

Access Statement for Old Manor House

Introduction

Old Manor House is a detached 4 bedroom cottage situated by the Beck in the village of Clapham on the edge of the Yorkshire Dales National Park. We have tried to provide as much information as possible in this statement, but if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- The nearest bus stop is 150 metres away with services to Kirkby Lonsdale, Ingleton and Settle.
- The nearest train station is Clapham Station, 1.5 miles away. This is an unmanned station with no access for wheelchairs on the Lancaster bound platform as access is via a footbridge.
- The nearest towns are Ingleton (5 miles) and Settle (6 miles).
- The nearest shop/post office is 150 metres away.

Arrival & Car Parking Facilities

- There is car parking area for 2/3 cars and there is on-street parking.
- The car parking area is gravelled and on a slight slope.
- The entrance to the cottage at the side has 5 flag steps 17cm high, 86cm deep, 150cm wide. There are no hand rails. The door, which is hinged on the right, is 86cm wide and opens into the kitchen.
- Parking is approximately 10 metres away from the entrance.
- The parking area is lit by an outside light with a movement sensor.
- The outside light beside the entrance door is switched on from inside the kitchen (top left behind the door as you are coming out).
- The key for the door is kept at The New Inn.

Main Entrance

- There is a door from the kitchen into the hall off which open the lounge, the dining room and a pantry. There is a front door with entrance porch 78cm wide; although the door can be opened from the inside, no key is supplied for this entrance.
- Inside the kitchen and hall there is hanging space for coats and shoe racks in the kitchen and the garden room.

Hall, Stairs and Landing

- From the hall (smoke alarm fitted), there is a short flight of stairs (7 steps, 16cm high, carpeted) to a half landing which gives access into the garden room (carpeted). From here there is an exit door (80cm wide) and one step (12cm) down to the gravelled parking area. There is a second exit door from this room (90cm wide) and one step (12cm) down to a flat, stone flagged patio area by the pond (covered by a steel grid).
- 7 stairs lead from the half landing to the first double bedroom. The stairs are 16cm high, 97cm wide and 25 cm deep. A further step leads to the 2nd, 3rd and 4th double bedrooms, the bathroom and a WC.
- Although the ceilings are not low, the bedroom doorways are only 180cm high as it is an old cottage, please take care.
- There is central heating throughout which is oil fired. There is an open fire in the lounge and the dining room, and radiators in each of the other rooms apart from the garden room which is not heated; it does however benefit from a southerly aspect. Fuel for the fire is supplied in the lean-to building in the garden to the rear of the property.

Lounge

- Door width 82cm.
- There is a free space of 200cm clear of doors and furniture.
- Flooring is slate or stone with fitted carpets.
- Furniture is moveable.
- One 2 seater sofa, one 3 seater sofa and 2 armchairs, all in leather and 1 wooden rocking chair.
- Central light with dimmer and table/standard lamps around the room.
- TV with remote control, Freeview box, and DVD player.
- Open fireplace with fire guard.

Dining Room

- Door width 82cm.
- A rectangular table measuring 63cm floor to lowest point of table, 240cm long, 114cm wide and 72cm high.
- Chairs are movable with padded seats and no arms.
- There is a free space of 115cm clear of doors and furniture.
- Flooring is wooden with fitted carpet.
- Furniture is moveable although the dining table must be moved with care as it is permanently extended.
- There is a further table 65cm floor to lowest point of table, 110cm long, 60cm wide and 71cm high which can be moved next to the main table to

create extra dining space if required.

- Central light with dimmer.
- CD player with radio and iPod socket.
- Open fireplace with fire guard.

Bedroom 4 “Austwick”

- Door width 83cm. There is a step down into the room (16cm).
- 2 single 3 foot beds provided with zip and link facility available.
- Bed height 57cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Largest transfer space available left or right of bed is 64cm.
- Chest of drawers (which also serves as one bedside table) is 89cm high. The other bedside table is 78cm high.
- Largest free space clear of doors and furniture is 237cm by 150cm.
- Central spotlight strip and bedside lamps provided.
- Fitted carpet.

Bedroom 3 “Newby”

- Door width 77cm.
- One double 4’6” bed provided and one single futon sofa bed (2’6”).
- Double bed height 48cm floor to top of mattress.
- Sofa bed height 36cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Largest transfer space available left or right of bed is 62cm.
- Bed is moveable if more space is required at either side.
- Chest of drawers is 80cm high. Bedside tables are 62cm and 76cm high.
- Largest free space clear of doors and furniture is 230cm by 216cm.
- 2 ceiling lights and 3 bedside lamps provided.
- Fitted carpet.

Bedroom 2 “Keasden”

- Door width 77cm.
- 2 single 3 foot beds provided with zip and link facility available.
- Bed height 57cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Largest transfer space available left or right of bed is 88cm.
- Beds are moveable if more space is required at either side.
- Chest of drawers (which also serves as one bedside table) is 103cm high. The other bedside table is 40cm high.
- Largest free space clear of doors and furniture is 270cm by 97cm.

- 2 ceiling lights and bedside lamps provided.
- Fitted carpet.

Bedroom 1 “Clapham” □

- Door width 77cm.
- One king size 5 foot bed provided.
- Bed height 66cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Largest transfer space available left or right of bed is 120cm.
- Chest of drawers (which also serves as one bedside table) is 75cm high. The other bedside table is 66cm high.
- Largest free space clear of doors and furniture is 380cm by 130cm.
- 2 ceiling lights and bedside lamps provided.
- Fitted carpet.

Ensuite to Bedroom 1

- Door width 59cm.
- Shower cubicle 72cm by 72cm with flexible shower. Non slip mat provided in shower tray. Shower tray is 23cm high.
- Free space in ensuite free of doors and furniture is 100cm by 120cm.
- Toilet seat height is 40cm.
- Space to right of toilet is 26cm; space to left of toilet is 16cm.
- Flooring is cushion vinyl with bath mat.
- Poor colour contrast between floor, walls and furniture.
- There is a pedestal in the space under the wash basin.

Bathroom

- Door width 74cm.
- Bath with hand-held shower attachment. Non slip mat provided in bath.
- Bath height is 59cm. Integral bath rails available on both sides.
- Separate shower cubicle with hand rail. Shower opening is 44x176cm; step up into shower is 21cm
- Free space in bathroom free of doors and furniture is 240cm by 116cm.
- Toilet seat height 43cm.
- Space to right of toilet is 56cm; space to left of toilet is 31cm.
- Flooring is cushion vinyl with bath and shower mats.
- Reasonable colour contrast between floor, walls and furniture.
- There is a vanity unit in the space under the washbasin.

WC

- Door width 74cm.
- Toilet height 44cm.
- Space to right of toilet is 28cm; space to left of toilet is 30cm.
- Flooring is cushion vinyl with a pedestal mat.
- Good colour contrast between floor, walls and furniture.
- There are pipes in the space under the washbasin.

Kitchen

- There is a step down into the kitchen 15cm high.
- The worktop height is standard, approximately 92cm.
- Cutlery and cookware are stored in drawers and cupboards under the worktops. Crockery and glassware are stored in wall cabinets.
- Top oven door is drop down with ceramic hob above at standard height; bottom oven opens to the left.
- Sink is standard height with cupboards underneath and mixer tap.
- Standard size front loading washing machine is provided.
- Lighting is halogen bulb strip on ceiling, with under unit lighting.
- 87cm free space between all furniture and worktops.
- Good contrast between cupboards and other surfaces.
- Under-counter fridge available.
- Microwave situated on worktop.
- Flooring is cushion vinyl.
- Smoke alarm fitted.

Pantry

- Front loading, heavy duty tumble dryer available.
- Breadmaker available.
- Freezer available.
- Floor covering is cushion vinyl.

Grounds and Gardens

- Small walled garden to the front with central path and shrubs.
- Gated access to gravelled parking area at the rear of the house.
- Stone flagged patio area outside the garden room with table and chairs provided April to September. Ornamental raised pond with steel grid.
- Raised patio area to the rear of the garden with access through to additional walled, grassed garden. Stone lean-to building with coal store.
- Padlocked garden shed available for bicycle storage.

Additional Information

- Information folder is produced in size 14 font.
- Reasonable mobile phone reception and WiFi available. Nearest public telephone box is 100m away outside The New Inn.
- The cottage is no smoking throughout.
- No pets but service dogs are permitted. Please inform us when booking.

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Local public transport numbers: Traveline: 0871 200 22 33

Local accessible taxi numbers: Settle Taxis (01729) 822219

Contact Telephone and Email Address

We welcome your feedback to help us continually improve; if you have any comments please phone 07812 673317 or email jill.gates@oldmanorhouseclapham.co.uk

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