

# Access Statement For Wensleydale House Self Catering, Leyburn.

## Introduction

Our self catering accommodation is a mid terrace property built in approximately 1880 with access to the front and rear of the property. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

## Pre-Arrival

- We have a website: [www.wensleydale-house.co.uk](http://www.wensleydale-house.co.uk)
- Bookings / enquiries can be made via email, phone, text (07803 204878)
- All guests are contacted by telephone or email in the week prior to their stay and specifically asked about any special needs they may have.
- The nearest bus stop is at the bottom of the garden.
- The nearest railway station is Northallerton (20 miles), a direct bus service to St Matthews Terrace, Leyburn is operated by Dales and District (156/157). Leyburn railway station is 200m away, but currently terminates at Leeming Bar (12 miles).
- We can arrange for shopping to be delivered by Tesco at Catterick, please advise of your requirements

## Arrival & Car Parking Facilities

- Luggage can be unloaded at the front or back of the house.
- There is a level yard and parking for 4 cars at the rear of the house adjacent to the main entrance.
- When accessed by pedestrians from St Matthews Terrace, the rear yard is 30 metres from the main road along a slightly uneven unadopted tarmac lane.
- The main entrance at the rear has 2 steps " 17.9cm high, 44cm deep, 100cm wide. The door is 82cm wide (right hinged).
- The (secondary) entrance at the front has a raised floor level by 18cm. The door is 120cm wide (right hinged). The shared lobby is 110cm deep and 220cm wide, but the front door impedes wheelchair manoeuvrability towards the doorway to the accommodation (820cm wide door, right hinged).
- Visitors are requested to ring the bell in the rear yard on arrival. All guests receive a personal greeting.

## Main Entrance & Reception

- Inside the main (rear) entrance is a small hallway 180cm long and 120cm deep (average) It is partially obstructed by a 33cm by 23cm pillar.

## **Public Areas - General (Internal)**

- All ground floor doors are 820cm wide.

## **Public Areas – WC**

- In the (rear) entrance lobby there is a WC / cloakroom, entered by a 82cm right hinged door. The compartment is 145cm long and tapered in width between 60cm and 130cm. The WC pan is sited 12cm distant from the wall.

## **Restaurant / Dining Room, Bar & Lounges, Take Away & Café**

- The lounge / dining room is 6.5 metres long by 4.2 metres wide. There is 3.5m by 3m free space between the sofas and dining table. The gas fire controls are 30cm above floor level.
- The dining table is 240 cm by 75cm (90cm between legs), and is normally set 70cm away from the wall, but can easily be moved.
- There are 8 armless dining chairs and 2 with arms (all moveable). A baby high chair is provided free of charge.
- Flooring is painted original floorboards with rugs.
- Lounge area seating is by three sofas and one armless easy chair.
- The TV, DVD, VCR are operated by remote control. The HiFi amplifier and tuner have no remote control.

## **Laundry**

- There is no separate laundry but there is a standard size (60cm) washer dryer, which is front loading, provided in the kitchen.

## **Outdoor Facilities**

- The front garden is 15m long and 5m wide, mostly laid to level grass and rockery. There are three benches and a 2.5m by 4m level tarmac patio next to the house.

## **Bedrooms**

### **FIRST FLOOR**

- Accessed by continuous straight staircase (carpeted) from ground floor: 16 steps each of 26cm going by 21cm rise (NB this is the maximum total rise and gradient permitted under Building Regulations for a single flight domestic staircase). Twin handrails. 84cm wide between walls. First floor landing of 80cm by 170cm.

### **FIRST FLOOR FRONT BEDROOM**

- 76cm wide door. 135cm by 185cm four poster double bed (46cm height), at least 120cm clear space each side. 90cm by 200cm single day bed (46cm height), at least 120cm clear space on one side. 220cm by 350cm free space.

#### FIRST FLOOR REAR BEDROOM

- 76cm wide door. 150cm by 200cm king size four poster bed (please note - 80cm height). 55cm and 160cm clear space down sides (once easy chair removed). 160cm by 160cm free space.

#### SECOND FLOOR

- Accessed up a staircase with 180 degree winder, 16 steps of 24cm going by 19.5cm rise. Twin handrails to upper leg, single handrail to lower leg. Second floor landing of 90cm by 200cm.

#### SECOND FLOOR FRONT BEDROOM

- 76cm wide door. 90cm by 200cm adult bunk bed (45cm / 125cm bunk heights). 90cm by 200cm adult day bed (46cm height) on opposite wall, with 230cm by 320cm free space between.

#### SECOND FLOOR REAR BEDROOM

- 76cm door. Two 90cm by 185cm single beds arranged at right angles, 230cm by 240cm free space. Restricted ceiling height above beds (110cm at bed centres).

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

#### FIRST FLOOR REAR ENSUITE

- Accessed by 76cm door, right turn on 80cm by 90cm landing, and three steps of 70cm width, 24cm going and 17cm rise.
- Bathroom dimensions 210cm by 210cm, 160 by 130 free space.
- Bath and toilet height is 46cm. Toilet is close to wall (12cm from wall to WC pan)
- Fixed bath screen (80cm wide).
- Horizontal 45cm grab rail on entry to over-bath shower.

#### SECOND FLOOR REAR ENSUITE

- Accessed down narrow 600cm staircase with 6 steps of 22cm going and 17cm rise. 67cm sliding door.
- Bathroom size 210cm by 210cm. 160cm by 130cm free space.
- Toilet and bath height 46cm. Toilet in centre. No shower.

#### SECOND FLOOR FAMILY BATHROOM

- Accessed by 67cm door, right hinged into room. 115cm by 75cm free space (partially obstructed by door).
- Toilet and bath height 46cm.
- Toilet area is 70cm wide, WC pan is 12cm from wall.
- Folding shower screen.
- Vertical 45cm grab rail on entry to over - bath shower.
- All bathrooms have painted wood floor with rugs

## **Self-Catering Kitchen**

- The room size is 355cm by 320cm. Free space between "U" shaped work surfaces is 235cm by 260cm, but obstructed by (moveable) 75cm by 75cm table in centre.
- Flooring - ceramic tiles.
- Additional lighting below wall units and cooker hood.
- Work surfaces / hob / sink / microwave - all 90cm height.
- Moderate contrast between surfaces.
- Grill under hob; twin ovens.
- Washer dryer / dishwasher both standard units under work surfaces.
- Fridge freezer - 160cm height; 30cm freezer upper, 120 fridge lower section.

## **Grounds and Gardens**

- Ornamental garden to front is 16m long by 5m wide, laid to grass and borders with tarmac patio area of 4m by 2m adjacent to house.
- Parking area and yard to main (rear) entrance is 5m long and between 5m and 7m wide. level concrete surface.

## **Contact Information**

Address: Wensleydale House, 11A St Matthews Terrace, Leyburn, N Yorks DL8 5EL

Telephone: 01969 624229 07803 204878

Fax: Not available

Minicom: Not available

Email: [email@wensleydale-house.co.uk](mailto:email@wensleydale-house.co.uk)

Website: [www.wensleydale-house.co.uk](http://www.wensleydale-house.co.uk)

Hours of operation: 24 hour phone and email contact

Emergency number: 07803 204878

Local public transport numbers: Dales and District ( 01677) 425203

Local accessible taxi numbers: Coopers Cabs (01677) 424252

**We welcome your feedback to help us continuously improve if you have any comments please phone 01969 624229 or email [denise@wensleydale-house.co.uk](mailto:denise@wensleydale-house.co.uk)**