

# Swainstye Farm Holiday Cottages

## Access Statement for The Byre, Swainstye Farm Holiday Cottages

### Introduction

The Byre is a single storey, semi-detached traditional stone barn conversion cottage situated at Swainstye Farm, a working hill farm on the outskirts of the village of Osmotherley.

### Pre-Arrival

- We have an informative website, which includes the access statement for the cottages, photographs of some of the rooms and booking terms and conditions
- Information on how to make bookings / enquiries is available on the website; these can be made via e-mail, telephone or letter
- All guests are provided with 'Welcome Guidance' prior to their arrival, including written directions to the cottage.
- The nearest bus stop is in Osmotherley village - 0.7 miles away
- The nearest railway station is at Northallerton - 8.2 miles away
- Taxis are available from the railway station and from the taxi rank in the High Street in Northallerton
- A small welcome pack of essential groceries (milk, butter, bread, biscuits, cereal and fruit) is provided for guests on arrival in the cottage
- Supermarket deliveries are accepted with prior notice on the guest's arrival day; Tesco, Asda and Sainsburys deliver to the area.
- This access statement is available on our website and also in the 'Guest Information' folder provided in the cottage.

### Arrival & Car Parking Facilities

- There is signed private car parking for three cars at Swainstye Farm Holiday Cottages; this is located on the entrance drive to the cottages
- The car park is 34m away from The Byre front door on the slightly sloping gravel access drive to the cottage.
- Sensor lighting is provided in the car park and also along the entrance drive to the cottages.
- Guests are able to drop off on the gravelled frontage at the front door of each cottage.
- Guests are met on arrival and are provided with the cottage keys, welcome guidance and given a tour of the cottage.

### Entrances

- The main entrance door to the cottage is situated at the front of the property. This door is 93cm wide and 1.83m high, with the hinge to the right hand side. The keyhole is 1.02m high and the handle is 1.1m high.
- There is a stone access ramp to the main entrance door from the gravel forecourt to the front of the cottage. There is a 10cm high step over the door threshold onto an internal natural stone step in the cottage lounge which is 4cm high.
- There is a sensor controlled light outside the main entrance door.
- The main entrance door opens into the lounge. There is a light switch to the left hand side of the door for the outside light and the main lounge lights. There is a large door mat below the internal step. The flooring in the lounge is dark wood engineered timber.
- A folder containing 'Guest Information' is located on the sideboard in the lounge
- An alternative entrance door is located to the side of the cottage. This door is 82cm wide and 1.67m high, with the hinge to the left hand side. The keyhole is 1.06m high and the handle is 1.16m high.
- The door is accessed from the side gravel patio area of the cottage. 5 stone steps, which are 13cm high and 1m wide lead from the patio area to the stone pathway access to the door. The stone pathway access consists of 4 shallow stone steps which are 3cm high and 1m wide. There is a 15cm high step over the door threshold onto an internal natural stone step in the cottage kitchen / dining room which is 4cm high.
- There is a sensor controlled light outside the door.
- The secondary entrance door opens into the kitchen / dining room. There is a light switch to the right hand side of the door for the outside light and the dining area lights. There is a large doormat below the internal step. The flooring in the kitchen / dining room is natural stone.

### Corridors

- The corridor leading from the kitchen / dining room to the bedrooms and bathroom is accessed via an open doorway. The doorway is 76cm wide by 2.04m high. The doorway has a step from the kitchen which is 4cm

high.

- There is a light switch to the left of the doorway for the kitchen area lights and the bedroom corridor lights.
- The corridor 3m long and 75cm wide (at its' narrowest point).
- The corridor has dark wood effect laminate flooring.
- The corridor has a smoke alarm which has an audible and a visual alarm.

### **Lounge**

- There is an open doorway from the lounge to the kitchen / dining room which is 95cm wide and 1.9m high. The kitchen / dining room is accessed from the lounge by 4 stone steps which are 16cm high and 95cm wide. A wooden handrail is located to the left of the steps. There is a light switch to the right of the doorway for the main and secondary lights in the lounge.
- The lounge has a dark wood engineered timber floor with a medium pile red/gold rug in front of the wood burning stove and settee.
- Situated to the left of the room is a three seater red settee. There is also a red easy chair and a wooden high back chair provided in the lounge.
  - There are three coffee tables of various sizes around the room.
    - There is a LCD TV with remote control and DVD player.
    - There a wood burning stove with fire guard.

### **Laundry**

- A free shared laundry room is provided for use by cottage guests containing washing machine, tumble dryer and sink.
- The access to the laundry is from the gravel car park area by two stone steps which are 20cm high and 2.4m wide. The door is 82cm wide and 1.84m high and is hinged to the right. The keyhole is 1.09m high and the handle is 1.13m high. There is a light switch to the left of the door opening for the laundry light.
- There is a sensor operated light outside the laundry.
- The laundry flooring is dark brown washable cushion floor.
- The sink height is 96cm. The sink has two (hot and cold) twist/turn taps.
- The washing machine has a front loading door and the door handle is 48cm high
- The tumble drier has a front loading door and the door handle is 48cm high.
- The laundry is available 24 hours per day.

### **Outdoor Facilities**

- A shared lockable store is available for guests use. The store is accessed from the gravel car park area by two stone steps which are 20cm high and 2.4m wide. The door is 82cm wide and 1.84m high and is hinged to the left. The keyhole is 1.09m high and the handle is 1.13mm high. There is a light switch to the right of the door opening for the store light.
- There is a sensor operated light outside the store.

### **Bedrooms**

The Byre has two bedrooms:

#### **Double Bedroom (Ensuite):**

- The door is 74cm wide and 1.95m high and is hinged to the left. The door handle is 86cm high.
- The bedroom has a dark wood effect laminate floor with two short pile cream rugs located at either side of the bed.
- The bed is a cream painted metal bedstead with mattress which is 1.4m wide and 1.9m long. The mattress has a protector on it.
- The bedding is cotton and poly-cotton percale.
- The duvet and pillows are hollow-fibre. The pillows have quilted protectors on them.
- The space to the right of the bed is 62cm and the space to the left of the bed is 93cm. The space at the end of the bed from the wardrobe is 89cm.
- The main room light switch is located to the left of the door.
- There are two bedside lamps located on the bedside tables at each side of the bed.
- There is a wardrobe with drawer which is 90cm wide, 2m high and 38cm deep.

#### **Twin Bedded Room:**

- The door is 74cm wide and 1.95m high and is hinged to the left. The door handle is 86cm high.
- The bedroom has a dark wood effect laminate floor with a short pile cream rug located between the beds.
- The two single divan beds with mattresses 1m wide and 1.9m long. The mattresses have protectors on them
- The bedding is cotton and poly-cotton percale.
- The duvet and pillows are hollow-fibre. The pillows have quilted protectors on them.
- The space between the beds is 66cm. The space to the right of bed 1 is 1.2m and the space to the left bed 2 is 46cm. The space at the end of the beds from the wall is 68cm.

- The main room light switch is located to the left of the door.
- A bedside unit is located between the beds.
- An up-lighter is located above each bed. The wall mounted light switch for these is located between the two beds.
- There is a corner wardrobe which is 84cm wide, 1.78m high.
- A smoke alarm is located in the corridor outside the bedrooms. The alarm has an audible and visual alarm.
- A torch is located in each bedroom for emergency lighting.

### **Shower-room**

#### **Main Shower-room:**

- The door is 74cm wide and 1.95m high and is hinged to the left. The door handle is 86cm high.
- The flooring is light wood effect laminate flooring suitable for bathrooms.
- The bathroom is 2.3m wide by 2.65m long.
- The toilet seat is 41cm high
- The space to the left of the toilet is 43cm and the space to the right is 74cm.
- The sink is 83cm high and it has a mixer tap with twist/turn tap units.
- There is a corner shower which is 84cm wide by 1.1m long and has a sliding door opening which is 50cm wide. The height of the shower tray is 26cm high.
- The shower unit is a thermostatic mixer with one adjustable overhead shower head. The controls to operate the shower are twist/turn.
- The shower area in the bathroom has waterproof wall panels which are cream. There are cream/brown tiles above the sink. The bathroom fittings are white.
- The bathroom has a wall mounted towel rail.

#### **Ensuite Shower-room:**

- The sliding door is 74cm wide and 1.97m high and is hinged to the left. The door handle is 86cm high.
- The flooring is light wood effect laminate flooring suitable for bathrooms.
- The ensuite bathroom is 2.3m long by 0.9m wide.
- The toilet seat is 42cm high
- The space to the left of the toilet is 33cm and the space to the right is 30cm.
- The sink is 82cm high and it has a mixer tap with twist/turn tap units.
- There is a shower which is 90cm wide by 80cm long and has a sliding door opening which is 65cm wide. The height of the shower tray is 27cm high.
- The shower unit is a thermostatic mixer with one adjustable overhead shower head. The controls to operate the shower are twist/turn.
- The shower area in the bathroom has waterproof wall panels which are cream. There are cream/brown tiles above the sink. The bathroom fittings are white.
- The bathroom has a wall mounted towel rail.

### **Kitchen**

- The kitchen / dining room has the secondary entrance leading into it. It also has open doorways leading to the lounge and bedrooms / bathroom corridor.
- Light switches for the kitchen / dining room lights are located to the left of the entrance door, the right of the lounge doorway and to the left of the bedroom corridor doorway.
  - The L shaped kitchen area is located to the right of the open doorway leading from the bedroom / bathroom corridor.
    - The work surfaces are 90cm high, as are the electric ceramic hob and the sink. There is an extractor above the hob. Storage cupboards are located above and below the work surfaces.
    - The sink has a mixer tap, with twist/turn controls.
    - The electric double oven and hob can only be accessed from the front. The main oven door handle is 50cm high and the top oven/grill door handle is 77cm high. The highest shelf in the main oven is 42cm high.
    - A fire extinguisher and a fire blanket are wall mounted and located in the corridor leading to the bedrooms / bathroom to the right of the boiler room door. The fire extinguisher is 1.6m high and the fire blanket is 1.6m high.
    - There is a fridge-freezer located in the kitchen. The fridge door handle is 79cm high and the freezer door handle is 81cm high.
    - The microwave is located on top of the fridge-freezer. The microwave door handle is 1.3m high.

### **Grounds and Gardens**

- The cottage has two gravel patio areas.

- The front gravel patio area is 3.15m wide and 9m long. There are 4 stone steps down into it from the front forecourt of the cottage; these are 13cm high and 1.8m wide. The patio has a wooden picnic bench style table.
- The side gravel patio area is 3.5m wide and 4.3m long with flat access from the front forecourt of the cottage. The patio has a green cast iron table and two chairs.
- The front patio area is sunken, with a 70cm high stone wall to the cottage forecourt.
- The working farm yard is located to the rear of the cottage. Guests are requested to ensure children and pets are supervised at all times.

#### **Additional Information**

- A copy of the fire risk assessment for the cottage is contained in the 'Guest Information' folder provided in the cottage. Details of the fire evacuation procedure are displayed in the cottage bedrooms.
- Smoking is not allowed in the cottage.
- Emergency contact details are contained in the 'Guest Information' folder provided in the cottage.
- The Byre is open all year

#### **Contact Information**

Address: Swainstye Farm Holiday Cottages  
Swainstye Farm  
Osmotherley  
Northallerton  
North Yorkshire  
DL6 3AN

Telephone: 01609 883134 / 01609 883412  
Email: enquiries@swainstyefarm.co.uk  
Website: www.swainstyefarm.co.uk  
Hours of operation: Open all year  
Emergency number: Telephone: 01609 883134 / 01609 883412

Local equipment hire companies:  
Car Hire - Enterprise Rent-A-Car (Northallerton) Tel. 01609 770025

Local public transport numbers:  
Bus - Northallerton / Stokesley Service: G Abbott & Sons, Tel. 01677 424987  
Bus - Moors Bus: Tel. 01845 597000  
Train: Tel. 0845 600671

Local accessible taxi numbers: K Cabs Tel. 01609 781160

#### **14. Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01609883134 or email enquiries@swainstyefarm.co.uk**