

# **ACCESS STATEMENT FOR BED AND BREAKFAST ACCOMMODATION, COWCLOSE FARM, OVERGREEN, CUTTHORPE, CHESTERFIELD, DERBYSHIRE, S42 7BA**

**JANUARY 2018**

## **Introduction**

A warm welcome awaits you at our spacious farmhouse where guest rooms give a high standard of comfort. We offer a large Superking Bedroom (or Twin) with en suite bathroom, and a Twin Bedroom with a Private Bathroom. We have a large guest lounge and a beautiful garden for your enjoyment. We are happy to welcome Guide Dogs and Hearing Dogs (sorry no other pets). All rooms have gas central heating. Additional heating is available. The following statement is a summary of our provision. If you have any specific questions please feel free to call us.

## **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.

Menus can be provided in large print.

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

## **Arrival and Car Parking Facilities**

There is adequate space to park in our drive and yard. Guests can park near the door to unload.

Guests are offered assistance with their luggage.

A personal welcome is given, including viewing your bedroom and the lounge 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. Sorry no other pets.

## **Main Entrance and Reception**

There is a garden gate which is 84 cm (2' 9") wide and a sloping flagstone path, 5.5 m (18') long and 80 cm (2' 8") wide leading to the front door. The path is 107 cm (3' 6") wide and is level with the lawn to the left of it. The front door has one step, height 8 cm (3") followed by a strip to keep out the rain. The door is 85 cm (2' 10") wide with the hinges on the left. Entrance is into the hall which has stone flags and a carpet. There is a chair in the hall.

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

The staircase from the hall to the upstairs corridor has 13 steps, which are carpeted and have open trends. The stair width is 80 cm (2' 8") and the stairs are 20 cm (8") in height. There is a banister on the right side. The upstairs corridor which is carpeted, varies in width, the narrowest part is 86 cm (2' 10"). A light is left on in the corridor, outside the bathroom, all night.

## **Lounge and Dining Room**

The door is 76 cm (2' 6") wide and the hinges are on the left. The light switches are to the right of the door. Breakfast is served in the lounge/dining room at a table which can be extended as necessary. The height of the table is 76 cm (2' 6"). The dining chairs have padded seats. There are 2 settees and 2 chairs. The height of the seats from the ground is 43 cm (1' 5"). Alternative seating is available on request. The furniture can be re-arranged. There is a TV with remote control. The room is carpeted. A log burning stove available in winter. The largest free space (no furniture or doors) is 3 m (10' by 10').

## **Laundry**

We are happy to wash and dry guests' clothes. Alternatively, guests may use the laundry facilities in our utility room.

## **Shop**

Not available.

## **Leisure Facilities**

Not available.

## **Outdoor Facilities**

Not available.

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

Not available.

## **Superking Bedroom (or Twin)with En Suite – The Rose Room**

Door width is 76 cm (2' 6") and the hinges are on the right.  
The light switch is on the left.

There is a Superking Bed (or Twin Beds) width 184 cm (6'), length 183 cm (6') wide, height from floor to top of mattress 64 cm (2' 1")  
Guests tell us that this bed, with its special mattress, is particularly comfortable.

Non feather duvets and anti-allergenic pillows are provided.

Sheets, duvet covers and pillow cases are cotton or percale.

TV has remote control.

There is a radio/CD player

The dressing table height is 154 cm (2' 6") with a knee hole, width 66 cm (2' 1") and height 60 cm (2' 3").

There are two easy basket chairs.

There is free-standing wardrobe to the right of the bed.

Lying in bed, the space at the right is 92 cm (3') and the space at the left is 137 cm (4' 6").

The narrowest space between the foot of the bed and the wall is 85 cm (2' 9").

Largest free space (no doors and furniture) is 153 cm (5') by 264 cm (8' 8")

There is a fitted carpet.

There are tea and coffee making facilities

There is a small en-suite bathroom.

The width of the folding door is 76 cm (2' 6")

The toilet is to the left of the door and the seat height is 43 cm (1' 5"). The space at each side of the toilet is 22 cm (8")

Washbasin is opposite the door and the height is 81 cm (2' 8") The space under the washbasin is free. There is a shaver socket above the washbasin.

The shower cubicle is to the right of the door. The step is 28 cm (11")

The flooring is laminate.

The largest free space (no doors or furniture) is 46 cm (1' 6") by 147 cm (4' 10").

### **Twin Bedroom with Private Bathroom – The Orchid Room**

The door width is 76 cm (2' 6") with hinges of the right side

The light switch is to the left of the door.

Each single bed is 92 cm (3') wide by 183 cm (6') and the height of the mattress from the floor is 53 cm (9").

TV has remote control.

There is a radio/CD player.

The dressing table height is 76 cm (2' 6"). The height of the knee hole is 71 cm (2' 4") and the width is 63 cm (2' 1"). There is a dining type chair at the dressing table.

There are 2 bedside tables with a lamps and 2 basket chairs.

There is s built-in wardrobe.

Largest free space (no doors and furniture) is 200 cm (7' 6") by 90 cm (3').

Sheets, duvet covers and pillow cases are cotton or percale and non feather duvets and anti-allergenic pillows are provided. Additional bedding is available.

The room is carpeted.

There are tea and coffee making facilities.

### **Private Bathroom**

This is across the landing (ie top of the stairs)

Door width is 76 cm (2' 6") with the hinges on the left.

The light switch is OUTSIDE the bathroom to the right of the door.

There is a bath with shower over, and shower screen

Bath height is 55 cm (1' 9").

There are integral handles on both sides.

Toilet seat height is 41 cm (16").

Sitting on the toilet, the space to the right is 46 cm (1' 6") and to the left 51 cm (1' 10")

The flooring is laminate.

Washbasin height is 84 cm (2' 9") with free space under the washbasin.

The largest free space in bathroom (no doors and furniture) is 2.06 m (6' 7") by 116 cm (3' 10").

## **Grounds and Garden**

There is a large enclosed garden with lawns, flower beds, vegetable area and paved area.

This garden overlooks countryside.

There are no steps.

There are seats which can be moved.

## **Additional Information**

We are a non smoking house. Smoking is allowed outside, away from other guests.

Guests are welcome to use the lounge at any reasonable time.

We offer an extensive breakfast menu, using local produce and can accommodate all diets, given advance notice.

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 house.

## **Contact Information**

Barbara and Allan Campbell

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Tel: 01246 272948

Mobile:

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We are open all year except for Christmas.

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