

# Swainstye Farm Holiday Cottages

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

### Introduction

The Granary is a double 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 and fruit) is provided for guests on arrival in the cottage
- Supermarket deliveries will be 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 22m away from The Granary 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 the 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. There are 8 natural stone steps up to the main entrance door from the gravel forecourt to the front of the cottage. These steps are 16cm high and 1.2m wide with a black metal hand rail which is 1.09m high. At the top of the steps is a stone landing which is 1.2m wide by 1.46m long.
- The main entrance door is 92cm wide and 1.82m high, with the hinge to the left hand side. The keyhole is 1.0m high and the handle is 1.1m high. There is a 7cm high step over the door threshold onto an internal natural stone step in the cottage lounge which is 5cm high.
  - There is a sensor controlled light outside the main entrance door.
- The main entrance door opens into the open plan living area. There is a light switch to the right hand side of the door for the outside light and the main living area lights. There is a large door mat below the internal step. The flooring in the living area is natural stone.
- A folder containing 'Guest Information' is located on the coffee table in the living area

### Stairs

- A staircase leads from the living area to the first floor bedroom. The stairs are 80cm wide and the steps are 19cm high. 2 steps lead to a landing which is 86 cm wide by 70cm long; from the left of the landing 10 steps lead to the bedroom.
  - The stairs are painted cream and have a sand coloured short pile carpet stair runner on them and the landing.
  - The stairs have a natural wood banister rail which is 84 cm high.
    - Located at the top of the stairs in the bedroom is a smoke alarm which has an audible and a visual alarm.

### Open Plan Living Area

- The open plan living area has a natural stone floor with a medium pile dark brown rug located in the centre of the room.

- Situated in the centre of the room is a two seater brown settee. There is also a brown patterned easy chair provided in the living area.
  - There is a large coffee table located to the left of the room under the stairs.
    - There is a LCD TV with remote control and DVD player.

### **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 Granary has one bedroom located on the first floor:

#### **Double Bedroom:**

- The stair case leads directly into the double bedroom
- The bedroom has a dark wood effect laminate floor with a short pile green and cream rug located at the end 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 94cm and the space to the left of the bed is 1.7m. The space at the end of the bed is 1.82m.
- The main room light switch is located on the right hand wall at the top of the stairs.
- There are two bedside lamps located on the bedside tables at each side of the bed.
- There is a built in wardrobe which is 1.2m wide, 1.14m high and 1.0m deep.
- A smoke alarm is located at the top of the stairs in the bedroom. The alarm has an audible and visual alarm.
- A torch is located in the bedroom for emergency lighting.

### **Shower-room**

The shower-room is located on the ground floor.

- The sliding door is 73cm wide and 1.97m high and is hinged to the right. The door handle is 86cm high.
  - The light switch for the shower-room lights is located outside the sliding door to the left.
    - The flooring is light wood effect laminate flooring suitable for bathrooms.
    - The shower-room is 3.0m long by 1.0m wide.
    - The toilet seat is 42cm high
    - The space to the left of the toilet is 34cm and the space to the right if 36cm.
    - The sink is 82cm high and it has a mixer tap with twist/turn tap units.
    - There is a shower which is 1.0m wide by 75cm long and has a sliding door opening which is 38cm 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 Area**

- The L shaped kitchen area is located to the far right of the open plan living room.
- Light switches for the kitchen area lights are located to the left of the shower-room door,

- 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 single oven and hob can only be accessed from the front. The oven door handle is 72cm high. The highest shelf in the main oven is 55cm high.
- A fire extinguisher and a fire blanket are wall mounted and located to the left of the sink. The fire extinguisher is 1.48m high and the fire blanket is 1.48m 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 a gravel patio area.
- The gravel patio area is 3.48m wide and 4.54m long. There are 3 stone steps down into it from the front forecourt of the cottage; these are 19cm high and 1.0m wide. The patio has a wooden picnic bench style table.
- The front patio area is sunken, with a 65cm 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 bedroom.
- Smoking is not allowed in the cottage.
- Emergency contact details are contained in the 'Guest Information' folder provided in the cottage.
- The Granary 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

### **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**