

# **Access Statement**

## **The Old Cheese Factory....**

### **Introduction**

The Old Cheese factory is a brick built converted malt house and Cheese factory dating back to the 17th Century.

### **Pre Arrival**

- We have a website ([www.theoldcheesefactory.com](http://www.theoldcheesefactory.com)) and are also listed on [www.premiercottages.co.uk](http://www.premiercottages.co.uk).
- Bookings can be made by email or telephone and are confirmed by post. We accept cheque, credit/debit cards and bank transfers.
- We have online availability and booking on our website.
- The nearest bus stop is in Duffield (2 miles).
- The nearest railway station is Duffield (3 miles). Accessible taxis would have to be booked in advance with a local taxi firm.
- Most major supermarkets will deliver shopping that has been ordered online.

### **Arrival and Car parking facilities**

- Entrance to the Cheese factory is through double iron gates.
- Our car parking is off road and secure.
- The car park is level and the surface is gravel with ample space for 6 cars to park.
- Access is via 3 steps height 19cm onto level limestone path 125cm wide or a level limestone path, width 120cm across the lawn and down 3 steps height 19cm.
- Entrance to the Cheese factory is either by the Main door 105 cm wide and a step into the hall 25cm or kitchen door 82cm wide and a step into kitchen 12cm.

### **Main Entrance and Reception**

- The whole of the ground floor is level and the flooring is ceramic tiles apart from 2 bedrooms which are carpeted.

- Ground floor toilet entrance door 73cm hinged on right and opens out to hall. Toilet height 42cm and hand basin height 82cm
- Stairs leading up to the first floor one step height 25cm then space of 100cm x 96cm then start of stairs height 18cm. Stairs re carpeted and hand rail on the left hand side.
- There is a log burner and a 2 seater sofa, 2 chairs and coffee table.
- This leads to the dining area access both sides of the log burner 90cm.

### **Dining Room**

- There is a stone spiral staircase steps height 19cm hand rail on right hand side.
- The dining table seats 8 people. Oak dining table 240cm x 84cm x 75cm. and the chairs are high backed and upholstered with no arms.

### **Kitchen**

- Kitchen entrance from the dining room width of door 75cm
- Split level oven and grill Oven height 75cm and grill height 124cm.
- Ceramic hob height 92cm.
- Sink and worktop height 92cm.
- There is no under worktop space all fitted cupboards
- Island in the middle 155cm x 106cm x 92 cm. free space round island max 123cm and min 95cm.
- Built in fridge freezer
- Standard size front loading washing machine and front loading condenser dryer built in below worktop.
- A standard size dishwasher built in below the work top.
- A built in microwave in the island.
- Evenly lit kitchen with ceiling spotlights.

### **Lounge**

- Access either from spiral staircase or corridor door width 75cm height of step into lounge 13cm.
- Lounge 30ft x 15ft.
- Solid Oak flooring and rug

- There are 2 x 3 seater sofas 1 x 2 seater sofa and 2 chairs. 2 small coffee tables and one large coffee table all moveable.
- Sky TV, DVD, video recorder and Hi Fi remote controls are available

## **Bedrooms**

### Room combinations

- Ground floor Twin room and double room - 1 x 5ft & 2 x 3ft beds
- First floor 2 x 5ft beds
- All en-suite
- Non feather duvets and pillows in each bedroom
- Bed linen 100% cotton and poly cotton.
- Bedroom floor wool carpet
- En-suite flooring ceramic tiles.

### **Ground floor bedrooms**

- Access from main entrance along a corridor width 84cm.
- Double bed width of door 74cm hinged on right.
- Bed height 60cm x 152cm wide x 200cm long. Max space round bed 64cm & min 45cm ( but can move dressing table to a space of 80cm)
- En-suite doorway width 74cm.opening into bedroom.
- Bathroom comprises bath with shower over, toilet and wash basin
- Bath height 54cm toilet height 42cm hand basin height 86cm.
- Twin bedroom width of door 74cm hinged on right.
- Beds height 60cm x 90cm wide x 190cm long. Adequate access to both sides of beds. Largest free space 115cm x 287cm
- Door into en-suite width 74cm hinged on right opening into en-suite.
- En-suite comprises Shower cubicle 80cm x 80cm step height into shower 22cm. Toilet height 42cm Hand basin height 86cm.

### **First floor bedrooms**

- Master bedroom small step into room height 8cm door width 74cm
- Bed height 60cm x 152cm wide x 200cm long. Largest free space 600cm x 250cm

- Door into bathroom width 74cm one step height 17cm into bathroom
- En-suite comprises roll top bath height 62cm, shower 120cm x 80cm step height into shower 23cm, basin height 82cm and toilet height 40cm.
- Double bedroom door width 74cm hinged on right opening into room. Small step height 5cm into room.
- Bed height 60cm x 152cm wide x 200cm long. Largest free space 92cm x 450cm
- Door into en-suite width 74cm hinged on right opening into bathroom.
- Shower 100cm x 80cm height of step 22cm. Hand basin height 86cm and toilet height 42cm.

### **Garden**

- There is a large lawn and mainly flat with a paved patio area with a table and eight chairs. Cushions, parasol and deck chairs provided.
- Garden shed for storage, safe & lockable.

### **Additional information**

- Information and directions sent out on receipt of balance
- Good mobile phone reception
- Free wireless connection.
- We recycle paper, cans, cardboard and glass bottles.

### **Contact information**

- Address The Old Cheese Factory, Windley Hall, Windley, Derbyshire, DE56 2LP.
- Telephone with answer phone which is checked regularly 01773 550947
- Email: [sally@theoldcheesefactory.com](mailto:sally@theoldcheesefactory.com)
- Website: [www.theoldcheesefactory.com](http://www.theoldcheesefactory.com)
- Please let us know if you have any queries that do not seem to be covered in this document.