

## **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 200-500 meters away.
- The nearest bus stop is on Causeway Lane, found behind the house. There is a regular bus service from Matlock Bus Station to surrounding villages, Chesterfield, Derby and Sheffield
- The bus station is 800 meters away.
- The nearest train station is next to the bus station.
- Taxis are available from the town centre and by pre-booking
- We provide details about the house in an electronic guidebook so font size etc. can be altered to suit the reader
- Our website: [www.derwenthouse.co.uk](http://www.derwenthouse.co.uk) provides floor plans, pictures of the accommodation and further information about the facilities we provide and the surrounding area.

## **Arrival and Car Parking**

To ensure accommodation is ready, according to the current government guidelines, we ask guests not to arrive before 4.30pm.

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 doorway.

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 handrail can be found the left hand side (ascending) on the stairs to the first floor. 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 three sofas and other chairs. Wall lights and lamps are located within the room. The lounge is carpeted. A wood-burning stove can be used by guests. The room has a television.

## **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. There is a window seat in the bay window of the room. A pine dresser holds additional glasses and serving dishes. Tablemats are provided for hot plates and dishes. The dining room has a wood floor.

## **Old kitchen (snug)**

The door opening is 73cm x 180cm. The original kitchen stone fireplace remains in place; the fire cannot be used. The old kitchen has four 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 double door leads into the kitchen.

## **Kitchen**

Original Victorian tiled floor

110cm gas Range cooker with 3 ovens and rings

Large front opening fridge

12-place dishwasher

Sink height is 90cm

Large farmhouse 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 other equipment is provided.

Glasses, plates, bowls and dishes are also provided.

The back door to the courtyard is 90cm x 190cm, which has two steps. 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 along with cleaning equipment.

Original quarry tiled floor covering.

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

## **Main 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.

The sink height is 84cm.

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

Free floor space is approximately 5 square metres.

There is a handheld 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)

Wooden coat hangers can be found in all wardrobes.

Our beds are 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 (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 63cm.

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 80cm x70cm.

Door into the bathroom is 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 100cm x 90cm.

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. Distance to the left of the toilet is 25cm. Distance to the right of the toilet is 25cm.

The shower is 80cm by 80cm and 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 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 table and benches are provided for guests

### **Additional Information**

There is a fire blanket in the kitchen and smoke/heat detectors fitted in each room. In the event of a fire alarms will sound throughout the house. There is emergency lighting on each landing and main hallway. The building can be evacuated via the front door, back door and utility room door. We do not permit smoking in the house.