

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for SHIREBANK COURT**

### **Introduction**

Situated 7 miles south of city of Lancaster and 4 miles north of market town of Garstang on the A6. Three cottages - Damsonlea, Court Cottage and Coachmans Cottage.

Coachmans Cottage has 2 bedrooms (sleeps 4) one bathroom upstairs. Damsonlea and Court Cottage have 3 bedrooms and each sleeps 5 both have three bathrooms - 2 upstairs and 1 downstairs.

Only Court Cottage has the capability to convert the dining room into a 4th bedroom on the ground floor for one person. It has also got a ground floor bathroom with a shower.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01524 792179 or email [mail@shirebankcourt.co.uk](mailto:mail@shirebankcourt.co.uk).

### **Pre-Arrival**

- For full details and maps please refer to our website. We are situated on the A6 bus route which runs between Lancaster and Preston and the bus stops almost outside Shirebank Court (approx. 20 yards)
- Nearest railway station is in Lancaster 8 miles north. Taxis are available at the station.
- Forton is a quiet village basically on the flat. The nearest supermarket is in Garstang 4 miles south - supermarkets are very willing to deliver to Shirebank Court (please relay details (i.e.) company, time, date) when you have organised delivery, so that owners will be available to admit for delivery

## **Key Collection, Welcome and Car Parking**

- Keys can be collected from the owner's house next to the cottages. Most often the owner will meet the client on the car park and escort them to the cottage and point out heating info. etc.
- There is always a welcome tray in the cottage waiting for the visitor, and we explain where we can be contacted during their stay. We also always pay a visit the following day to check if all is well with the client.
- The car park has 7/9 car park places and has a tarmac surface. From the car park to the cottages is only a matter of yards. There is a good overhead light constantly on for the dark hours.

## **Entrance to Property**

- COURT COTTAGE. The entrance door is 890mm/35ins wide.
- There is no step up into Court Cottage and on entry you are in the lounge area. The floor is wooden floorboards and there is good overhead lighting with wall lights also.

## **Halls, Stairs, Landings, Passageways**

- The hallway is accessed from the outside through a door on the south facing wall of the building (not used to meet/greet visitors).
  - The staircase is to the side of the door and the bottom four steps are on a kite wind - then straight to the top. Staircase is open plan made of pine.
  - The only room in the hallway is the downstairs bathroom. The door has an 890mm/35ins entrance.
  - All the floors on the ground floor level are wooden floorboards.
- 
- COACHMANS COTTAGE
  - The floors are wooden parquet throughout the downstairs area.

- There is no hallway and the stairs are situated at rear of lounge and are pine open plan.
- The only room in the hallway is the downstairs bathroom which has a toilet, washbasin and large shower. The door opening width is 890mm/35ins.

### **Sitting Room/Lounge**

- The lounge and kitchen are open plan forming an "L" shape. The flooring is all wooden floorboards. The lounge furniture comprised 1x3 seater sofa, 1x2 seater sofa and 1 armchair (6 seating places in total). A long sideboard to the rear of the room and a coffee table.
- There is a stone fireplace with a wood burner stove and to the side of this an area where the tv/dvd sits. There is a wool rug in front of the fireplace.
- If the dining room is converted into a bedroom (for one person only) the sideboard is put into the hallway and the dining table and chairs are put in the lounge.

### **Dining Room**

- The dining room is beyond the kitchen via a small ramp with gripper chevron tape to prevent slipping. This room has a door for entry at the top of the very short ramp 912mm/36ins. wide.
- The dining room table has 650mm/25.75ins clearance under the table and 6 dining chairs (no arms) - sufficient room for a wheelchair at the table.
- Overhead the lighting is a chandelier and there are two windows (one facing west and the other east)
- When converted into a bedroom we place a single bed 650mm/25.75ins clearance in the corner with a bedside table, lamp and lambskin rug by bed. We also place a clothes rack on wheels in the room along with some clothes hangers.

## **Kitchen**

- The kitchen forms part of the "L" shape with the lounge. Flooring is wooden floorboards. Electric cooking with double oven - 450mm/17.75inc height. Hob 920mm/36.25ins height and microwave 1350mm/52.75ins height.
- Under work surface washer/dryer and fridge with icebox (both standard)
- Work surface is 910mm/36ins. height. Cupboards where crockery etc. is kept are at floor level. Glassware is above work surface in glass fronted cupboard 1350mm/52.75ins height.
- Stainless steel sink with drainer, single mixer tap (standard).
- Fully revolving cordless kettle and toaster on work surface.
- Lighting is sunken spotlights in ceiling.

## **Bedrooms and Sleeping Areas**

- Double en-suite, twin and single bedrooms. All beds have two pillows, duvet and extra blanket. All bedroom floors are carpeted.
- DOUBLE en-suite - double bed, two bedside tables (either side) double wardrobe with mirror central, dressing table and boudoir chair. Clock, bedside lamps (touch type) hairdryer.
- TWIN - two single beds with bedside table between, double wardrobe, chest of drawers with mirror over and boudoir chair. Clock and bedside lamp. Rug between beds.
- SINGLE - one single bed, bedside table, single wardrobe and chest of drawers with mirror over and boudoir chair. Bedside lamp and rug by bed.
- All floors in bedrooms are carpeted.

## **Bathrooms, Shower-rooms and Toilets**

- DOWNSTAIRS BATHROOM
- Doorway (see hall for size). Toilet 400mm/15.75ins height. Washbasin 810mm/32ins height pedestal also.

- Large shower using the corner of room - forming a "U" shape shower area. There is a raised lip to front and we place a shower chair inside. Towel rail on wall next to washbasin.
- Wooden floorboards.
- UPSTAIRS BATHROOM
- Opposite the twin bedroom and to the left of door to single bedroom. Lino on floor.
- Bath (standard size) with shower over, shower curtain. Toilet and washbasin. Toilet roll holder.
- Airing cupboard for towels. Towel rail and mirror on wall.

### **Garden**

- Adjacent to north facing wall (lounge, kitchen) there is a courtyard garden with stone flags. Some plant pots scattered, tree in large tub, wooden bench/table. In summer BBQ, and extra flower containers scattered.
- Facing car park there are two large raised beds with stone wall round and between these 2 stone steps up. Flat entry to side of one of the raised beds onto rendered court yard for entry into all three cottages.

### **Additional Information**

- Well behaved pets are welcome - small charge for each pet. Have had in the past parrots, cats and dogs.
- On the whole walls are painted magnolia in colour with contrasts of darker mocha on some walls. Doors, frames and skirtings are all in pine wood.
- All downstairs rooms have wooden floorboards in pine colour.
- We live on the site and are available almost all the time.

## **Contact Information**

Address (Inc postcode): FORTON BANK FARM LANCASTER  
ROAD FORTON NR. PRESTON PR3 0BL

Telephone: 01524 792179

Minicom: N/A

Email: [mail@shirebankcourt.co.uk](mailto:mail@shirebankcourt.co.uk)

Website: [www.shirebankcourt.co.uk](http://www.shirebankcourt.co.uk)

Hours Of Operation: After 9.00 am - 8.00pm

Local Carers: 01524 402340

Local Equipment Hire: 01524 63986

Local Accessible Taxi: 01772 200200