

Mulberry Tree Cottage – Access Statement

Introduction

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to describe the facilities and services that we offer all our guests.

Mulberry Tree Cottage offers four star accommodation and is located in Hinton, approximately three miles north of the historic town of Berkeley, Gloucestershire. The cottage is situated in the grounds of our home, The Malthouse, and shares its main driveway. Mulberry Tree Cottage has two bedrooms on the 1st floor and a sofa bed located in the ground floor dining room offering some flexibility. In order to offer spacious accommodation we classify the cottage as sleeping four.

If you require this information in a different format or want further information about the cottage, please contact Alyson Hunt on alyson@jeffersonhunt.co.uk / Tel: 01453 511912

Pre-Arrival

- There is extensive information, about Mulberry Tree Cottage including directions and map at www.mulberrytreecottage.co.uk
- Bookings / enquiries can be made by via email or telephone on +44 (0)1453 511912.
- The nearest bus stop is in Berkeley. From here buses run to other local towns such as Dursley, Wotton-Under-Edge and Thornbury. Services to other locations operate from these locations.
- The nearest train station is at Cam & Dursley approximately five miles away.
- There are accessible taxis available locally. Castle Cars Private Hire, Fishers Road, Berkeley, Tel: 01453 511793

Key Collection, Welcome and Car Parking Facilities

- We like to welcome guests personally and will try to make contact a day or so before arrival to confirm arrangements.
- Parking is approximately three metres away from the entrance.
- There is a car parking area with enough room for 2 cars.
- There is no on-street parking.
- The car parking is levelled, gravelled and flat and even.

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Mulberry Tree Cottage – Floor plan



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Entrance to the Property

- The front entrance to the property has one small step, 9cms high, 27cms deep and 100cms wide. This step leads on to the entrance door that is 96cms wide; the key hole lock is 68cms high.
- The outside light beside the entrance door is switched on from the inside of the cottage. The light switch is located at the rear door; a square switch that is pushed.

Halls, Stairs, Landings, Passageways

- Inside the entrance there is an open tread staircase to the right that leads to the mezzanine sitting room. The staircase has a 90 degree turn half way up and a hand rail that is at 82cms high. This staircase is not carpeted.
- The cottage has one other staircase; a straight flight with a handrail. This is located the other side of the kitchen area. This staircase is carpeted.
- Smoke and carbon monoxide alarms fitted.

Sitting Room

- Accessed from the dining room staircase, the mezzanine sitting room is flat and level with no steps. If accessed from the rear staircase there is a step up and doorway which is 17cms high and 66cms wide.
- Flooring is fully carpeted.
- Furniture is moveable.
- One fabric two seat sofa and two armchairs
- Teletext available on LCD TV with remote control. DVD player.
- There is a round coffee table measuring 45cms floor to table surface and a square table measuring 60cms. There is also a bookcase with a range of books.
- Sloping ceiling with Velux and blind

Dining Room

- The dining room leads to the kitchen.
- Flooring is oak boards with a rug in the centre.

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- A dining table is in the dining area with four chairs. The table measures 72cms floor to lowest point of table, 150cms metres long, 104cms wide.
- A sofa bed is also located in the dining room.
- Chairs are movable with padded seats and no arms.
- A CD player with radio sits on an oak side board in the dining room.

Kitchen

- From the dining room the kitchen is via a small step up 9cms. Access is open, with limited width; 76cms.
- The worktop height is 94 cm
- Electric oven with drop down door with four ring gas hob above
- Sink at worktop height with cupboards underneath
- Front loading dish washer 60 cms wide.
- Lighting is spotlight bulbs on ceiling.
- Good contrast between floor, cupboards and other surfaces.
- Fridge.
- Microwave on work surface.
- Flooring is tile.
- Flooring is light with light coloured cupboards.
- Small step from kitchen to back hall 16cms, door width 79cms.

Ground Floor toilet

- Situated off the kitchen by two doors 75cms wide.
- Toilet seat height 40cms.
- Space in front of toilet 66cms.
- Flooring is tile as per the kitchen.
- A small wall mounted sink is located immediately in front of the toilet

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Utility room

- Located at the rear of the kitchen via a door
- Door access 74cms wide, small step up 9cms height.
- Under counter front loading washing machine and front opening door freezer.
- An under counter cupboard
- Adjustable ironing board, iron, clothes airer, vaccum/brushes
- Rear hallway door to outside 109cms wide, height 120cms with two steps up 9cms. The hall width to the utility room is 81cms.

Bedrooms and Sleeping Areas

- Accessed via the sitting room, step down and rear staircase.
- Floors are carpeted
- Minimum hall width is 76cms

Master Bedroom

- Step up 17cms.
- Door width 66 cm.
- Double divan bed.
- Bed height 66cms floor to top of mattress.
- Non feather duvets and pillows provided.
- Clearance at end of bed to wall 180cms.
- Bedside drawers 86cms high.
- Wardrobe and dressing table
- Largest free space clear of doors and furniture is 180cms by 240cms.

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Twin Bedroom

- Door width 73cms.
- Two single 3 ft beds provided
- Bed height 52cms floor to top of mattress.
- Non feather duvets and pillows provided.
- Bedside tables are 67cms and 78cms high.
- Sloping ceiling with Velux and blind.
- Wardrobe and dressing table.

Bathrooms, Shower-rooms and Toilets

Family bathroom

- Door width 76cms.
- Bath with flexible shower over. Non slip mat provided for bath.
- Bath height is 57cms.
- Toilet seat height 43 cm.
- Space beside toilet 125cms by 120cms.
- Flooring is lino with a bath mat.
- Separate electric shower cubicle.
- Exposed and low beams.

Grounds and Gardens

- Lawns are adjacent to the property; they are level with the car parking area.
- Small brick patio with garden furniture, 10ft from front door.

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Additional Information

- Heating is provided by gas central heating throughout.
- Information folder in the cottage is produced in size 12 font.
- Variable mobile phone reception for Orange. Nearest public phone at the local pub, the Lammistide Inn ½ mile away (not coin operated).
- Wireless internet access.
- The property is no smoking throughout.

Future Plans

- We will review our property through feedback from our guests and make any changes accordingly
- We welcome your feedback to help us continuously improve, if you have any comments please email or call.

Our Contact Information

- Mulberry Tree Cottage, The Malthouse Hinton, Berkeley, Gloucestershire, GL13 9HZ
- Please contact: Mark or Alyson Hunt
- Telephone: +44 (0)1453 511912 or 00 44 (0) 7768 145583
- Email: alyson@jeffersonhunt.co.uk
- www.mulberrycottage.co.uk
- Grid Reference: OS: 368139 / 202677