50cm wide and 1.06m tall. It is side hung and double glazed. The internal window cill is 52cm deep.
- To the rear of the lounge are the stairs to the top floor. The 12 treads are carpeted and are 71cm wide and each tread is 20cm high and 24cm deep. This part of the lounge measures 2.3m wide and 2.5m long.
- The hand rail is set to the left of the stairs and is painted white. It is set at 81cm high.



Second Floor

Landing

- The landing is carpeted and is 3.4m long and 76cm wide. The ceiling height varies from 2.26m at the top of the stairs and entrance to the Robin and Woodland bedrooms to 1.93m where there is a bulk head leading to the rear of the property and 2.1m by the entrance to the Elf Bedroom and the Bathroom.
- The landing has doors to the Robin Bedroom, Woodland Bedroom, Elf Bedroom and the Bathroom.
- A visual heat/smoke alarm is located on the wall directly in front of the stairs (above the orange hanging picture).



Robin Bedroom

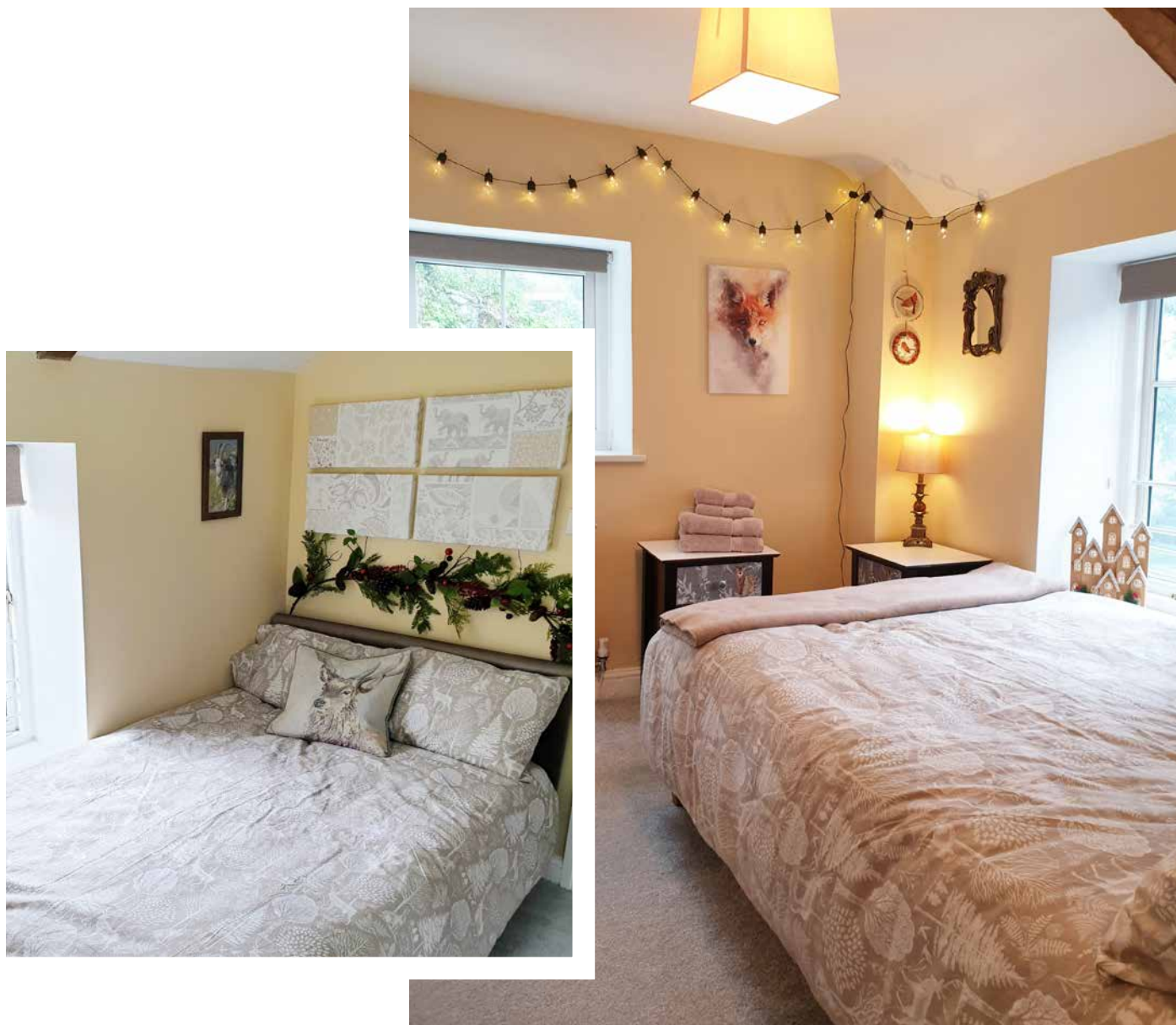
- The Robin bedroom wooden door with black monkey tail handle is 75cm wide and 1.98m high.
- The room is 2.8m wide by 3.1m long with a ceiling height of 2.2m.
- The King size metal bed with pocket sprung mattress is 1.5m wide, 2m long and 60cm high to the top of the mattress
- There is a night-stand with table lamp at either side of the bed.
- There are festoon lights above the bed which are plugged into a socket set 24cm high from the floor, on the wall behind the open bedroom door.
- On the front wall to the right of the window is a 5 drawer white wooden chest of drawers measuring 1m high, 80cm wide and 48cm deep.
- There is a built in wardrobe measuring 1.25m wide and 75cm deep with hanging rail set 1.6m high with large wooden shelf above set at 1.64m height. The shelf is 60cm deep and 1.2m wide. The wardrobe contains the emergency window escape ladder and vacuum cleaner.
- There are 2 more double power sockets set at 24cm height - one by the window side of the bed headboard, and the other behind the drawer unit.
- There are 2 windows in the Robin bedroom:
 - i) To the front of the building is a 63cm wide and 1.12m high side hung double glazed window. The internal cill depth is 38cm. This window has a blackout roller blind attached. For your own safety we recommend that this window is kept closed and locked at all times unless there is an emergency (there is a very high drop out of the window).
 - ii) On the side wall of the property the window is a 75cm wide and 90cm tall top hung double glazed with a blackout roller blind attached. The internal cill depth is 38cm. Below this window is a central heating radiator measuring 1.1m wide, 60cm tall and 8cm deep with a thermostatic valve on the right hand side.

Robin Bedroom (continued...)



Woodland Bedroom

- The Woodland bedroom has a white wooden door that is 76cm wide and 1.98m high with a black monkey tail handle.
- The room is 2.2m wide and 3m deep with a ceiling height of 2.2m.
- The small double bed is to the right of the door against the front wall of the building. The bed is 1.9m long and 1.2m wide
- The top of the mattress measures 60cm from the floor.
- There are two 3 drawer units at the foot of the bed - both are 63cm high, 46cm wide and 37cm deep.
- There is a built in wardrobe measuring 80cm x 80cm to the left of the bed (maximum height 1.9m). This wardrobe houses the gas combination boiler (on-demand hot water and central heating).
- In the wardrobe there is a low shelf for clothes with fabric storage boxes. The shelf is 48cm from the floor, is 80cm wide and 80cm deep. There is a hanging rail set at 1.8m height.
- There are two double sockets in the bedroom, one to the right of the door behind the bed headboard and one near the foot of the bed on the front wall of the property. Both are set 24cm high off the floor.
- There are festoon lights hanging on the side wall of the property.
- There are 2 windows in the Woodland bedroom:
 - i) The window to the side of the property (directly in front of you as you enter the room) is 75cm wide and 70cm tall. It has an internal cill of 41cm and has blackout roller blind attached. Below the window is a central heating radiator measuring 50cm wide, 74cm tall and 10cm deep with a thermostatic valve on the right hand side.
 - ii) The window to the front of the property is 64cm wide and 1.16m tall with an internal cill of 39cm depth. This window has a blackout roller blind attached. For your own safety we recommend that this window is kept closed and locked at all times unless there is an emergency (there is a very high drop out of the window).
- A carbon monoxide alarm is located above the wardrobe door.



Elf Bedroom

- The Elf bedroom to the rear of the property has a folding door with monkey tail handle.
- The room is 1.58m wide and 1.96m long with a ceiling height of 2.07m.
- The folding door is 73cm wide and 1.98m high.
- The white metal frame bed is 80cm wide and 1.75m long. The top of the mattress is 50cm high from the floor.
- There is a bed side table 43cm high with lamp to the right of the bed
- There is one double power socket in the room on the door wall. This double socket is set at 22cm from the floor and has a 4-way extension lead plugged in to give you more sockets and to power the bedside table light and Mesh WiFi Booster.
- There is one window in the Elf bedroom: It is 68cm wide and 75cm tall top hung double glazed with blackout roller blind attached. Under the window is a central heating radiator 50cm wide, 74cm tall and 8cm deep with a thermostatic valve on the right hand side.
- There is a four hook coat hanger rail mounted on the wall above the power socket at 1.8m height.



Bathroom

- The bathroom is located opposite the Elf bedroom.
- The folding white wooden door is hinged in the middle and there is a black monkey tail handle - with a simple hook lock. The door is 76cm wide and 1.98m high.
- The bathroom has a black tiled floor and half height grey tiles on the walls.
- There is a modern white bathroom suite comprising of toilet, small sink, large free standing bath and separate shower.
- The bath is 55cm high, 74cm wide and 1.56m long external, and 44cm x 58.5cm x 1.4m internal.
- At the foot of the bath is a free standing mixer tap with shower hose attachment. Please ensure the shower attachment hose is kept inside the bath at times.
- The sink is 81cm high, 42cm wide and 38cm deep with single mixer tap in the middle.
- Above the sink is a 55cm diameter round mirror with pull cord low energy fluorescent light (This is NOT a storage cupboard and does not open).
- To the left of the sink is the shower cubicle. The hinged door is 57cm wide and 1.7m high.
- The shower is fully tiled and is controlled by thermostatic mixer tap set at 1.1m height.
- The shower tray measures 67cm wide x 85cm wide and the tray has an 8cm high threshold.
- The bathroom extractor fan is located above and to the left of the mirror unit and has a pull cord for on/off operation.
(Note: This is NOT a timer or humidity fan so please remember to turn it off when the bathroom has cleared).
- The bathroom has one window above the bath. It is 80cm wide and 75cm tall tilt and turn inward opening with double glazed obscured glass. The internal cill depth is approx 80cm.
- The chrome central heating towel rail is located behind the door and is 50cm wide, 1.1m tall and 10cm deep. The top of the rail is 1.35m from the floor.



The Garden, Decking and Viewing Area

Getting to the garden

- The garden is accessed from the back door in the kitchen.
- The back door is 58cm wide and 1.8m high and there is a 22cm high threshold to get out.
- There are two sets of concrete steps to get to the gravel and decking area.
- The immediate steps from the back door are set between the kitchen wall and a large retaining wall against the cliff.
- There is a metal hand rail fitted against the kitchen wall to assist climbing.
- These first set of steps are 70cm wide and there are 11 steps that vary from 18-21cm high and 17-20cm deep before it turns back on itself to the left through a 16-14cm high, 80cm wide step with a 4cm drop behind it, followed by a 9-12cm high, 60cm wide step and a third 20cm high, 80cm wide step on to a concrete path leading to the bathroom window and to the second set of steps to the right.
- The concrete path is 2.8m long and 1m wide and has a small angled step rise of 8cm height just before you arrive at the second set of steps.
- The second set of steps are 82cm wide and vary from 17-20cm high and 22-24 cm depths.
- There is a metal hand rail on the right hand side to assist.
- At the top of the second set of steps is a gravel area with paving slab and further step up created by a wood sleeper.
- Please be very careful going up and down these steps are many of them are different heights, depths and widths.



In the garden

- At the top of the steps is an area of gravel and pine sleepers. This area is 1m wide and 55cm deep and leads to the large decking area to the left and wide gravel path directly ahead, left and right.
- To the immediate left there is a large decking area with low wooden planters. The space to step onto the decking is 67cm wide.
- The decking is 4m wide and 10m long at the largest points.
- On the left hand side of the decking is a wooden hand rail with trellis. This is 99cm high and 2.3m long.
- Across the front side of the decking facing the house roof there are three wooden planters and a rope barrier. Do not cross this barrier as the roof is fragile.
- Towards the far side of the decking there is more hand rails with trellis measuring 99cm tall and 2.3m wide. There is a further 99cm tall and 5.5m trellis handrail and decking area.
- At the far end of the decking (nearest Jacobs Ladder) there is a 1.8m high feather edge fence with low escape hatch gate that can used in case of an emergency only. Please keep the gate closed and bolted at all times.
- To the rear of the decking is a dry stone wall of varying height sloping up towards the back fence (currently consisting of camouflage netting and green wire fencing used to deter the local goats from coming into the garden). Beyond the fence lies Jacobs Ladder and the lower Cheddar Gorge.



In the garden (continued...)

- There is a raised gravel area that is 2.2m wide and 5.5m long at its largest points. There is a 18cm step up to this area from the main decking level.
- To the rear of the gravel area is a dry stone wall with ferns. This is 1.6m high.
- On the gravel path to the right of the steps is a wide upwardly sloping path with stepped pine sleepers.
- The sleepers are 1.8m wide and the steps are each 10cm high.
- The path is 1.8m wide and 9m long.
- On the left of the path to the rear of the garden is a dry stone wall with ferns. This is 1.6m high. To the right and facing The Cliffs road is a steep planted sloping flower bed (this is above the concrete path between the two sets of steps to get to the garden).
- At the far end of the top gravel path is a wooden barrier with a 'DO NOT CLIMB OVER - NO ACCESS/ENTRY' sign.

THERE IS STRICTLY NO ACCESS TO THIS AREA.

Beyond the barrier it is steep, unstable and dangerous cliff face that drops directly down to the road and pavement.



