

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 Glenvarloch, Strathyre**

### **Pre-Arrival**

- The nearest bus stop is outside the Strathyre Shop & Post Office some 200 metres from Glenvarloch. There is a local bus service (Kingshouse) from Callander to Killin via Strathyre with links to Stirling bus station from where Scot Rail services can be accessed at other times. As far as we are aware neither of these services currently accommodates wheelchair users.
- Access to the grounds is via a farm style gate which is on an incline and leads to a gravelled driveway to the drop off point and ramp.
- Shopping can be delivered by either Tesco or Sainsburys via their online website.

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

- The keys are accessed by a Keysafe by the front door, which is 1400mm above ground level.
- Parking is available up to 3 cars immediately outside the property on the driveway and includes a level setting down area.
- The parking has a gravelled surface with level paved walkway and ramp and handrail giving access to the back door.
- Whilst there are no lights on the driveway the front door has a motion sensor light by the Keysafe from where level, and then ramped access is gained to the back door.

### **Entrance to Property**

- The front door is 940mm wide.
- The front door access has 2 steps. One step up (160mm) , and then one step up and over the threshold into the property (200mm).
- The floor covering inside the front entrance is inset coir matting leading to hardwood floor.
- The rear access via a graduated step 55mm high, the doorway is 775mm wide. There is a 20 mm lip leading to quarry tiled flooring.
- The entrance to the back door is well lit via outside light. Switched on internally.

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

- The ground floor of Glenvarloch is split into two areas.
- 1) The open plan Kitchen / Dining /Atrium area, and
- 2) The 2 ground floor bedrooms and ground floor shower/wc are connected by a hallway which is 1050mm wide. The hallway leads to a 'Stable-door 'with access to the rear ramp and emergency exit, this is 680 mm wide and which has a 50mm lip over the weather proof thresh to get to the outside.
- Area 2 is accessed from Area 1 on the same level via an interconnecting door with a width of 790mm wide.
- The hall and both bedrooms have mats which are easily removed.
- Area 1 has a Freesat TV with remote control, and a comfortable seated atrium with views to the mountains, adjacent trees and stream.

### **Stairs**

- The main lounge area is on the first floor which is accessed via a spiral staircase which has 11 hardwood steps and is quite steep, with typical step height of 230mm. This leads to a level first floor which is of Oak flooring with one mat which can be removed.
- Sitting Room/Lounge

- The minstrel gallery / lounge area is open plan and has a mixture of seating (3 seater / 2 seater sofa / single armchair) together with a low level coffee table.
- Furniture can be moved to accommodate your requirements.
- There is a 42 inch flat screen Freesat Smart TV and DVD player both with remote controls.
- There is good natural daylight over head lighting and table lamps are in the room.
- Sofa Bed / Quiet Room has a separate table with an adjustable office chair.

#### Dining Room, ground floor.

- The dining table seats 6 and has 4 legs one in each corner, and from floor to lowest point of table underspace is 630mm.
- Floor to highest point of table is 760mm.
- There is ample free space around the table for wheelchair access. All chairs around the table are moveable and have padded seats with no arms.
- There are further chairs for the dining table if needed. Lighting is natural daylight plus overhead LED spotlights and occasional lamps.

#### Kitchen, ground floor.

- The Kitchen is part of the open plan ground floor area 1.
- The doors of the ovens drop down and the handles are Top Oven 730mm and Lower Oven 480mm from the floor.
- The controls for the ovens/grill are above the floor.
- The electric hob is 930mm above the floor with the 4 control knobs to the right hand side of the top surface, the oven control knobs are on the front of the cooker and are 830mm above the floor.
- There is a microwave oven with front facing controls the highest being 1000mm above the floor. The plinth is 800mm above the floor.
- Worktops and sink are 920 to 940 mm above the uneven quarry tiled floor.
- An American style Fridge /Freezer/ ice maker is provided, the highest shelf in fridge is 1500mm, and the lowest drawer in the freezer is 380mm from the floor.
- Glasses and crockery can be moved to lower cupboards if required – please request on booking.
- There is a central island in the Kitchen area with a height of 920mm, around which are spaced 3 bar stools whose seats are 630mm from the floor. There is easy open access around the island.
- The Kitchen is well lit with LED spotlights above work surfaces and appliances.

#### Bedrooms and Sleeping Areas

- First Floor Master Bedroom and En-suite
- The door to the Master bedroom is 750mm wide, and consists of a King size bed with good open access from the side nearest the door to the en-suite which is 760mm wide. All bedding is non-feather.
- The height of the bed from the top of the mattress to the floor is 600mm.
- There are 2 small bedside tables on either side and a dressing table with chair, on which stands a small Freesat TV with remote controls.
- In addition there is a recliner chair and French windows which can be opened to offer excellent views to the garden and hills.
- There is also a large fitted wardrobe which has two sliding doors for storage, with high 1970mm and low level 1170mm hanging rails. In addition there is a 'tallboy 'chest of drawers with drawers with a range of access heights up to 1260mm.
- Lighting is natural daylight plus overhead lighting and bedside lamps.
- The en-suite bathroom has the following:-
- Step free level access onto cushioned floor.ing
- There is a second door, from the minstrel gallery of width 740mm, into the en-suite bathroom.

- First Floor Quiet Room (with substantial Sofa Bed)
- This room's access is 760mm wide, the Sofa Bed mattress is 420mm off the floor. Ground Floor Bedrooms
- Double
- The door to this bedroom is 720mm wide.
- The bed can be accessed from both sides and furniture can be moved if required.
- The bed is 700mm from the top of the mattress to the floor.
- There is non-feather bedding.
- Either side of the double bed are small round tables with bedside lamps on with pull cord switches.
- The flooring level and laminate with a removable mat.
- There is a double fronted oak wardrobe with High level rail 1800mm from the floor and a low level drawer 380mm from the floor.
- Natural lighting is provided via the window and overhead ceiling light.

#### Twin Bedroom

- The access door to this bedroom is 730mm wide. One of the two single beds can be removed for easier access by arrangement.
- Height to the top of the mattress for each of the single beds is 560mm from the laminate flooring.
- Either side of each of the single beds are bedside tables with table lamps (pull cords) on them.
- There is non-feather bedding. There is a wardrobe with a hanging rail 1620mm from the floor and a 3 drawer chest with a maximum height off the floor of 1000mm.
- The room is well lit from a single ceiling light.

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

- The en-suite bathroom has the following:-
- Step free level access onto cushioned floor surface.
- There is a second door, from the minstrel gallery of width 740mm, into the en-suite bathroom.
- There is a large 1000mm quadrant power shower which has a step into it of 220mm high, and maximum access width of 600mm.
- There is one suction grab handle and a shower seat which can be used for either of the two bathrooms.
- The toilet is 400mm high, and is adjacent to the wash basin which is 590mm high from the floor. The toilet flush is 'an inset flush' located on top of the wooden shelf above the toilet – at a height of 1300mm from the floor.
- There is also a Whirlpool Bath with raised moulded seat, coloured lighting and water jets.
- Both the Wash Basin and Whirlpool bath have lever taps, although the one at the wash Basin is operated up and down, whereas the two Whirlpool bath taps are only operated side to side. The Whirlpool Bath waste plug is operated by means of a circular knob where the water comes out on the side of the bath.
- There is also one high wooded stool in this room with a height of 600mm from the floor.

#### Ground Floor Shower Room

- The door is 790mm wide and leads to a double width (1100mm x 700mm) rectangular shower cubicle with sliding doors with maximum access width of 680mm. The step up into the cubicle is 250mm from the floor. A suction Grab handle and shower stool are available for one of the two showers only.
- There is access to the toilet past the wash basin of 700mm wide.
- The toilet is 400mm high, with a flush button 'inset' into the top of the shelf behind the toilet at a height of 1000mm from the floor.
- The wash basin is 800mm from the floor and has a single mono-bloc tap with lever mixer handle and lever waste.

- This shower room is well lit from overhead and side lights either side of the mirror above the wash basin.
- There is also a wooden chair 460mm above the floor which is located by the shower cubicle.
- A toilet support is available on request.

### **Laundry/Utility Room**

- The Kitchen is well lit with LED spotlights above work surfaces and appliances.
- Laundry / Utility Room
- This is located between the back door and the Kitchen. The door opening is 790mm wide.
- There is a standard size washing machine and separate dryer – both front loading.
- The room is lit by 2 overhead ceiling lights.

### **Garden**

- There is a small paved patio area at the front door which can be accessed from the front or back door. There is a table and six chairs available with parasol for your use.
- The Garden area is laid mainly to grass and is made up of two areas the larger one to the front, and a smaller one to the rear.
- The whole site is approximately half an acre and provides ready access to many local walks around the village in addition to the Rob Roy Walking Trail and C7 Cycle route interesting places to visit nearby.

### **Additional Information**

- Assistance Dogs are welcome.
- All areas in the house have good colour contrast between the floors, doors and walls.
- Mobile 'phone reception can be intermittent.
- WiFi is included and is excellent throughout property.
- The nearest Doctor's surgery is 10 miles away in Callander Tel: 01877 3310001
- The nearest General Hospital with A&E Unit and Walk-in is at Larbet ( Forth Valley Hospital ) – further information is in the Welcome folder.
- Please check with local attractions, restaurants etc directly for their own access statements.

### **Contact Information**

Telephone: 01877 384331 Email: [enquiries@coopercottages.com](mailto:enquiries@coopercottages.com)

### **Local Accessible Taxi:**

Currently there is no local Wheelchair Accessible Taxi service other than from Stirling some 25 miles away:- Rab's Taxi's - 01786 812909 Stirling Taxi's - 01786 816236 First Ace Taxi's - 01786 232284

### **Local Public Transport:**

Buses are available locally into and out of Callander / Stirling. The times and routes are available on 'Traveline' <http://www.traveline.info/> using Strathyre as the destination FK18 8NA.

Service Bus C60 (Killin/Lochearnhead/Strathyre/Kilmahog/Callander) - and Coach Tours <http://www.kingshousetravel.com/buses/> Tel:- 01877 384 768