

# Baker's Cottage

## Access statement

It's important to us that all our guests enjoy their visit to Chester and find staying at Baker's Cottage an easy and comfortable experience. With this in mind, we've provided as much information as we can to help you judge whether Baker's Cottage is a suitable place for you to stay.

If there's anything else that you need to know please feel free to contact us.

All the heights we've included are measured from floor level.

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## Overview and location

Baker's Cottage is a two storey, two-bedroom Edwardian terrace house in a residential area of Chester known as Handbridge.

Handbridge is on a gentle slope beside the river Dee. Chester city centre is on the other side of the Dee, up a hill.

## Getting around

The local area, including all the main routes into the city, consists of paved pavements and tarmac streets. There are also a few cobbled side roads.

There are several car parks in the city centre although these can be expensive for long stays.

There are several local minicab and taxi firms including:

- Kingkabs, 53 Bridge Street, tel. 01244 343434
- Abbey Taxis, 100 Foregate Street, tel. 01244 318318
- Chester Radio Taxis (black cabs), tel. 01244 372372

There are hourly local bus services from a stop across the road from the cottage and also every 15 minutes from the centre of Handbridge, 0.3 miles away.

- [DB2 Saltney to Chester](#) run by Arriva.
- [Bus 16 Saltney to Chester](#) run by [Stagecoach](#).

The nearest train station is in Chester and the nearest airports are Liverpool and Manchester.

### **Approximate distances to local facilities in Handbridge:**

Small convenience store and take away food shops 0.2 miles (0.3km).

Newsagents, greengrocer, butcher, sandwich shops, petrol station with convenience store and two gastro pubs 0.3 to 0.5 miles (0.5 to 0.8km).

Tesco and Waitrose both offer grocery delivery services to the door.

### **Approximate distances to Chester attractions and city centre**

River Dee 0.6 miles (just under a km) on foot, 0.8 miles by car (1.3km).

Access to the city walls is also 0.6 miles away. In some places the city walls are accessible by ramps for example near to the cathedral, the river and the racecourse. There are other sections that are only accessible by steps, for example, where the walls cross Pepper Street and either side of the Eastgate Clock. If it helps give you an idea of the level of difficulty - in the past we've walked all around the walls with a toddler in a lightweight buggy, lifting it up and down the steps.

City centre (the Cross) 0.8 miles on foot (1.3km). The city centre is pedestrianised.

Chester Cathedral 0.9 miles on foot (1.4km).

Chester race course 1 mile (1.8km).

Chester train station 1.4 miles (2.3km). There is a taxi rank at the station.

Chester zoo 4.4 miles by car (just over 7km) and has a large free car park. There are regular buses to the zoo from the city centre.

### **Further afield**

Liverpool is just under 30 miles (48 km).

Manchester is just over 40 miles (64k km).

Llangollen in Wales is 23 miles (37 km).

Llandudno on the Welsh coast is 46 miles (74 km).

Llanberis (for Mount Snowdon) is 69 miles (111 km).

# Arriving at the cottage

## Key arrangements

We are unable to welcome our guests in person so we arrange for the house keys to be left in a key safe on the wall beside the front door.

Before you arrive, we'll send you a code and instructions for opening the key safe.



## Parking and access

There is off-street parking immediately in front of the house with enough space for one typical car or two small cars.

A second car can be parked on the street across the front of the parking area

There's road-side parking along the street.

## Entrance to the house

The path to the front door is two steps down from the street/parking bay. The rise of the steps is between 10 and 15 cm (4" to 6") and there is no hand rail.

The parking bay and path are both paved.

The step up to the front door is 12cm (4.5") and there is a 6cm (2.5") lip at the base of the door frame.



## Outside lighting

Street lighting is good and there is a wall mounted light to the right of the front door.

# Hall, stairs and landing

The clear opening width of the front door is 75cm (29.5").

The hall is 78cm (30") wide and has a varnished solid wood floor.

The stairs are slightly narrower and have short pile carpeting.

The stair risers are around 20cm (7.8") and the depth of the steps averages 25cm (9.8").

There are 11 steps with the last two winding up to a half landing. From here there is a single step up to the bathroom on the left and, on the right, a further three steps up to the first-floor landing.

There is a fixed hand rail on the left wall as far as the turn.

There's a hand rail on the right for the last three steps up to the first-floor landing.

There is no hand rail or grab rail for the step to the bathroom.

The landing is also carpeted.



## Hall and landing lighting

There is a pendant light above the hall and another above the first-floor landing.

# Living room

This has level access from the hall.

The door opening is 70cm (27.5").

There is a varnished wooden floor with a short pile rug.

## Living room furnishing

- Two-seater sofa, seat height 45cm (17.5")
- Two armchairs, seat height 35cm (13.5").
- Two low side tables.
- Flat screen LCD 26" TV with Freeview and separate DVD player. Subtitles available where provided by the broadcaster.

## Living room lighting

- Central ceiling mounted 3-way spot lights.
- Two wall-mounted up lighters.
- Two table lamps.





# Dining room

Access from the hall with a small step down of 2cm (0.7").

Flooring is ceramic tiles with a woven rug under the dining room table and chairs.

The door opening is 65cm (25.5").

## Dining room furnishing

Solid wood dining table with space for a wheelchair, height of space under the table is 62cm (24").

Six upright wooden dining chairs with no arms.

Two-seater sofa, seat height 35cm (13.5").

## Dining room lighting

- Central pendant ceiling light fitting with three lamps.
- Two table lamps.



# Kitchen

Access by a very slight ramp up from dining room.

80cm (31.5") wide opening (no door).

Floor covering is ceramic tiles.

## Kitchen equipment

Counter top height 90cm (35.5"), gas hob mounted on counter top with horizontal controls at counter level.

Electric oven below counter with top of door at 75cm (29.5"). Door hinged at bottom edge. Control panel above oven door.

Fridge freezer - highest fridge shelf 55cm (21.5"), bottom drawer at 30cm (11.8"). Freezer - highest shelf 105cm (41").

The sink has a mixer tap with hot and cold turn handles.

Cordless kettle.

Crockery and glasses are stored in wall cupboards at 140 to 170 cm high (55" to 67").

## Kitchen lighting

Two sets of ceiling mounted spotlights with three lamps each.

Two strip lights under the wall cupboards.

Light on extractor fan over the hob.



# Bedrooms

The bedrooms have level access from the first-floor landing, door openings are 70cm wide (27.5").

The master bedroom has a short pile carpet and the twin room has a laminate wood floor with medium pile rugs.

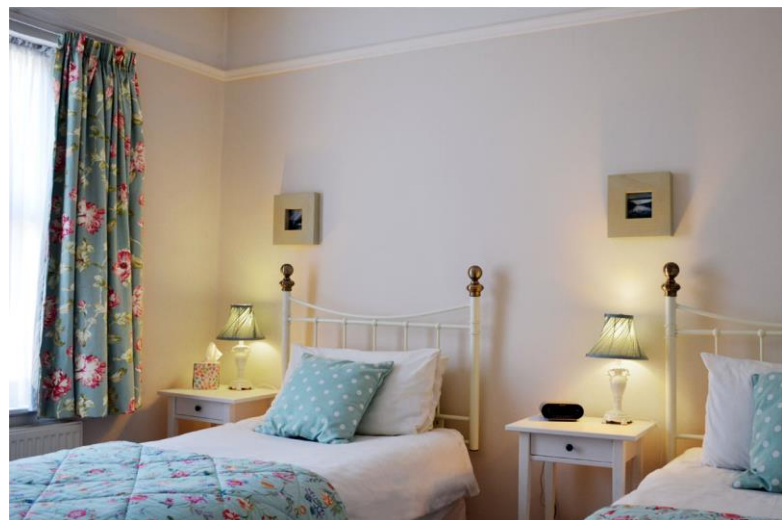
## Bedroom furnishing

One king size bed, top of mattress height 55cm (21.5"), with 140cm (55") space beside it.

Two single beds, top of mattress height 60cm (23.5"), with maximum of 90cm (35") space beside them.

Free standing wardrobes in each bedroom with fixed hanging rail at 155cm high (61").

Pillows and duvets are made from non-allergenic materials, no feathers or down.



## Bedroom lighting

Both rooms have pendant ceiling lights and two bed side table lamps.



# Bathroom

From the first-floor landing, there are three steps down to a half landing and then one step up to the bathroom.

The bathroom door opening is 64cm (25") wide.

The bathroom flooring is vinyl.

The shower is free standing with a 15cm (6") step up to it. There are currently no grab rails for the shower.

The toilet seat height is 40cm (15.7").

The wash basin is on a pedestal and the height is 75cm (30").

The wash basin and bath have lever mixer taps.

The bath has a grab rail on the far side.



## Bathroom lighting

Ceiling light and a wall mounted light plus a further wall light and down light within the shower enclosure.

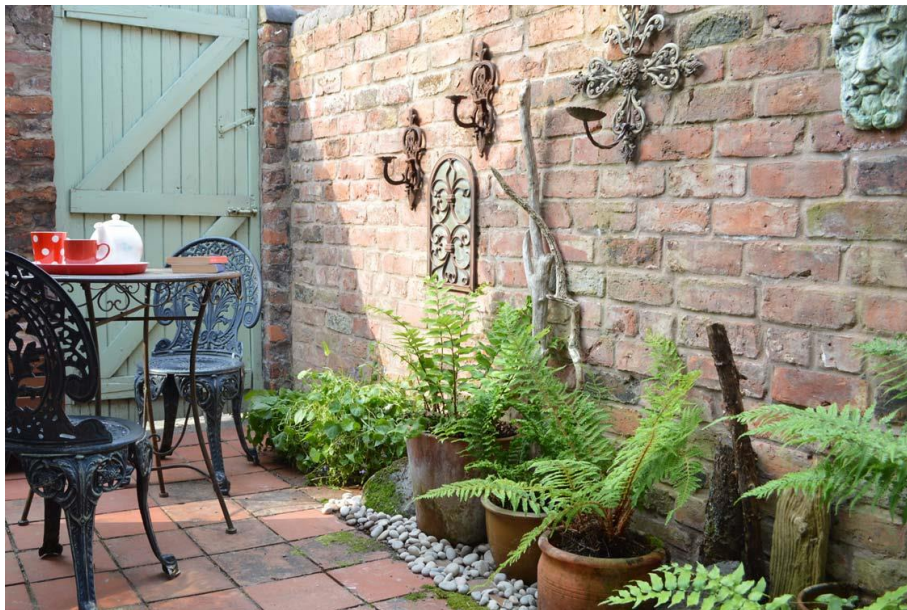
# The yard

The cottage has a small enclosed yard, accessed via patio doors from the dining room.

There are two steps down to the yard with 11cm (4.3") and 12cm (4.7") rise.

The yard has a level tiled surface which can be slippery when wet.

There are two patio chairs with 40cm (15.5") seat height and a small wooden bench.



## General notes

Guests have free access to the cottage wi-fi which is a standard broadband service.

Mobile phone reception is generally good.

### **If you have a hearing impairment:**

Please note that the smoke and carbon monoxide alarms are audible only.

### **If you have a visual impairment:**

The colour scheme throughout the house is generally mid to low contrast with white door frames and woodwork, pale coloured flooring and wall finishes.