



The Old School House at Orton

Access statement

Introduction

The Old School House is on two levels with most of the living accommodation on the first floor. However, the village centre location, washing and toilet facilities on both floors and simple furnishings minimise any inconvenience due to access constraints and Sally and Vic Seed look forward to welcoming you to Orton and to The Old School House.

Pre-arrival

Local information, directions and property descriptions are all available online at www.ortonosh.co.uk or direct from Sally and Vic Seed. Bookings can be made by letter, email and telephone and all the information produced specifically for the property is available in larger print upon request.

Arrival

Parking is immediately alongside the property on the level with plenty of space. A shopping list of groceries available from the village shop is supplied with confirmation of your booking. Any shopping can be collected and stored in the kitchen ready for your arrival upon request.

The back door entrance is 75cm wide with a slight ledge into the house.

Ground floor

There are two ground floor bedrooms (one twin, one double) as well as a ground floor shower room with toilet.

All downstairs light switches are at 135cm high and the central heating thermostat is slightly higher at almost 2 metres.

All bedrooms are carpeted and have plenty of space on either side of the beds (minimum of 35cm bed to wall in the back

double bedroom). The doorways are 72cm wide. All furnishings (apart from fitted wardrobes) can be moved as required.

Please note that there is a small step (7cm) between the entrance vestibule and the two bedrooms.

Shower room

Unfortunately, the door into the downstairs shower room does not open to the full 90 degrees, giving a maximum width of 64cm. The toilet is 46cm high and is in a corner of the room with a wall on the right hand side. The walk in shower door slides open to 47cm and there is a ledge into the shower that is 21cm high.

Stairs

The main staircase has open trends and a hand rail on the left hand side. At the top of the stairs, the stairs split with one step to the lounge on the right and two to the kitchen, bathroom and third bedroom (twin) on the left. All steps, including those split at the top, are 18cm high.

First floor

The lounge has a dark wooden floor with two large rugs, one in front of the open fire and one under the dining table. Both are fixed with rug tape for safety.

The television is small and not ideal for anyone with a visual impairment. Two of the dining chairs have carver arms and the two leather sofas, although fairly low, also have firm arms.

The door into the lounge opens to a maximum width of 70cm.

There is a doorstep in the kitchen which means that the door opens to a width of 66cm. The kitchen has plenty of open floor space and most of the storage, including the fridge, is at ground level - there are very few raised wall cupboards and the work top is at a height of 90cm.

However, the oven is split level and the controls are at approximately 1.5metres height.

The shower of the second bathroom is over the bath with more awkward access (bath side height of 58cm) than the walk-in unit

on the ground floor. The toilet height is 42cm and this toilet does not have a rail or wall on either side.

All furnishings in the first floor bedroom are moveable and there is plenty of floor space around the two beds.

Communications

There is no landline telephone in the property although mobile telephone signals are reasonable, especially on the first floor. Please note that some Orange subscribers have found the signal weak but T-Mobile, O2 etc all seem fine.

The owners of the property live just 200 metres along the road and are usually available to advise on local suppliers and services as required. Vic and Sally Seed can be contacted on 01539 624907 (evenings and weekends) or 01539 624732 (daytime).

If you have any concerns or questions about The Old School House then please do not hesitate to contact us. We live in a beautiful area that can be appreciated by everyone and we will do everything we can to enable your stay to be as enjoyable as possible.

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