

Access Statement for Allanton Mill Cottage

Introduction

Our cottage is a modernised old stone walled cottage, dating back from 1739 situated in the countryside in Auldgirth, Dumfries & Galloway. We have tried to provide as much information as possible in this statement, but if you have any queries please do contact us. We look forward to welcoming you.

Pre-Arrival

- There is information about Allanton Mill Cottage on the Website. The site address is www.allanton-mill.co.uk
- Bookings / enquiries can be made with via email, or telephone.
- The nearest bus stop is approximately 800 yards away, out of the drive and turns right to the bottom of the hill. Take care when walking on the road as there are no footpaths.
- The nearest train station is in Dumfries, which is approx. 8 miles away. There are accessible taxis at the station.
- If you require this information in a different format, please contact us via email or telephone.

Arrival & Car Parking Facilities

- There is a car parking area/ drive with enough room for 2 guest cars.
- There is no on-street parking.
- The car parking area is levelled tarmac, flat and even. Take care when raining snowing or icy is on the ground as these can be hazardous.
- Parking is approximately 10-20 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 with a movement sensor.
- The key for the door is in the coded safety box, positioned by main entrance. The code will be sent to you prior to your holiday or given upon arrival. Please note the number is changed for each guest.

General Information

- The front door is 83 cm wide and the key hole lock are at 92cm (dead lock) and 130 cm (Yale key) high.
- Inside the entrance, there is a wicker basket for boots and shoes. Hanging space for coats is located on bathroom wall.
- The main door opens into the open plan lounge with the kitchen accessed to the left hand corner. Through the stone wall is access to upstairs twin bedroom. Stairs lead from the landing to the lower floor double bedroom.
- The stairs are 270 cm total height, with a right hand turn comprising 3 steps, 75 cm wide and 25 cm deep.
- Heating is under floor throughout. There is a wood burner in the lounge. Fuel for the fire is supplied in the log shed by the main entrance. Fires lighter are stored

behind the wood basket next to wood burner and kindling in the log shed by the main entrance, with additional kindling in the car park area by dustbins.

Lounge and Dining Room

- The lounge/dining/kitchen room are open plan.
- A round table in the dining measuring, 110cm diameter wide and 77cm high.
- Lighting is spotlight bulbs on ceiling, with 3 table lamps.
- Chairs are movable with padded seats and no arms.
- There is a free space of approximately 80cm clear of doors and furniture.
- Flooring is wooden with a rug in front of the hearth.
- Furniture is moveable.
- Two fabric covered sofas, one double & one triple.
- Teletext available on TV with remote control including free view box, DVD player, DAB radio/CD/iPod player.
- Wood burning stove.
- Mains smoke alarm fitted. Carbon Monoxide alarms installed.
- Wi-Fi and LAN cable internet access is available FOC however you are required to sign our terms and conditions of use.

Kitchen

- The kitchen is open plan with the lounge/dining room.
- The worktop height is standard approximately 94 cm.
- Oven door is hinged on left, grill is drop down, and hob above is electric instant heat at standard height as worktop.
- Sink is standard height with cupboard underneath.
- Standard size front loading washing machine and tumble dryer (condenser-type) are provided hidden behind tongue and groove boarding.
- Lighting is spotlight bulbs on ceiling, with under unit lighting.
- Approximately 95 cm free space between all worktops and walls.
- Good contrast between floor, cupboards and other surfaces.
- Fridge with compartment freezer.
- Microwave.
- Flooring is tiled.
- Smoke alarm fitted in open plan lounge area.

Bathroom

- Door width 80 cm.
- Double shower, with electrical shower unit.
- Lighting is spotlight bulbs on ceiling.
- Free space in bathroom free of doors and furniture is 130 cm by 106 cm.
- Toilet seat height 45 cm.
- Space to right of toilet is 27cm, and 24 cm left of toilet.
- Flooring is tiled. Bath mat, hung on back of door when not in use.
- Good colour contrast between floor walls and furniture.
- Space under the wash basin is free, however pipes are seen.

Landing/Stairs

- Hand rail on right hand side.
- Good colour contrast between floor walls.
- Hand rail height is 92 cm.
- Lighting is spotlight bulbs on ceiling, with 2 ways switch top and bottom of stairs.

Upstairs Bedroom

- Door width 76 cm.
- Twin beds provided are 92 cm wide. Can be turned via zip/link in to king size bed. Configuration must be specified at the time of booking.
- Bed height 65 cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Largest transfer space available left or right of bed is 45 cm and 100 cm.
- Bed is moveable if more space is required at either side.
- Chest of drawers is 97 cm high with mirror above.
- Central bedside table is 83 cm high.
- Largest free space clear of doors and furniture is 101 cm by 300 cm.
- Lighting is spotlight bulbs on ceiling, and bed side lamp.

Downstairs Bedroom

- Door width 76 cm.
- **Double bed** provided is 150 cm wide.
- Bed height 56 cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Largest transfer space available is dependent on room configuration. Minimum Left or right of bed is 96 cm and 300 cm.
- Bed is moveable if more space is required at either side.
- **Single bed** if requested is 92 cm wide.
- Bed height 56 cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Largest transfer space available is dependent on room configuration. Minimum Left or right of bed is 96 cm and 300 cm.
- Bed is moveable if more space is required at either side.
- Chest of drawers is 124 cm high with mirror above.
- Bedside table is 60 cm high.
- Lighting is central light on ceiling.
- If double and single beds are arranged, then there is only access on one side of the double bed.

Balcony

- Outside area complete with table and chairs and bench.
- Area is 450 cm by 400 cm.
- The balcony is approx 250 cm off the ground with a rail balustrade 110cm high.
- Care should be taken with children when on the balcony area.

Grounds and Gardens

- Small garden (grassed) area and patio with stone flags, table, chairs and BBQ to the front of the property.

Additional Information

- Information folder is produced with all appliance data and general information.
- Reasonable mobile phone reception is possible in the cottage and outside in car park area.
- **The cottage is no smoking throughout.**

Contact Information

- Please contact: Jeannette Blunsden
Allanton Mill, Auldgirth, Dumfries & Galloway DG2 0UB
- Telephone : 01387 740369
- Mobile: : 07876 800819
- Email: jeannette@allanton-mill.co.uk
- Website www.allanton-mill.co.uk
- Hours of operation: Available most of the time. We will endeavour to contact you within 24 hours

Complaints procedure

- In the first instance, verbally contact Jeannette, the owners of the cottage. Every effort will be taken to ensure the complaint is dealt with in a fast and efficient manner.
- In writing to:-

Jeannette Blunsden, Allanton Mill, Auldgirth, Dumfries, Dumfries & Galloway DG2 0UB,

We welcome your feedback to help us continuously improve
If you have any comments or suggestions please telephone 01387 740369 Jeannette

December 2013 V2