

Access Statement for Fielden Farm Holiday Cottage 2

Introduction

Fielden Farm Cottage 2 is a stone built shippon/barn conversion situated on a hill farm approximately 1 mile from and overlooking Littleborough centre. It is reached from Littleborough via the A58, Blackstone Edge Old Road and then by a single track lane with passing places for the last 100m. It is in an elevated and slightly remote location.

Pre-Arrival

We have an extensive website with photographs/layouts of the rooms.

Bookings/enquiries can be made from the website via email, telephone or by letter.

Guests are provided with written directions to the cottage that can either be downloaded from the How to Find Us page or can be posted. Different font size and dyslexia friendly font can be made available if requested.

- The nearest bus stop is at Gatehouse or Lydgate, (200m) downloadable directions from the bus stops are available on the website.
- The nearest railway station is in Littleborough a mile away, downloadable directions from the railway station are available on the website.
- The nearest public toilet is in Littleborough park.
- The nearest taxis are on Peel Street, Littleborough and Church Street Littleborough.
- This Access Statement is available in our Welcome File in the cottage.
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Arrival and Car Parking Facilities

2 parking spaces are available for visitors, the car park is 10m away across a level cobbled and concrete farmyard. Cars can be driven to within 2 metres of the door. The cottage is accessed directly from the farm lane. There is a cobbled patio/yard with automatic exterior lighting, which can be accessed via the farm lane through a latched gate, or through the patio door in the lounge area.

Key arrangements will be made before arrival. The entrance door is a UPVC stable door 108x84 with a hinge on the right. The keyhole is 109cms high. There is a small step into the entrance of the cottage which is 5cms followed by a step down (160mm)

The front door opens into an open plan kitchen/dining/lounge which is 30m square.

There are 2 light switches on the left hand side for the main spotlights and the stairs/landing light. The switch for the kitchen lights and the under kitchen cupboard lights and dining room light is on the wall next to the fridge freezer.

There is a large doormat inside the door, the floor is of solid construction surfaced

with non slip ceramic tiles.

On the work surface next to the sink unit, is the Welcome Pack which has all the details about the cottage within it.

Dining and Lounge Area

There is a TV/DVD/CD player which has satellite and can be operated by remote control. The lounge area has 2 large 2 seater leather sofas and a wooden coffee table, There is a mother and child reading lamp. The sofas are movable.

The lounge area is covered with a rug (95% cotton)

There is WiFi connectivity in the cottage.

The cottage is heated primarily by underfloor heating on both storeys via a ground source heat pump which is located in a remote plant room. Additional heat can be provided by the clean burn cast iron log burning stove in the living room.

The log burner has a lever handle 29cms high.

The door to the log burner must be closed at all times when the fire is lit.

There are four dining chairs.

The kitchen U shaped and the floor space is 3m long x 2m wide

- It has a 80/20 fridge/freezer, the freezer door is 108cms high
- A fan assisted oven with integrated grill which can be accessed from the front and both sides. The grill is 70cm high.
- A 4 ring Touch Control electric ceramic hob
- An extractor fan with a 155 cms high pull out.
- A compact dishwasher
- A conventional microwave
- An Automatic front loading washing machine
- The sink is 90cm high and fitted with monobloc lever controlled taps

Catering standard crockery is provided, the plates and some cups are stored in the bottom drawer beneath the work surface. The remainder of cups and glasses are stored in the wall cupboards. The highest shelf in the wall cupboards is 190cms.

The iron and ironing board are stored in the cupboard under the stairs along with the vacuum cleaner, clothes airer and other cleaning items.

Access upstairs is by open plan timber half winder staircase which has 13 steps. 10 straight, steps and 3 angled steps to the top.

It has a landing 3mx1m at the top with a laminate floor, the bathroom door is facing the stairs. Single bedroom door on the left and the double bedroom door on the right.

Double Bedroom

- Door 74x196cm hinged on the right.
- There are 2 3ft zip 'n' link cotton covered divan beds with wicker headboards.
- The bedding is cotton with non feather pillows and quilt.

- The space to the left of the bed is 100cm
 - The space to the right is 100cm
 - There is a dressing table to the left of the door
 - The main spotlights have a switch on the left hand side of the door, There are two separate reading lamps at the side of the bed.
 - The floor surface is laminate, at each side of the bed are cotton/synthetic rugs with non slip surface secured to the underside.
- Access to the built in wardrobes is of full height (240cm)
- There are 2 tilt/turn windows at floor level either side of a central non-opening window

Single Bedroom

- Door 74x196cm hinged on the right.
- The main spotlights have a switch on the left hand side of the door.
- The bed is 2m long x 102cm wide
- There is a reading lamp on the wall over the bed
- There is a double wardrobe
- There is a bedside table
- There is a tilt and turn opening window

Shower Room/Toilet/Sink

- The door is 74x196cm
- It is fitted with a modesty lock which is 71cm high and can be opened from the outside if required.
- The toilet seat is 42cm high, space to the left is 31cm, space to the right is 49cm
- The step into the shower cubicle is 17cm with the width of the shower door being 34cm
- The shower is thermostatically temperature controlled.
- The height of the power shower unit is adjustable to 170cm, the controls are 110cm high.
- The sink is 87cm high and has monobloc lever controlled taps.
- The floor surface is non slip ceramic tiles.
- There is a wall cabinet 134cm high and a base cabinet below with a handle 50cm above the floor.

We have a strict No Smoking policy.

No pets except dogs by arrangement only

A welcome pack is produced in dyslexia friendly font plus separate folders for manufacturers instruction leaflets and places of interest. These are kept in the chest of

drawers under the stairs

Contact Information

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