

# **Access Statement for Height Top Farm, Mrs. Wagtails and Jenny Wrens cottages.**

## **Introduction**

At Height Top Farm, the original farmhouse has been carefully restored to provide two, one bedroomed self catering cottages.

We have tried to provide as much information as possible in this statement, if you have any queries please do call.

We look forward to welcoming you.

## **Pre-Arrival**

- We have a bright simple to use web site, with pictures of the rooms in the cottages.
- Bookings can be made by telephone, e-mail or by letter.
- All guests will be provided with written directions.
- The nearest bus stops are in the villages Fence, or Higham, both approx. 1.7 miles and a 20 minute walk away.
- Nearest trains are at the interchanges Clitheroe approx. 5 miles and 20 minutes by car, or Nelson approx. 4 miles and 15 minutes by car. There are taxis at both interchanges.
- We can arrange shopping to be delivered on request. The nearest shop is in Fence 2 miles away.

## **Arrival & Car Parking Facilities**

- Car parking is approx. 6 mtrs. from the entrance to the cottages.
- The surface is a flat, smooth and level tarmac finish.
- Reflective signage is provided for the clearly defined parking bays.
- Rear access to parked vehicles available.
- Guests are offered assistance to unload vehicle.
- A dawn to dusk light above the entrance provides light to the car parking bays.

## **Main Entrance, Reception & Ticketing Area**

- There are two steps at the entrance, the first step has a rise of 20cm. a tread of 33cm and is 1.3mtrs. wide The second step has a rise of 20cm. a tread of 27cm. and is 1.3mtrs. wide. and there is an 8cm. threshold.
- The front door is 83cm wide and the keyhole is 90cm high. The door is hinged from the right hand side.
- Entrance is into the hallway, which is 2.6mtrs. by 4.6mtrs. The floor is level and tiled with doormat in contrasting colour.
- Lighting is by a permanent fire exit light with battery back up and by two timed lamps, one on the ground floor and one on the upper floor. There is also a large ceiling light with switches located by each door.
- There is a two flight staircase having six steps 21cm. rise 26cm. tread to a landing 90cm. by 85cm. Then four further steps the same size to a gallery 4.83mtrs. by 83cm.
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## **Public Areas - Hall, Stairs, Landing, Corridors etc**

- The hall is a public area designed to be used by both cottages.
- There is a sideboard which has additional information on what to do and where to go. Telephone directory and information on how to access emergency medical services.
- There is an ironing station and iron for guests use.
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## **Public Areas - MRS. WAGTAILS Sitting room,**

- Mrs. Wagtails. Situated on the ground floor. Entrance from hall by one step 18cm. rise onto level floor. Door 84cm. wide
- keyhole 1.1mtr from floor.
- Open plan sitting room/kitchen. Laminate flooring throughout.
- The sitting room has two easy chairs 47cm. high from floor, and a fixed cushioned window seat 52cm. high 2.1 mtrs. long and 45cm. deep.
- There is a flat screen wall mounted television with built in D.V.D. player and remote control.
- Lighting by fixed wall lights and standard lamp.

## **Outdoor Facilities**

- There is a large ,stone paved enclosed patio with moveable garden furniture. Flower tubs and pots. Disposable barbeque available on request.

## **Bedroom**

- The bedroom door is 76cm. wide with the door handle 1mtr. from floor.
- The bedroom is carpeted in excellent quality 80% wool carpet.
- There are twin beds 1mtr. wide and 56cm.high to mattress.
- Free space 1.14mtr. by 3.5mtr.
- A bedside table is provided with bedside lamp and radio/alarm clock.
- There is a built in wardrobe with drawer pack and wooden coat hangers.
- Dressing table with hair dryer and mirror over.

## **En-Suite Shower Room**

- The door to the en-suite shower room is 77cm. wide with the door handle at 1mtr.
- The shower room is fully tiled and has a heated towel rail.
- Shower access is excellent with 70cm access on the right angle, having two opening doors. The step into the shower is 23cm.from floor. There is a large fixed head shower.
- The toilet seat is 41cm. from floor.
- The pedestal hand basin is 85cm. from floor and has free space below.

## **Self-Catering Kitchen**

- The kitchen is open plan to the sitting room/dining area.
- Instructions are provided for all electrical equipment.
- The kitchen worktop is 92cm. from floor, as are the sink and the hob.
- There is a free standing microwave oven, an electric toaster and electric jug kettle.
- A built under fridge with small freezer box.
- The built under oven has a drop down door and can be accessed from all sides.
- Lighting is by four low energy hi spot bulbs directed onto working surfaces.
- There is a good contrast between floor, cupboard and other surfaces.

## **Additional Information**

- A fire risk assessment leaflet has been produced and a laminated copy placed in the cottage for guests to familiarize themselves with. It contains important information on evacuation procedures.
- There is a folder containing information on what to do and where to go and if you require any other information we will
- try to help in any way we can.
- We do not allow dogs or any other pets in the cottage.
- We have a total no smoking policy.
- we have wireless internet connection available on request.
- There is good mobile phone reception.

Local Public Transport numbers;

Clitheroe Interchange                      01200 429832

Nelson Interchange                         01282 698533

Information on rural bus services and telephone numbers provided in folders in cottage.

Taxi numbers;

1<sup>st</sup>. Choice                                      01282 778833

Ribble Valley                                  01254 824144

## **CONTACT AND ADDRESS;**

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## **FUTURE PLANS**

We do not have any plans to replace or renew anything as we are a relatively new business. However we do have a strict maintenance policy and will endeavor to keep things in pristine condition.

We welcome your feedback to help us continuously improve.

If you have any comments please telephone 01282 772009. Or e-mail

[info@heighttopfarm.co.uk](mailto:info@heighttopfarm.co.uk).

We look forward to meeting you.

