



Access Statement for The Owl House Self Catering Cottage

Introduction

The Owl House is a barn conversion, originally built in the late 1780's and renovated by us in 2001. This statement aims to provide you with as much information as possible before your arrival but if you have any queries please feel free to contact us. We look forward to your visit to The Owl House.

Pre Arrival

Our website www.owlhouseshropshire.co.uk contains most of the information you may need and bookings and enquiries are welcome by:

- Telephone: 01952 691305 Mobile: 07929 350895
- Fax: 01952 691453
- Email: theowlhouse@btconnect.com

The nearest bus station is in Newport 5 miles away.

The nearest train stations are in Telford or Stafford both are around 12 miles away. There are taxis available at both stations as no buses travel directly to Moreton.

We can arrange the hire of wheelchairs and other aides and equipment so please ask at the time of booking.

We can arrange the delivery of local fresh meat, vegetables and fish direct to your door. Please let us know what you require.

The vegetable garden usually has some produce available, subject to the season and attack by slugs, birds, etc...

There are supermarkets in Newport (Waitrose and Somerfield) 6 miles away and a smaller scale supermarket (Co-operative store) in Gnosall 3 miles away.

Arrival and Car Parking Facilities

The cottage is approached from a level gravel driveway through double gates, which are usually open.

There are 3 access points to the property:

- From the front door – on the gravel drive as you approach the cottage.
- From the kitchen door around the rear of the property.
- From French doors on the patio - again at the rear of the property.

There is ample parking for cars on the gravel drive and the car can be drawn upto the front and rear doors for unloading.

Cars are normally parked within 3 metres of the back door.

The entrances comprise:

The front door internal width 87cm with a threshold of 8cm leading to the hallway.

The kitchen door internal width 87cm with a step of 11cm depth and width of the doorway.

The French doors internal width 139cm with a threshold of 8cm leading to the lounge.

Access to the rear is via gravel surface with flagstones and slabs surrounding the doorways and a paved patio area around the French doors.

The ground floor plan is level throughout.

Kitchen Diner

The entrance to the kitchen from outside is via the back door with a small step 11cm deep by 87cm wide or inside via the lounge door (80cm width)

The cooking, heating and hot water is provided by a Rayburn cooker. This has a hot plate which is accessed from two lift up lids each 36cm by 26cm with an oven (top right) at 72cm from the floor and a warming oven at 33cm from the floor. Heating and cooking controls are accessed via a central control panel (72cm from the floor) behind the top left side cooker door. A separate electric 4 ring hob is also situated opposite the Rayburn. This is in a worktop with cupboards under at a height of 92cm. The hob is operated by 4 knobs located on the right hand side.

The sink has a separate drainer with a single mixer tap with lever operation and a separate filtered water supply also using a lever operated tap.

The kitchen units form a galley style with an average of 130cm between the units and other kitchen furniture. This provides a free area of 2.7m by 1.3m.

The kitchen wall units contain mostly glass and drinking utensils the base units contain pots, pans, plates and storage. There are 5 drawers in a base unit which contain the cutlery and utensils which are a chunky style to aid dexterity.

There is a larger fridge freezer with the highest shelf in the fridge 170cm (but variable) and the lowest drawer in the freezer at 45 cm.

Lighting: Evenly lit kitchen from ceiling downlighters and over worktop and hob lights.

The dining table is round (76cm diameter) with a height of 72cm and an under space of 30cm

Laundry: there is a standard size washer drier which is front loading and situated in the kitchen

A portable CD and tape machine is situated in the kitchen.

The flooring is flagstones and the cupboards, floor and furniture offer good colour contrast features.

Lounge

Accessed through from the hallway or the kitchen diner (internal door width 80cm) or the French doors (internal door width 139cm and an 8cm threshold)

Flooring is flagstones with a Persian carpet in the centre of the room.

There are 2 two seater sofas with arm rests and cushions.

A Teletext TV, VHS video & DVD with remote controls is available.

The freespace area is 2.5m by 2.5m.

Lighting is provided by wall lights and a table lamp with switches at reasonable heights for access from sitting or standing.

Ground Floor Wetroom

Room comprises of a toilet a small handbasin and a shower. Door width is 72cm.

There is no space to the left of the toilet. There is 1.4m available space to the right hand side.

There are 2 grab rails positioned either side of the toilet.

An adjustable height plastic shower seat is located in the wetroom.

The shower has a mixer tap at 95cm from the floor and a variable height showerhead. The room has a colour contrasting non-slip

floor covering. The free space (free from doors and furniture) is 1.4m by 1.4m.

The taps on the handbasin are operated by levers which make it easy for people with dexterity problems.

A mirror is positioned 112cm above the floor over the handbasin and a shaver socket is located to the right of the handbasin at 88cm from the floor.

Lighting is provided by a ceiling light.

Ground Floor hallway

Has front door access onto the gravel drive Door width 87cm. Free space of 1.4m by 1.2m

Bedrooms

Non feather duvets and pillows are provided in each room.

Sheets, duvet covers and pillow cases are cotton.

An upright Windsor style wooden chair is available in each bedroom.

Room Combinations

Ground Floor: One twin bedded room

First Floor: One double room

Ground Floor Bedroom

The door width is 85cm from the hallway. This bedroom contains twin beds with transfer space between beds of 1.5m and a free space of 2.4m by 1.7m.

Beds are movable if required. The bed heights are 52cm from the floor to the top of the mattress

Lighting is provided by over the bed lighting which can be controlled from switches to the side of the bed headboards. There is a double socket at 82cm from the floor situated next to a 7 drawer cupboard and wardrobe.

The walls and floor coverings offer a good colour contrast on light switches and sockets for visitors with vision impairments.

Stairs

The stairs are 80cm wide by 25cm deep There are 10 steps with a slight turn for 4 steps onto a landing measuring 1.8m by 1.2m. There is a handrail to the left hand side for the length of the stairs.

Level access to the first floor toilet.

First Floor toilet

Room comprises of a toilet and small handbasin. Door width is 72cm.

Space to the left of the toilet is 53cm. There is no available space to the right hand side.

The overall internal dimensions are 1.6m by 1.15m.

Flooring is non slip laminate. Lighting is provided by 3 over mirror spot lights.

First Floor Bedroom

Access via a 72cm wide by 20cm deep step. Door width 72cm. This bedroom contains a double bed (1.4m wide with 52cm height).

Some of the room is under the eaves but the wardrobe and dressing table allow access without stooping. The bed is placed centrally and allows full standing access either side.

The flooring is carpet with lighting provided by 2 bed side lamps and a wall light controlled by light switch and by lamp switches on either side of the bed.

A portable fan and air conditioning unit are positioned in the room. The dressing table (height 68cm) allows access under of 63cm depth by 42cm width.

Outdoor Facilities

There is a level paved area outside the French doors measuring 3m by 6.5m. This has a round table with a parasol (winch mechanism) 4 garden chairs with arms and a garden bench. There is a raised flower bed to the right and a raised pond with water feature to the left side. A step measuring 12cm deep and 2m wide leads to the lower part of the patio (2m wide by 3m long) which contains a wooden bench seat next to the pond and a barbecue built into the raised flower bed.

A step measuring 6cm deep and 2m wide leads onto the lawn which is gently sloping and leads to flower borders and the orchard.

A childrens tree house and play house are also situated in the gardens.

Swimming Pool

There is an outdoor heated swimming pool available for guests at the Owl House. Access to the pool is via the gravel drive for 25

metres onto a paved area (one step measuring 1.6m wide by 18cm deep followed by 17 metres of level paving and 3 further semi circular steps each measuring 130cm wide by 14cm deep. There is a changing room with double french doors width 116cm (with a curtained area and wooden slatted bench measuring 1.9m wide by 1.1m deep). Access to the pool is via "Roman end" steps (4 in total) 2.44m wide by 20cm deep. The pool is a constant depth of 1.2 metres and measures 9.7 metres long by 4.8 metres wide. The normal operating season of the pool is May to September but it is weather dependant. Children should be supervised at all times. A life saving pole is situated on the fence (at 1.2m height) next to the changing room.

The Gardens

There is open access to all of the gardens which in total are around 3 acres. The garden is on a level site with some gentle slopes in places. The lawns to the main garden are accessed via the gravel drive and up a small kerb 16cm wide by 6cm deep onto grass. There are further paved areas and gravel walk ways around the garden.

Additional Information

The internal doors fasten using traditional Suffolk latch type mechanisms which are positioned 95cm from the floor making it easy for people with dexterity problems.

The cottage is a non smoking property.

Tourist information is available in folders under the lounge coffee table.

Light switches and power points are at sensible height for access in a sitting or standing position.

Mobile phone reception is reasonably good but does vary with different operators.

We welcome your comments or feedback on the cottage to help us continually improve our service. To contact us phone 01952 691305/07929 350895 or email theowlhouse@btconnect.com

Tony and Fiona Asson
Summer 2007