

## **Access Statement for Derwent House, Matlock, Derbyshire**

Derwent house is a Grade II listed stone built Georgian property, built in 1753. Due to the age and listing of the property some period features may limit access to some guests who have mobility problems.

The house is in a conservation area within the town of Matlock in a quiet location next to Hall Leys Park. Car Parking can be found on the road outside of the property. Parking can be limited during the main part of the day due to the house being next to the park.

The house is built over 3 storeys. Access to the property is via 5 steps a stone flag pathway and up another 3 steps. Some doorways within the property are low and narrow. Rooms are typical of a Georgian property and not suitable for wheelchair users.

### **Pre Arrival**

- Booking/enquires can be made directly from our website via email, telephone call or by letter.
- Written Directions to the property can be obtained from the website
- The nearest shops are 500 meters away.
- The nearest bus stop is on causeway lane, found behind the house. A regular bus service from Matlock Bus Station to surrounding villages, Chesterfield, Derby and Sheffield is provided.
- The bus station is 800 meters away.
- The nearest train station is next to the bus station.
- Taxis are available from the town centre.
- House details can be provided in large print if required. We regret we do not have facilities to prepare documents in Braille.
- Our policy is to be pet free. Guide/assist dogs accepted by arrangement.
- Our website: [www.derwenthouse.co.uk](http://www.derwenthouse.co.uk) provides pictures of the accommodation and further information about the services we provide and the surrounding area.

## **Arrival and Car Parking**

Please advise us of your anticipated arrival time so we can be available to greet you on arrival. To ensure accommodation is ready we ask guests not to arrive before 4pm. Earlier arrival may, however, be possible by arrangement.

Parking is on the road outside the house - we do not have designated parking but there are generally spaces available outside the house. The house gate width is 118cm. The 5 steps are of unequal heights: step one 13cm, two 17cm, three 20cm, four 18cm and step five 17cm. There are two steps to the front door: one 20cm steps and the other 17cm step.

## **Main Entrance**

The front door is 88cm x 203cm, with the hinge on the left. The key holes are 98cm and 125cm high. The front door opens into a tiled hallway. There is a light switch on the right hand side of the door way

The house hallway is level and allows access to the downstairs rooms.

The hallway leads to an 88 cm wide staircase with 16 stairs. The stairs have a small landing area between each flight of 8 stairs. A hand rail can be found on part of the stairs.

The first floor landing leads to 4 bedrooms and the main bathroom

A further staircase 77cm wide with 12 stairs and a handrail on the right leads to 2 further bedrooms. The stairs are fully carpeted (100% wool).

The house is centrally heated throughout and the temperature can be controlled from a central thermostat and individual radiator valves.

## **Lounge**

The door opening is 72cm x 179cm. The lounge has two leather sofas and a two-seater chaise lounge and a coffee table. Wall lights and lamps are located within the room. The lounge is carpeted (80%wool). A wood-burning stove with fireguard can be used by guests. The room has a TV, DVD and music system.

## **Dining Room**

The door opening is 78cm x 178cm. A large oak dining room table 100cm x 280cm with 12 chairs, two of which are caver style. A large 3- seated sofa can be found in the bay window of the room. A pine dresser holds additional glasses and serving dishes. In the draws of the dresser a sewing kit and clothes brush can be found. Tablemats are provided for hot plates and dishes  
The dining room has a wood floor.

## **Old kitchen**

The door opening is 73cm x 180cm. The original kitchen stone fireplace remains in place; the fire cannot be used. The old kitchen has a 3 seater sofa and two high back chairs.

A selection of local information, maps, magazines and board games can be found in the original fitted cupboards.

Red quarry tiled floor with a 100% wool rug covers part of the floor.

A large safety glass fitted 136cm x 230cm door leads into the kitchen

## **Kitchen**

Original Victorian tiled floor

110cm Range cooker with 3 ovens and 7 rings

Large front opening fridge

12-place dishwasher

Sink height is 90cm

Large farm house pine table with two benches that seats 6

A range of wooden cupboards are provided for your use and storage.

A range of pots, pans, kitchen utensils and equipment is also provided.

Glasses, plates, bowls and dishes are also provided.

The back door to the courtyard is 90cm x 90cm.

The first step is 13cm and the second step is 11cm.

## **Utility Room**

The door opening is 69cm x 177cm

A 7kg front-loading washing machine and a 6kg condenser tumble dryer is provided. There is a front opening 3 draw freezer.

A basic first aid kit can be found on the shelf in the room.

An ironing board and iron are also provided for guests use.

The highchair is stored in this area.

Vacuum cleaner

Original quarry tiled floor covering.

The door into the courtyard garden is 195cm x 96cm.

## **Bathroom**

The door opening is 69cm x 177cm.

Toilet seat height is 44cm.

Distance to the left of the toilet is 45cm.

Distance to the right of the toilet is 30cm.

Sink height is 84cm.

Bath height 60cm, length 152cm, and 60cm wide.

Free floor space is approximately 5 square metres.

There is a hand held shower fitted to the bath.

The room has a wall mounted towel rail.

A chair is provided within the room.

The floor covering is wood effect, non slip, cushion flooring.

## **Bedrooms**

All bedrooms are carpeted throughout (80% wool)

We provide two hairdryers and torches.

Wooden coat hangers can be found in all wardrobes.

Our beds are normally made with duvets. All pillows are synthetic.

Bed linen: all sheets are cotton. Duvet covers and pillowcases are either 100% cotton or 56% polyester/44% cotton.

### **Bedroom 1 (front king)**

The door opening is 178cm x 77cm.

Bed 200cm x 152cm and the height is 68 cm.

Clear space left of the bed 170cm to the right of the bed 70cm.

There are bedside lights either side of the bed with pull switches.

TV and DVD player on top of large chest of draws.

There is a large double fronted wardrobe.

### **Bedroom 2 (front twin)**

The door opening is 177cm x 72cm.

Each bed is 200cm x 90cm and the height is 65cm.

There is an en-suite bathroom. Toilet seat height is 40cm.

Distance to the left of the toilet is 28cm.

Distance to the right of the toilet is 35cm.

Sink height is 88cm.

Shower size 76cm wide, 80cm depth.

Door into the bathroom 66cm x 192cm.

### **Bedroom 3 (back double)**

The door opening is 76cm x 198cm.

Bed 190cm x 138cm and the height is 66cm.

Free space either side of the bed is 55cm.

There is an en-suite bathroom. Toilet seat height is 40cm.

Distance to the left of the toilet is 25cm.

Distance to the right of the toilet is 25cm.

Sink height is 84cm.

Shower 70cm x 70cm.

Door into the bathroom 198cm x 66cm.

### **Bedroom 4 (Back king)**

The door opening is 192cm x 65cm.

Bed 200cm x 152cm and the height is 65cm.

Free space to the left of the bed 110cm.

Free space to the right of the bed 55cm.

Toilet seat height is 40cm.

Distance to the left of the toilet is 30cm.

Distance to the right of the toilet is 45cm. Sink height is 85cm.

Shower 70cm x 70cm.

Door into bathroom 195cm x 66cm.

### **Bedroom 5 (Top front double)**

The door opening is 170cm x 72cm.

Bed 138cm x 200cm and the height is 65cm.

Free space to the left of the bed 110cm.

Free space to the right of the bed 55cm.

Toilet seat height is 40cm.

There is an en-suite with toilet and hand-basin. Distance to the left of the toilet is 25cm. Distance to the right of the toilet is 25cm.

Sink height is 85cm.

Bathroom door 66cm x 195cm.

### **Bedroom 6 (top front twin)**

The door opening is 72cm x 170cm.

Each bed is 200cm x 90cm and the height is 65cm.

Free space between and to the side of each bed is 60cm.

### **Garden**

There is a large garden at the front of the house with a lawn and flowerbeds.

To the rear of the house there is a courtyard garden.

Access to the back courtyard garden is via the kitchen backdoor. Access can also be gained via the utility room. There are two steps into the garden from the utility room, at a height of 14cm and 15cm.

Garden chairs and benches and a folding table are available for guests

Guests are welcome to enjoy the garden at all times

### **Additional Information**

There is a fire blanket in the kitchen and smoke/heat detectors fitted throughout. In the event of a fire heat/smoke detector alarms will sound.

The building can be evacuated via the front door, back door and utility room door.

We do not permit smoking in the house.

A High Chair is also provided in the utility room

A travel cot is provided which can accommodate a child up to 14Kg

Mobile phone reception at the house is generally good.