

Access Statement

Introduction

We regret that Harbour Cottage may not be suitable for disabled guests due to the steep spiral staircase typical of cottages of this age. Nevertheless we have set out below details of the access and facilities in Harbour Cottage to allow each individual to make an informed choice.

Our self catering cottage is a mid terrace property believed to have been built in approximately 1850 with access to the front and rear of the property. We have tried to provide as much information as possible in this statement, if you have any queries please do e-mail or call. We look forward to welcoming you.

Our cottage is two minutes walk from the Harbour, beach, restaurants and shops, yet quietly tucked away in the conservation area. This makes an ideal location for a holiday in Ramsgate and surrounding areas.

Pre-Arrival

- Our website address is www.ramsgatecottage.co.uk We are also listed on VisitBritain, Enjoy England, www.cottageguide.co.uk and numerous travel directories.
- Bookings / enquiries can be made via email, fax, phone / text phone
- The nearest bus stop is in Royal Parade and the Island Hopper bus provides a continuous service around the Isle of Thanet.
- The nearest train station is 1 mile away (15 minute walk). The Island Hopper bus can be caught there and there are also black taxis at the station.
- Ferries travel to Ostend from the Harbour 4 times a day.
- The Channel Tunnel and Dover ferry service are 35-40 minutes drive.

Arrival & Car Parking Facilities

- Luggage can be unloaded at the front or back of the cottage
- There is private off street parking for a medium sized family car at the front. A key is provided or is available from the caretaker to unlock the padlock and move the post and chain.
- There is a decked courtyard at the rear, accessed through the single gate in Albert Street. The gate is padlocked from the inside and should remain so for security.
- Two steps enable access through French doors from the rear courtyard into the dining room. The door threshold is approx 10cm high.
- The threshold in the entrance at the front is approx 10cm high and the door is hinged on the right and opens inwards.
- The entrance at the rear has a step up onto the decking as soon as the gate is opened
- Parking is 3 metres away from front entrance
- Harbour Cottage is approached up a narrow lane which is part of Adelaide Gardens linking Liverpool Lawn to the main part of Adelaide Gardens.

Main Entrance & Receptions

- There are no steps at the front entrance which leads into the living room. There is a door threshold approx 10cm high.
- The front entrance accesses the living room in the right hand corner. The staircase leading up is 3.5 metres away diagonally in the far left corner with the staircase leading down immediately to the left of it.
- To the right of the staircase on the rear wall of the living room is the connecting doorway into the dining room.
- There is a single step approx 16cm high leading down into the dining room.
- There is 80cm clear space around the dining table and chairs.
- Immediately opposite the connecting door are the French doors leading into the rear decked courtyard.
- There are two steps leading down from the French doors into the decked courtyard.

Lounge & Dining Room

Lounge

- Accessed through the main entrance or connecting door from dining room, up the stairs from the kitchen or down the stairs from the bedrooms.
- Flooring is wooden original floorboards.
- Furniture is positioned on the right hand wall after entering from the front, and the rear wall. There is also a bean bag which can easily be moved.
- Open fire is situated between the TV and stairs leading down to kitchen.
- Freeview multi-channel TV provided with remote control (also available are remote control DVD with selection of movies). TV is located in left hand corner after entering through the front door.

Dining Room

- The dining room has connecting door to the lounge or on the back wall a door to the lobby with wash basin.
- Table (moveable side to side) – supported centrally with castor feet stemming in each direction at the base. •Free space between table and walls is 80cm either side and each end
- Chairs (all moveable) – 4 chairs with padded seat which have no arms, 2 chairs with padded seats with arms.
- 60 cm from the right hand corner of the dining room (when standing in the room facing the back wall) there is a 14cm step down onto a square dropped/recessed area of the floor (the floor is 14cm lower than the rest of the room).
- The dropped area of floor leads to a doorway into the rear lobby with washbasin. There is a further step down into the rear lobby.
- Flooring is wooden original floorboards

Lobby

- Accessed from the dropped/recessed part of the dining room down a further step.
- Washbasin is located in the corner to the right of the door.
- 80cm away from the door, diagonally, is the door to the ground floor bathroom.

Bathroom

- Bath runs along left hand wall for entire length of room. There is also a shower in the bath located on the rear wall and a glass shower screen. The WC is on the rear wall opposite the door.
- The bathroom and lobby floors are flush and both floors are ceramic tiles.

Kitchen

- Accessed down steep spiral staircase from living room. Handrail is located on the left wall.
- Cooker, microwave and dishwasher are located in the main kitchen. Fridge freezer and washing machine are in the rear utility section, which is through a door width opening to the right of the stairs as you face them.
- Ironing board and iron are located in the cupboard beneath the stairs.
- Folding breakfast table and four folding chairs are provided in the kitchen.
- The floor is laminated boards.

Bedrooms

First floor landing

- Steep spiral staircase leads up from the living room. Handrails are located on both sides.
- Short pile carpet from stairs and throughout first floor (not shower room)
- Door to front double bedroom is on the right
- Turning left – at the end of the landing the door on the left leads to the first floor shower room.
- The door on the right leads to the rear double bedroom.
- Immediately to the left of the stairs the spiral stairs continue up to the second floor.

Front double bedroom – 1st floor

- Double bed located to the left of the doorway
- Dressing table and stool are on the opposite wall. Cupboard with hanging space is in the right hand corner
- All bedding and linen is provided. Spare blankets are in the blanket bags under the bed.
- Freeview multi-channel TV provided with remote control. Wall mounted on bracket to the right of the cupboard

Rear double bedroom – 1st floor

- The bed is positioned to the left with adjustable height bedside tables on both sides.
- Small 3 drawer chest located against the right hand wall with cupboard space in the corner.
- Wall mounted Freeview multi-channel TV to the left of the cupboard.

Shower Room

- WC in recess to left of door.
- Washbasin on right hand wall 50cm from door
- Walk in shower cubicle at end
- Ceramic tiled floor

Second Floor Twin Bedroom

Reached via spiral staircase accessed from 1st floor landing.

- Handrails are on both sides of the stairs
- Short pile carpet from stairs and throughout second floor
- Door to Twin bedroom is immediately at top of stairs (no landing).
- Twin beds are against the left hand wall with a shared bedside cabinet and land between them.
- Cupboard with hanging space in right hand corner to right of window
- Wall mounted Freeview multi-channel TV located to right of the cupboard above the dressing table.

Outdoor Facilities

- Access to small decked courtyard at rear – 2 external steps leading down. Further garden/parking area located outside front.

Additional Information

- Light switches and power points at a sensible height to reach from sitting and standing position.
- Good mobile phone reception
- Harbour Cottage is completely non-smoking.
- Electrical consumer unit is located in cupboard beneath TV in living room