

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

## **Introduction**

Cowclose Barn has been converted into 2 stone cottages. The Robins is a one-bedroomed cottage. 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 station.

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 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 3 cm ( $1\frac{1}{4}$  ") in height including a strip to keep out the rain. The door opening is 1.07 cm ( $1'6''$ ) wide with the hinge on the left. It opens into the lounge/diner where there is a door mat. The light switch is on the right side.

## **Lounge/Dining Area**

The floor is laminate. There is a small carpet near the sofa bed. There is a round dining table and 2/4 chairs depending on the number of guests expected. Spare chairs are stored either in the bedroom or under the stairs.

There is one easy chair, a coffee table and a standard lamp.

There is a flat screen TV with separate DVD player on a table.

There is a radio/CD player.

There is an electric stove placed on a stone hearth.

Guests with limited mobility may choose to sleep on the sofa bed, providing advanced arrangements are made. The mattress is 1.16 cm (3' 10") wide, 1.70 cm (5' 6") long and the floor to top of the mattress is 46 cm (1' 6")

The largest free space (free of furniture and doors) is 3.14 m (10' 3") by 1.70 m (5' 6")

## **Kitchen**

The door is 76 cm (2' 6") wide with the hinges of the left.

The kitchen has cupboards on 3 sides. The gas cooker is on the left as you enter. 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 sink is opposite the door. The microwave is to the right of the sink. The fridge is to the right of the door. There is a light switch to the right of the door and the radiator below it.

There is a fire blanket to the left of the door.

There are wall cupboards to the left of the door. The height from the worktop to the lowest shelf is 77 cm (2' 6")

The floor is tiled.

Free space (free of doors and furniture) is 137 cm (4' 6") by 76 cm (2' 6").

## **Bathroom**

The downstairs bathroom is opposite the kitchen.

The door is 76 cm (2' 6") wide with the hinges of the left. The light pull is to the right of the door.

The bath is to the left of the door with a shower at the far end and a shower screen.

The height of the bath is 50 cm (1' 8").and it has fixed hand grips on each side.

The washbasin is opposite the door, height 76 cm (2' 6") The space is free under the washbasin.

The toilet is to the right of the door and the height is 40 cm (1' 4").

Sitting on the toilet the space to the left is 38 cm( 1' 3") and to the right 70 cm (2' 4")

The floor is tiled.

Free space (free of doors and furniture) is 105 cm (4') by 90 cm (3')

## **Bedroom**

The bedroom is accessed up the stairs. There is a light switch at the bottom of the stairs, left side behind curtain and another at the top of the stairs, left side.

There is a king-size bed width 152 cm (5'), 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 non-allergenic pillows.

Lying on the bed, there is a dressing table at the right side of the bed with reading light and bedside 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 stool in the knee hole.

The space at the right side of the bed (except for the dressing table) is 152 cm (5')

PLEASE NOTE THERE ARE 2 LOW BEAMS NEAR THE RIGHT WALL.

In the top right drawer is a hairdryer and shaver adaptor (socket in the knee hole).

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

The space to the left (except for the bedside table) is 91 cm (3').

The largest free space (free of furniture and doors) is at the bottom of the bed and is 143 cm (4' 8") by 2.87 m (9' 5").

There is a small built in wardrobe to the left of the bed, with freestanding rail. PLEASE NOTE THERE IS A LOW BEAM INSIDE THIS WARDROBE. The freestanding rail could be moved to another place.

There is a chest of drawers and a chair. (both can be moved)

The floor is carpeted.

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

Downstairs, there is a tiled corridor leading to the kitchen (on the right) and the bathroom (on the left). The length of the corridor is 3.65 m (8' 8") and the width (allowing for the skirting board) is 74 cm (2' 5").

At the end of the corridor is a cupboard with a folding door containing the central heating boiler, ironing board, iron, brush and mop.

The carpeted staircase leads from the lounge to the bedroom.

There is no door on the bedroom.

There are 12 steps to the bedroom, with a ¼ turn after step 6.

The width of the stairs is 76 cm (2' 6") and the tread is 22 cm (8½"). There is a banister on the right side and the stairs are wood (no carpet).

## **Laundry**

We are happy to wash and dry guests' clothes without additional charge. Alternatively, guests may use the laundry facilities in our utility room at Cowclose Farm.

## **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 partly enclosed garden with a patio, a sloping lawn, vegetable garden and a greenhouse.

As there is only one door to the Robins, the garden is accessed round a corner or the cottage down 2 steps or down a grass slope. 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.

A barbeque is available on request.

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)