

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

Access Statement for Millstream

Introduction

Millstream is one of three holiday cottages located in a secluded corner of Alston, a charming historic little town in the heart of the North Pennines Area of Outstanding Natural Beauty. Alston is built on a hill so nowhere in the town is totally flat but the approach to the cottages is on a gradual slope. The centre of the town is a steep cobbled hill and the approach to our cottages is via narrow streets surfaced with pavements.

Millstream is new-build but has historic origins, being built over the basements of a previous cottage, possibly dating back to Mediaeval times. These old basements were stepped, so the cottageWhen you book your cottage we will send you directions of how to find us now has a split level ground floor with interesting uneven walls and angled rooms. Another historic feature of The Butts, where our cottages are situated, is the old mill race which actually runs below our other cottages. It emerges in an open "leat", a stone built channel in the terrace just outside the French windows of the living room.....So Millstream is blessed with the relaxing sound of flowing water.This apartment has a light and airy feel with off-white walls and contrasting pale and dark green woodwork and a large window area overlooking the patio and millrace.

Our cottages are located in a secluded corner of Alston and our visitors appreciate the peace and quiet and the lovely country walks you can do from the cottages but at the same time like having all the convenience of shops and places to eat within 5 minutes walk of our cottages.

Pre-Arrival

- When you book one of our cottages you will be sent directions of how to find us.

- You can also look on our website <http://www.holidaycottagesalston.co.uk/location.php> where there is a link to a Google map.
- The nearest railway station is in Penrith, approximately 20 miles away.
- If you require an accessible taxi, or information about bus services, we suggest you contact our "Local Links" Information Centre Tel: 01434 382444
- We may be able to collect you if you are arriving at a station or airport but there is a local taxi service run by Richard Bainbridge, tel: 01434 381386
- The centre of the town is a steep cobbled hill and the approach to our cottages is via narrow streets surfaced with pavements.
- It is possible to hire a shopmobility power assisted wheelchair from the "Local LinkS" Information Centre situated in the Town Hall.
- We can organise shopping to be delivered if required.
- Any of our printed material, eg access statement, directions, terms and conditions, and any of our web-pages can be provided in large print on request.

Key Collection, Welcome and Car Parking

- The three holiday cottages are part of a development of four architect designed cottages which blend together old and new development. The owners live in one of the cottages (called "Pigeons") and they will normally be on hand to welcome visitors and give them a familiarisation tour of the cottages, give them the key and help them to get parked if they need any assistance.
- If the owners are not available they will try and organise another person to provide a welcome service. Very occasionally this may not be possible in which case the alternative arrangements will be clearly given with contact telephone nos. for key collection and a welcome note will hopefully provide the guest with essential information.
- One parking space per cottage is available and due to the topography of the site the parking space for Millstream is on a slope with a flagged surface, and a step down on the

driver's side. There is a gentle slope upwards to the cottage with approx. 4m of pavements to cross to get to the front door

Entrance to Property

- The front door clear opening is 730mm (28.7 inches) wide
- There is one shallow step to the front door
- There is an external light above the door and a pendant light in the Entrance Lobby
- Width of passage is 750mm (29.5 inches) wide at narrowest point
- The porcelain tiled floor surface has a doormat in matwell and there is a larger door mat, which is approx. 20mm thick and has a non-slip backing in the Hallway.
- The Hallway leads directly into the Kitchen / Dining Area

Halls, Stairs, Landings, Passageways

- There is a staircase from the Kitchen / Dining Room to the first floor landing, comprising twelve steps. The staircase is a 'dogleg' design, with six corner treads (kitewinders) and is 750mm (29.5 inches) clear in width. The handrail is on the inside (left-hand) side and at the bottom stair there is also a handrail on the right.
- The first floor landing is floored in natural limed oak.
- There is a staircase from the Kitchen / Dining Room to the Living Room, comprising eight steps, three corner treads (kitewinders) and a minimum width of 730mm (28/7 inches)

Sitting Room/Lounge

- There is unobstructed space of 1500 x 2300mm (59 x 90.5 inches) in the Living Room
- There are patio doors leading to the garden area. The width of the doors is 1120mm (44 inches), the depth of the step down from the Living Room into the garden is 130mm (5.1 inches), accessed over a wooden threshold which measures 60mm (2.2 inches) across.
- The furniture in the Living Room is all moveable. There is a low two person sofa and two taller easy armchairs. The

coffee table stands on a woven fringed mat and the flooring is natural oak floorboards.

- The Living Room is lit by three wall lights and two pendant lights over the centre of the room and there is a standard lamp.

Dining Room

- The Dining Area adjoins the Kitchen
- There is space for a wheelchair on one side of the table, however the table legs may not be sufficiently spaced to allow the wheelchair user to pull in close for ease of eating. The width between table legs is 460mm (18.1 inches). The clear height underneath the table is 635mm (25 inches)
- The lighting comprises a pendant ceiling light above the dining table and spotlights in the Kitchen ceiling.

Kitchen

- The Kitchen is accessed from the entrance Hallway with no change in level.
- There are eight stairs from the Living Room to the Kitchen / Dining area.
- There are spot ceiling lights.
- The oven has a drop down door, the height of the bottom of the oven is 330mm (12.9 inches) and the top is 680mm (26.7 inches) above floor level. The hob is 907mm (35.7 inches) above floor level.
- The height of the worktops is 892mm (35.1 inches)
- There is a microwave on the worktop, the bottom level is 912mm (35.9 inches) above floor level.
- The highest shelf is 1432mm (56.3 inches) above floor level. The lowest drawer is 280mm (11 inches) above floor level. Crockery etc is stored in wall cupboards (bottom shelf 1340mm (52.7 inches) (above floor level) but items can be moved to lower storage places on request.
- The sink has separate cruciform taps with a single outlet
- The height of the fridge freezer is 670mm (26.3 inches)

Bedrooms and Sleeping Areas

- There are no ground floor bedrooms. Both bedrooms are accessed from the first floor landing which is 750mm (29.5 inches) minimum wide.
- There are two bedrooms - One room with a superking sized bed and the other with two twin beds.
- Bedroom One - clear door opening width is 790mm (31.1 inches). Space available next to superking sized bed is 700mm (27.5 inches) but this could be enlarged to 1500mm (59 inches) if the bed was pushed against the wall on one side. The height of the bed (to the top of the mattress) is 520mm (20.4 inches). There is a clear space underneath the bed of 200mm (7.8 inches). Lighting - there is a spotlight over each side of the bed and a bedside lamp to each side. There is a lamp on the dresser and two pendant lights to each end of the room. There is a wardrobe and a chest of drawers. The hanging space inside the wardrobe is not adjustable. There are two shelves below the hanging space and a bottom drawer. There are three drawers in the chest of drawers.
- Bedroom Two - clear door opening width is 795mm (32 inches). There is a space of 1100 x 1100mm (43.3 x 43.3 inches) between the two single beds. The height of the beds to the tops of the mattresses is 520mm (20.4 inches) and the space underneath each bed is 233mm high (9.2 inches). There is a wardrobe with a high shelf and four drawers. There is a further drawer in the dressing table. There are two pendant ceiling lights, a lamp on the dressing table and an adjustable reading light over each bed.

Bathrooms, Shower-rooms and Toilets

- The Bathroom is accessed from the first floor landing and is on the same level as both bedrooms through a door with a clear opening width of 790mm (31 inches)
- The sanitaryware is white. The pedestal basin stands 830mm (32.6 inches) tall and has a lever tap
- The shower is over bath and there are no supporting handrails.
- The bathroom is lit by three ceiling spotlights and an illuminated shaving mirror.

- The door, doorframes and skirting are white. The walls are painted a golden yellow complemented by dark gold floor tiles.
- The height of the wc is 420mm
- The bath is 570mm high
- There is an oak windowsill, shelves and exposed rafters.

Garden

- Patio doors lead from the Living Room to the flagged garden area, which has a small covered stream running diagonally across. The stream is covered by fixed metal grating.
- There is level access to a round wrought iron wooden table with a semi-circular seat, all in a powder coated finish. Two deck chairs are also available.
- There is clear space in the patio area of approx 4m²

Additional Information

- No dogs are allowed at this property
- There is a minor injuries unit at Alston Cottage Hospital. Telephone 01434 381214
- Internet access is available at the local Information Centre
- Other local places of interest are a ceramics gallery, cane workshop, Just Glass and other specialist shops, The Hub, local transport museum, South Tyne Railway and Killhope North of England lead Mining Centre.

Future Plans

- We are planning to improve our website, so any comments on accessibility will be welcome

Contact Information

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Telephone: 01434 382975

Email: enquiries@holidaycottagesalston.co.uk

Website: www.holidaycottagesalston.co.uk or
www.artapartments.co.uk (links to same
website)

Hours Of Operation: 10am - 8pm but 24 hour for emergencies

Local Equipment Hire: 01434 382444