

## **Access Statement for**

### **The Old Byre**

#### **Introduction**

The Old Byre is a single storey converted barn adjoining Little Meadow holiday cottage, in the courtyard at West House Farm. Although on a working dairy farm the cottages are separated from the farm by a traditional 17<sup>th</sup> Century Bank Barn. We have tried to provide as much information as possible in this statement, but if you have any queries please do call. We look forward to welcoming you.

#### **Pre-Arrival**

- Further information about The Old Byre can be found on our website [www.westhousefarmcottages.co.uk](http://www.westhousefarmcottages.co.uk) Bookings / enquiries can be made directly with us by emailing [stay@westhousefarmcottages.co.uk](mailto:stay@westhousefarmcottages.co.uk) , or by telephoning 01900 818285 or mobile 07898132805
- We are not on a bus route
- The nearest train station is Maryport, 3 miles away. There are accessible taxis at the station.

#### **Arrival & Car Parking Facilities**

- There is a safe, secure car parking area in the private enclosed court yard (aprox. 15 meters x 40 meters)
- The car parking area is on level concrete
- Parking is right outside the entrance to the cottages
- The parking area is lit by an outside light which automatically activated when dark
- The key for the house is available from the farm house.

#### **General Information**

- The entrance to the cottage at the front has a single step xx18cm high, 23cm deep, 95cm wide
- The front door is 95cm wide and the key hole lock 98cm high.
- Central heating is oil fired throughout. There is an electric stove in the lounge, and radiators in each of the other rooms.

#### **Kitchen/Lounge**

- The worktop area is of a standard height 90cm
- Oven door is drop down with hob above at standard height
- Sink is standard height with cupboards underneath.
- Lighting is pendant ceiling lights, with under and over unit lighting.
- Minimum 100cm free space between all furniture and worktops.
- Fridge/freezer
- Washer/dryer
- Dish washer

- Microwave
- Flooring is Karndean tiling
- Smoke alarms
- Extendable oak dining table with 4 leather seated chairs
- Patio doors 110cm wide, leading to patio with Jacuzzi Hot Tub and wooden garden furniture
- Thermostatically remote controlled wood stove effect electric fire
- Centre ceiling lights, standard and reading lamp
- Suite of a 2 seater leather sofa with two arm chairs
- Remote controlled wide screen TV with and DVD player

### **Hall**

- Cupboard containing vacuum cleaner and cleaning products, buckets and brooms, coat hooks. Space for visitors suit cases
- Karndean Flooring

### **Master Bedroom**

- Door 84cm wide
- King sized bed 150cm wide
- Bed height 70cm floor to top of mattress.
- Duvet and pillows provided.
- Largest transfer space available left or right of bed is 160cm
- Bedside tables are 69cm high
- Dressing table 92cm high
- Largest free space clear of doors and furniture is xx1150cm by xx300cm
- Carpeted floor

### **Bedroom Two**

- Door 84cm wide
- Twin beds
- Bed height 70cm
- Dressing table 92cm high
- Largest transfer area 180cm
- Bedside cabinets xx 65cm high
- Largest free space 170cm x 280cm
- Duvet & pillows provides
- Carpeted

### **Bathroom**

- Door width 84cm
- Large cast bath 78cm x 170cm, 58cm high
- Mira power shower in separate shower cubicle 90cm x 90cm
- Free space in bathroom is 280cm x 85cm
- Toilet seat height 42cm
- Space to right of toilet is 30cm x 50cm to left of toilet.
- Flooring is Kardean tiled with a bath mat.
- Space under the wash basin is free

## **Grounds**

- Traditional walled court yard to front of cottage 14m x 40m
- Back door xx76cm wide, step xx90cm wide, xx20cm deep and xx18cm high leading to:
- Raised patio 6.7m x 3.7m; with sand stone flags and outdoor furniture and Jacuzzi Hot Tub

## **Additional Information**

- Good mobile phone reception
- The cottage is no smoking throughout.
- No Pets allowed
- Free WIFI access

## **Contact Information**

Please contact:

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