

ACCESS STATEMENT FOR **THE SWALLOWS, COWCLOSE BARN,**  
OVERGREEN, CUTTHORPE, CHESTERFIELD, DERBYSHIRE,  
S42 7BA

## **Introduction**

Cowclose Barn has been converted into 2 stone cottages. The Swallows is a three-bedroomed cottage. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help.

## **Pre-Arrival**

Local transport is very limited. There is a bus service from Chesterfield and the nearest bus stop is about  $\frac{3}{4}$  mile away. Chesterfield railway station is  $4\frac{1}{2}$  miles away and there are taxis at the station.

Brochures and menus can be provided in large print.

You can contact us by phone or email for enquiries and bookings.

## **Arrival and Car Parking Facilities**

The Swallows has its own parking area, suitable for 2 cars. This is next to the door.

Guests are offered assistance with their luggage.

A personal welcome is given, including touring the cottage and explaining the facilities.

The drive is lit by 4 security lights.

Guide dogs and hearing dogs are welcome and facilities can be provided. Please make advanced arrangements.

## **Main Entrance and Reception**

The front door has one step 10 cm (4") including the strip to keep out the rain, and is 82 cm (2' 8") wide with the hinge on the left. It opens into the lounge where there is a door mat. The light switch is on the right side.

## **Lounge**

The floor is laminate. There is a small carpet near the settee. There is a 3-setter settee, one easy chair (seat height of both is 46 cm or 1' 6") and a nest of tables. There is a flat screen TV with separate DVD player on a table. There is an electric stove placed on a stone hearth. Free space (no doors or furniture) is 4.27 m (14') by 1.52 m (5')

## **Kitchen**

The door is 76 cm (2' 6") wide with the hinges on the right. The light switch and fire blanket are on the left. The kitchen is long and narrow with units down the left side and at the far end. The space from the worktop to the wall cupboards is 76 cm (2' 6"). The gas cooker is on the left. It has a drop down door with the grill in the top of the oven. The height of the lowest shelf from the floor is 43 cm (17"). The washer/dryer is next to the cooker and then the sink, under the window. There is a mat near the sink. At the far end of the kitchen is the microwave oven and then the fridge/freezer. The radiator is on the right side of the kitchen. The floor is tiled. Free space (free of doors and furniture) is 1.01m (3' 4") by 2 m (6' 7").

## **Downstairs Bedroom**

There is a small single bedroom next to the kitchen, off the lounge. The door is 76 cm (2' 6") wide with hinges on the right. The light switch is behind the door. The wardrobe is behind the door, on the right side of the room.

The single bed 92 cm (3') by 183 cm (6') is next to the wardrobe on the right side of the room, next to the wall. The height from the floor to the top of the mattress is 66 cm (2' 2").

All bedding is cotton or percale, with non-feather duvet and non-allergenic pillows.

There is a bedside table with light to the left of the bed (facing the door)

The floor is laminate with a carpet to the left of the bed.

There is a window behind the bedside table.

The radiator is on the left wall.

Free space (no doors or furniture) is 72 cm (2' 4" by 230 cm (7' 6"))

## **Dining Room**

There are 2 steps from the lounge to the dining room. The opening is 97 cm (3' 2") and the step height is 24 cm (9½ "). There is no door in the opening.

There is a handle on the door frame at the left side.

The floor is laminate and the only carpet is the door mat at the door leading to the patio.

The garden door is 84 cm (2' 9") wide and the step height is 5 cm (2½ ") including a strip to keep out the rain. Outside there is a paved patio.

There is a rectangular table with 4/6 chairs. There is a small side table with lamp and radio/CD player on it.

There is a door to a storage cupboard (boiler, vacuum cleaner, ironing board, iron, brush, mop)

The largest free space (no doors or furniture) is 84 cm (2'9") by 3.60 m (11'10"). This could be increased by moving the table and chairs

The carpeted stairs lead from the dining room to a small landing which is carpeted.

There are 10 steps to the landing. The steps are 20 cm (8") and the stair width is 70 cm (2' 4"). There is a banister on the left.

ON THE LANDING THERE IS A BEAM, HEIGHT 190 CM (6' 3").

## **Upstairs Double Room**

This is to the left from the landing. There are another 2 stairs.

There is a standard size pine double bed width 137 cm (4'6"), length 183 cm (6') wide, height from floor to top of mattress 52 cm (1' 9") .

All bedding is cotton or percale with non-feather duvet and anti-allergenic pillows.

Lying in bed, there is a bedside table with light at left side, and a high shelf with light at the right side.

There is a wardrobe to the right of the bed.

In an alcove there is a dressing table with knee hole, a stool and a reading light.

The height of the dressing table is 76 cm (2' 6") with a knee hole width 51 cm (1' 8") and height 70 cm (2' 4"). There is a stool in the knee hole.

In the left top drawer is a hairdryer and shaver adaptor. There is a socket behind the dressing table.

PLEASE NOTE THERE IS A LOW BEAM ABOVE THE DRESSING TABLE.

There is a low window opposite the door.

The floor is carpeted.

There is a folding door, 76 cm (2' 6") door leading to the en suite bathroom.

On the left is the shower cubicle.

There is a step to the cubicle height 14 cm (5 ½ ").

Opposite the door is the toilet, height 40 cm (1' 4"). Sitting on the toilet, the space to the left is 17 cm (6 1/2 ") and the space to the right is 76 cm (2' 6")

From the door, the washbasin to the right of the toilet, height 76 cm (2' 6") . There is free space under the washbasin.

On the wall at the right side is a heated towel rail.

Free space (no furniture or doors) is 92 cm (3') by 1.22 m (4')

The floor is tiled

## **Upstairs Twin Bedroom**

This is to the right on the landing. The door is 76 cm (2' 6") wide and there are another 2 steps to the right of the door and a banister opposite the door, to the left of the stairs.

There are 2 pine single beds, 92 cm (3') wide by 183 cm (6') and the height of the mattress from the floor is 53 cm (9") .

Lying in bed, there is a dressing table to the right of one bed.

The height of the dressing table is 76 cm (2' 6") with a knee hole width 51 cm (1' 8") and height 70 cm (2' 4"). There is a stool in the knee hole.

There is a bedside light. In the top drawer at the left, there is a shaver adaptor and a hairdryer.

There is a bedside table and table light to the left of the other bed.

The space to the left of the beds is 20 cm (8"), the space between the beds is 20 cm (8") and the space to the right is 54 cm (1' 10").

There is a wardrobe at the foot of the beds.

The largest free space is 180 cm (5' 11") by 88 cm (2' 10"). The space between the foot of the beds and the wardrobe is 61 cm (2')

The floor is carpeted.

There is a folding door, 76 cm (2' 6") leading to the en suite bathroom.

To the right of the door is a large shower cubicle with electric shower.

Both the pull switch to the light and the electric shower are to the right of the door. The shower pull switch is higher than the light is a pear-shaped (there is a ridge).

There is a step to the cubicle height 20 cm (8") .

Opposite the folding door is the washbasin, height 76 cm (2' 6")  
The space is free under the washbasin.  
To the right of the washbasin is a heated towel rail.  
To the left of the door is the toilet, height 43 cm (1' 5"). The  
space at both sides of the toilet is 35 cm (1' 2")  
There is a tiled floor.

## **Public Areas – General (Internal)**

Not applicable.

## **Laundry**

There is a washer/dryer in the kitchen  
Alternatively, we are happy to wash and dry guests' clothes without  
additional charge.

## **Shop**

Not available.

## **Leisure Facilities**

Not available.

## **Outdoor Facilities**

Not available.

## **Conference and Meeting Rooms, Banqueting, Clubs, Entertainment**

Not available.

## **Grounds and Garden**

There is a large enclosed garden with a patio, a sloping lawn, vegetable garden and a greenhouse.

The garden door is 84 cm (2' 9") wide and the step height is 5 cm (2½ ") including a strip to keep out the rain. Outside there is a paved patio. A barbeque is available.

This garden overlooks countryside.

There are garden seats and tables which can be moved.

There is a small play house and small toys for the under 5s.

There is a large garden at the roadside, mainly grass which has a deep pond. This area is being developed into an orchard.

## **Additional Information**

The cottage is non-smoking. Smoking is allowed outside, away from other guests.

There is gas central heating in all rooms, and additional heating is available if required.

Please let us know of any special requirements at the time of booking.

A public footpath goes up the drive by the side of the cottage.

## **Contact Information**

Address: Cowclose Farm, Overgreen, Cutthorpe, Chesterfield, Derbyshire, S42 7BA

Tel: 01246 272948

Mobile:

Email: [cowclosebarn@hotmail.co.uk](mailto:cowclosebarn@hotmail.co.uk)

We are open all year

Arrivals from 4 pm, Departures by 10.30 am (other times by arrangement)