

This access statement does not contain personal opinions, and is a factual report for the benefit of guests or visitors to Quarry House, Moneystone, Oakamoor.

ACCESS STATEMENT FOR QUARRY HOUSE, MONEYSTONE, OAKAMOOR, STAFFS ST10 3DX

Introduction

Quarry House is a 2 bedroom renovated cottage, surrounded by a pretty garden and open countryside and woodland, it is situated on a country lane in the hamlet of Moneystone, Staffordshire.

It is a traditional two up, two down, stone built construction with a kitchen lean-to.

From the car park there are two entrances. 1) The back door, which has the key safe situated next to it, but there are two small steps down from the gravel car parking area. 2) The front door is accessed by a ramp and a concrete path.

It is fully fitted out for self-catering purposes only. No extra services are offered, although dog sitting might be considered, if necessary and/or convenient.

On the ground floor there is a kitchen, ground floor wet-room with assistance rails, shower seat and raised toilet, a dining room with Rayburn cooker and sitting room with log burner. Quarry tiles are throughout the cottage, with small rugs which can be easily removed.

The cottage has free WIFI and reasonable Mobile signal. No land line telephone is fitted, but can be added if this is required for peace of mind.

We look forward to welcoming you. If you have any queries, or require assistance, please contact 07801 901 333 - 01538 702769 - or email: quarryhouseholidayrentals@outlook.com

Metric measurements in brackets.

Pre – arrival

- For directions please refer to our website <http://www.quarryhouse-moneystone.co.uk>, where a Google map and location details are given.
- Please call for the key safe code, 48 prior to arrival. This is to the back door only.
- Please call if initial greeting and explanation of cottage features is required.
- Quarry House's location is not on a regular bus route.

Car parking and Arrival

- There is sufficient space for two cars on the gravel driveway.
- A 12' (3600mm) wide 4' (1200mm) high gate secures the driveway from the road. The garden is securely fenced, walled and hedged.
- A ramp from the driveway takes you to the front door.

- The driveway is illuminated by a floodlight, on a motion sensor.
- An outside light is controlled from the kitchen and is above the back door.
- There is no light above the front door.
- The back door is via two small steps. There is no handrail. The back door is 29" (700mm) wide with a small storm step.
- The front doorway is 32" (780mm) wide and a 6" (150mm) step has to be negotiated to enter the front door initially. There is no handrail.
- We will be pleased to assist with access and with luggage.

Welcome area

- Initial entrance is either the front door and into the dining room via 32" (780mm) doorway, which has a table and 4 chairs a Rayburn cooker in the chimney area, two occasional fireside chairs and a house-keepers cupboard. Or the kitchen, with a 29" (736mm) doorway, quarry tiles and a galley style kitchen.
- There is no alarm set on arrival, but an alarm system is fitted, and the controls are in the kitchen.
- All areas are well lit, with dimmer switches if preferred.
- An introductory tour of the cottage with all appliance information can be given, if required.
- A fire extinguisher, fire blanket, smoke alarms and carbon monoxide detector are fitted.

External area

- There are lawns of varying gradients wrapped around the cottage. With flower borders featuring within the garden, and some shrubbery. But mainly flat lawns.
- Wheelchairs might find it difficult to negotiate manoeuvring from the front to the back garden, due to the grassed area, and it might be wiser to go from the front garden to the back garden, via the cottage itself.
- There are two small sheds with fire lighting equipment and logs within. And cleaning supplies in a secure shed.
- There are good sound 3' (900mm) wide paths at the front of the cottage and onto the lawned area and patio furniture is located on the lawn.
- The rear patio area is wider than the front and has the BBQ and extra seating. A hammock and deck chairs can be situated wherever guests please.
- A greenhouse is located at the back. The 3/4 acre paddock is accessed from the rear lawn, via a gateway with a spring latch.

Kitchen

- A galley style kitchen has a floor width of 42" (1050mm) from left hand cupboards to right hand wall. And this leads to the wet-room. Granite worktops are 36" (900mm) high.
- A glass hob, dishwasher, sink with lever taps and large larder SMEG fridge are located in the kitchen. A combination grill/microwave can be placed onto the work top surface, as it is currently located above the larder fridge.
- All cooking equipment, cutlery and utensils, are located within the kitchen cupboards and drawers, but crockery and glassware is situated in the house-keepers cupboard in the dining room.
- All the above equipment can be relocated, if this is required.
- Spot lights illuminate the kitchen area.

Ground floor wet room

- Accessed at the end of the galley kitchen. The doorway has a 32" (812mm) doorway
- The sanitary equipment features a 20" (508mm) high WC with assistance rails and a slow close seat, a wash hand basin with lever taps and an easy access shower that has curtains and a seat
- An electric Mira shower provides sufficient water.
- A washing machine and tumble drier are also located within the wet room, but do not impede movement.
- A heated towel rail is controlled from the kitchen.
- A shaver light is above the sink.
- A window for natural ventilation and a roof light are featured.
- A fan can be manually switched on, but this is located above the doorway.
- Spot lights illuminate the wet-room.

The dining room

- Featuring the Rayburn cooker as the focal point, this also controls the under floor heating.
- A pine dining table with 4 chairs.
- One leather and one fabric fireside chair, for extra seating.
- The housekeeper's cupboard contains all crockery and glassware.
- A small under stairs stores, houses spare bedding, towels and heating controls.
- Most furniture can be moved around freely. Except the housekeepers cupboard.

- A table lamp and a centre light illuminate the dining room. A radio is available.

The lounge area

- To the right of the front door accessed via a 29" (736mm) wide latch door.
- Two leather sofas with throws and cushions. The sofas seats are 18" (457mm) from the floor.
- A centre pine coffee table is 15" (380mm) high. And has magazines and books of interest.
- A corner table accommodates a small lamp.
- A woollen rug 5' x 4' (1500mm x 1200mm) is underneath the table, but can be removed.
- The log burner, with door and fire guard are a focal point on one wall.
- A basket of logs, sticks and fire lighting equipment are supplied.
- A pine set of drawers house the DVD collection and children's drawing equipment, cards etc.
- The only TV in the cottage, sits on top of the drawers, and has two sets of controls. There are written instructions available.

The Stairs and landing

- The 13 stairs are steep in the cottage, and are not for guests of little or no mobility.
- A wooden handrail is fitted to the right hand side, and take you to a small landing outside the two bedrooms.
- A mains wired smoke alarm is fitted above the landing area.
- A small step of 3-4" (75mm-100mm) takes you into either of the two bedrooms.
- A bookshelf houses traditional books and games, and is situated at the top of the stairs.
- Illuminated by a centre light, operated from the top or bottom of the stairs.

Bedroom One

- A well-proportioned room accessed via a 29" (736mm) wooden latch doorway
- A 5' (1500mm) wide King Size, modern brass bed which is 26" (660mm) from the floor. A well supportive and protected mattress with bolster and 4 pillows is provided.
- Two bedside cupboards with lamps. A centre light with shade.
- A wooden set of 5 drawers.
- A large double wardrobe, with hanging rail, sufficient hangers and shoe rack.
- Waxed wooden flooring, with a rug under the end of the bed.

- A basket of towels. Hair dryer and blow heater available
- A bedside chair, Window seat with cushion and curtains.
- Access to the shared Jack and Jill bathroom is via an 8" (203mm) step and 2'6" (750mm) doorway.
- All bedding is of high quality, with anti-allergy covers, inner linings to protect pillows, duvets and mattresses.

Bedroom Two

- A small 4" (100mm) step up from the landing area.
- Accessed via a 29" (736mm) wooden latch doorway
- A well-proportioned room, housing a 4' (1200mm) traditional brass bed.
- Two bedside cupboards with lamps. A centre light with shade.
- A single wardrobe with hanging rail, and sufficient hangers.
- A set of drawers with mirror above.
- A bedside chair, window seat with cushion and curtains.
- A blanket box houses extra bedding for children.
- A cot can be constructed in either bedroom, with sufficient notice, if required.
- Access to the shared Jack and Jill bathroom via an 8" (203mm) step and a 2'6" (750mm) doorway.
- Luggage can be stored on top of the wardrobes or under the beds.
- All bedding is of high quality, with anti-allergy covers, inner linings to protect pillows, duvets and mattresses.

Jack and Jill Bathroom

- Shared by both bedrooms, but lockable by either user.
- A wash hand basin with lever taps, shaving mirror, with light is situated above the sink.
- A WC of standard height.
- A large shower cubicle with glass sliding doors, toiletry holder.
- An electric Mira shower.
- 10" (250mm) step into the shower from the wooden flooring.
- A heated towel rail.
- Motion sensor lighting.
- Externally controlled extractor fan.
- Complimentary toiletries are provided.

- A large shelf unit for personal toiletries.

Contact information

Address	Quarry House, Blakeley Lane, Moneystone, Staffordshire, St10 3DX
Telephone	01538 702769
Mobile	07801 901 333
Email:	quarryhouseholidayrentals@outlook.com
Website	www.quarryhouse-moneystone.co.uk
Booking availability	52 weeks a year

Nearest train Station	Uttoxeter. 20 minutes
	Stoke 30 minutes

Taxis with accessibility	Uttoxeter 01889 569090	Pre-booking advised
	Stoke 01782 777777	Pre-booking advised

Bus routes	Monday to Saturday
	32A from Hanley Bus Station to Uttoxeter
	Oakamoor, Churnet Bridge – 7.39 9.20 10.15 14.10 17.15 18.15
	32A Uttoxeter to Hanley bus Station
	Oakamoor Carr Bank – 9.45 9.55 15.54 17.50 18.50
	Sunday
	Oakamoor Churnet Bridge - 10.12
	Oakamoor Carr Bank to Stoke Train Station 19.08 20.03

First Potteries bus	01782 615786 for further information re accessibility
---------------------	---

