

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 Portland House c1870**

### **Introduction**

Portland House is a self-catering holiday house c1870 situated on the edge of Matlock Bath, historic holiday town, and offers 12 double bedrooms (one ground floor) with 11 bathrooms (10 en-suite) and one cloakroom. We have tried to make the house as accessible as possible within the confines of an historic property.

We look forward to welcoming you. If you have any queries or require any assistance please phone 0114 266 7495 or email [info@mycountryhouses.co.uk](mailto:info@mycountryhouses.co.uk).

### **Pre-Arrival**

- For full details and maps of how to reach us please see the directions section of our website. Alternatively, you can plan your journey by car or public transport using [www.transportdirect.info](http://www.transportdirect.info)
- The nearest towns are Matlock Bath (0 miles), Matlock (2 miles), Bakewell (10 miles) and Buxton (21 miles)
- The nearest bus stop is in front of The Pavillion and The Fishpond Freehouse (50 metres away) towards the centre of Matlock Bath. There is a covered shelter with seating. There are numerous routes to most of Derbyshire.
- The nearest public telephone is 50 metres away at The Pavillion
- The nearest railway station is Matlock Bath (under 1 mile)
- There are several local taxi companies (Matlock Taxis 01629 584195)
- Various supermarkets deliver to the property
- Our website (see below) provides further pictures of our accommodation, information about services we provide and local information. This information is also available within the property
- This access statement is available in larger print on request
- You can contact us by telephone, text, email and letter

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

- Martin will personally meet you at the property at the agreed time.
- Our car park has ample parking for 10 cars.
- There is additional unrestricted overflow parking on the lane outside
- It is level access from the car park to the house
- The car park and path to the house are tarmac. Additional parking is available on the grass (reinforced with grass crete). The car park is well lit by lights at the gates, inside the car park and by the front door.

## **Entrance to Property**

- There is a wide three foot door opening outwards. This leads into the porch. Then an inward opening door leads into the hallway.
- The front door is lit from dusk till dawn
- The floor covering inside the entrance porch has a fixed door mat set in a tiled floor.
- The ground floor is level access with no steps.

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

- The hall, stairs and landings are well lit and have emergency lighting. The staircase lights are operated on both the floors above and below you. The ground floor hallway is tiled with minton mosaic tiles
- The stairs are carpeted throughout
- The main staircase has a handrail. It is a straight run to the first floor half landing. Three additional steps take you to the main bathroom and ensuite bedroom. 4 steps take you to the large first floor landing which has wooden floorboards and provides access to 5 bedrooms. An additional staircase (with half landing) takes you to the large second floor landing and provides access to 5 bedrooms.

## **Sitting Room/Lounge**

- Situated on the ground floor from the hallway
- The door opening is 90cm
- There is a huge 10 seater chesterfield sofa, a 4 seater chesterfield sofa, a 6 seater window seat and 4 additional chairs
- There are two large coffee tables and a side table
- Lighting is from a chandelier, wall lights and side table/floor lamps
- There is a TV, Blu-ray player, and wifi
- The flooring is the original wooden floorboards with a large centre rug

## **Kitchen**

- Kitchen is situated on the ground floor accessed from the hallway
- Kitchen has a travertine floor
- Utility is level access off the kitchen and has a travertine floor
- There is a backdoor from the utility into a small courtyard. Two steps out of the yard are where the recycling and waste bins are located. This area is lit from dusk till dawn
- The dishwashers, washer/dryer and kettles (cordless) are located in the utility
- The kitchen has a large centre marble island that can be used comfortably to plate up for 24 people
- All crockery and glassware are in ground floor units or open shelf units
- The rangemaster double oven has a hob 90cm high and has an induction hob

## **Dining Room**

- Situated on the ground floor. Access from the hallway and kitchen.
- There is ample seating for 24 on six tables with flexible seating configurations
- Lighting is from a chandelier and wall lights
- The flooring is the original wooden floorboards

## **Bedrooms**

- There is one ground floor twin bedroom with an ensuite level access wetroom. The bedroom has an original quarry tiled floor with a rug between beds which can be removed by prior request. The beds are 3 foot wide.
- There is one twin bedroom located off of the first floor half landing hallway with ensuite bathroom and 3 foot wide beds.
- There are 6 bedrooms located on the first floor. 4 have an ensuite shower room, 3 have double beds and 3 have twin beds
- There are 5 bedrooms located on the second floor. 4 have an ensuite shower room, 2 have double beds and 3 have twin beds
- All bedrooms have original wooden floorboards

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

- On ground floor accessed from hallway there is a cloakroom with toilet and wash basin. Flooring is original quarry tiles.
- Ground floor bedroom ensuite has large wetroom with shower, toilet and wash basin
- On the first floor half landing there is an ensuite bedroom with corner shower unit with sliding doors, toilet and wash basin.
- The main bathroom has a slipper bath, separate walk in shower, toilet and wash basin accessed from the first floor half landing
- The first floor has four ensuite bedrooms and all have a walk-in shower, toilet and wash basin
- The second floor has four ensuite bedrooms and all have a walk-in shower, toilet and wash basin
- All bathrooms have marble floors

## **Additional Information**

- There is a bar / games room accessed from the ground floor hallway. The flooring is the original quarry tiles. It contains a bar, drinks fridge, sink, TV, Blu-ray player, games, bar billiards table, 2 bar tables and 10 bar stools
- In front of the house there are five steps down to the garden.

- There are two large BBQs
- There is an summer house accessed by two steps from the garden
- Outside seating and tables.
- There is a naturally fed fountain with a water depth of less than one foot
- Families with children of all ages are welcome
- Please feel free to ask Juliet any questions you may have about accessibility and we will do our best to help

### **Future Plans**

- Accessibility will be given priority for any alterations we undertake
- We are redesigning our website and will provide all information in alternative formats

### **Contact Information**

Address (Inc postcode): Portland House, New Bath Road, Matlock Bath, Derbyshire DE4 3PX

Telephone: 0114 266 7495

Email: [info@mycountryhouses.co.uk](mailto:info@mycountryhouses.co.uk)

Website: [www.portlandhouse1870.co.uk](http://www.portlandhouse1870.co.uk)

Grid Reference: SK 29470 57807

Hours Of Operation: Phones 9.00am-7.30pm all week

Local Equipment Hire: please ask us for details

Local Accessible Taxi: please ask us for details