

Access Statement For Church Farm Cottages

Introduction

Church Farm Cottages offer 2 self contained properties for rent throughout the year. Church Farm Cottage is a 2 storey building with access to the 2nd floor via internal stairs. Orchard Cottage is a single storey property.

Pre-Arrival

- . To contact us pre-arrival we have E Mail availability at adeblake@aol.com or you can ring us on 01335 348776
- . We are 3 miles from Ashbourne, and public transport is very limited. It is possible to book a taxi if necessary and walking via Old Derby Road takes approx 1 hour.
- . Our nearest train station is in Derby, this is the nearest shopmobility place also.
- . We have a policy of only being able to take guests with mobility impairment/visual/hearing impairment when accompanied (for the safety of the guest)

Arrival & Car Parking Facilities

- . Car parking is immediately in front of the cottages, we have plenty of space to accommodate up to 3 cars per cottage.
- . Car parking is on tarmac, with easy access to the rear of the car when parked.
- . The entrance to Orchard Cottage is via a blue brick path and 1 uneven stone step, approx.2" high and the step into the cottage is approx 7" high.
- . Church Farm Cottage entrance is via a kerb drop of approx 4" and a blue brick path. The step up into the cottage is approx. 8". The distance from car to door is approximately 3 meters.

Main Entrance & Reception

The cottages have individual name plates, and outdoor lights

Public Areas – General (Internal)

- . N/A

Public Areas - WC

. N/A

Restaurant/Dining Room, Bar & Lounges, Take Away & Cafe

. N/A

Laundry

- . Our laundry room is located in the small yard behind the conifer trees to the right of the cottages (as you view them from the car parking area).
- . The path to the laundry room is made up of blue brick and concrete The path is slightly downward sloping, there are no steps.
- . The laundry room has a large black door.
- . The washing machine and tumble drier are both front loading, with the drier sat above the washing machine.

Shop

. N/A

Treatment room/s

. N/A

Leisure Facilities

. N/A

Outdoor Facilities

. N/A

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

. N/A

Bedrooms

- . Church Farm Cottage has 2 bedrooms located on the 2nd floor.
- . Orchard Cottage has 2 bedrooms located on the ground floor. The bedrooms are accessed via a standard width door and there are no steps. The floor is carpeted.

Bathroom, Shower-room & WC (ensuite or shared)

- . Church Farm Cottage has a 2nd floor bathroom with a bath, sink and toilet and an electric shower located over the bath. There is a towel rail, and a hand rail fixed into the bath. The floor is covered with lino. The bathroom is approx. 5'10 x 5'7. The bath is approx. 20.5" (52cms) high.
- . Orchard Cottage has a ground floor bathroom which is accessed via a standard width door and there are no steps. The bathroom has a bath with a fixed rail and an electric shower over the bath. The floor is ceramic tiled.
- . The room is approx. 5'10" x 5'7". The bath is 20.5" (52cms) high.

Self-Catering Kitchen

- . Church Farm Cottage has a very compact kitchen with limited floor and worktop space. The entrance is via a standard width door and, there are no steps. The floor is ceramic tiled. The cooker is electric and there is a separate microwave which is housed on the wall at eye level. The cottage has an under worktop fridge with small freezer compartment at the top.
- . Orchard Cottage has a dining kitchen with an electric cooker and separate microwave. There is a fridge/freezer. The kitchen is accessed via the living room and down 3 shallow steps (5" deep) there is a handrail. The floor is ceramic tiled.

Caravans, Holiday Homes & Twin Units

. N/A

Touring Facilities (Holiday Parks)

. N/A

Boats – Narrow Boat, Cruiser & Hotel Boat

. N/A

Attractions (Displays, exhibits, rides etc)

. N/A

Grounds and Gardens

- . Both cottages share a large garden which is fully enclosed.
- . The garden is almost totally laid to grass.
- . A path from Church Farm Cottage leads to a paved patio area with table and chairs and then to a gate which provides access into the owners garden.
- . Orchard Cottage has patio doors in front of which are 2 deep steps leading to a paved patio area with table and chairs. This paved area can also be accessed by walking up a grassed slope.
- . The grassed garden is uneven under foot. At the foot of the garden is a swing.

Additional Information

- . Our policy on smoking is that we allow smoking in both cottages, but request that guests do not smoke in the bedrooms and that when smoking adequate ventilation is used to dispel smoke from the cottage quickly.
- . Mobile phone reception is not very good within the cottages although this depends on which network is being used. Reception is usually better at the front of the property and some guests find that by standing in the yard the best reception can be obtained.
- . Wireless Internet connection in both cottages is available on request.
- . We welcome all dogs and cats and any other pet you may wish to bring. We do not have any specific rules concerning them apart from owners cleaning up any mess in the garden and being responsible to ensure that their pets do not cause any damage to the cottage or nuisance to other guests.

Contact Information

- . Address: Church Farm, Edlaston, Ashbourne, Derbys. DE6 2DQ
- . Telephone: 01335 348776
- . Fax: *N/A*
- . Minicom: *N/A*
- . Email: adeblake@aol.com
- . Website: churchfarm-holidays.freemove.co.uk

Future Plans

- . Sign for the laundry room (Feb 2011)

We welcome your feedback to help us continuously improve.

If you have any comments please phone us on 01335 348776

Or E Mail adeblake@aol.com