

## **Caldertop Farm Cottage Access Statement**

### **Introduction**

We aim to cater for the needs of all visitors in Caldertop Cottage, a 3 bedroom self catering 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**

The nearest bus stop is about half a mile away in the village of Calder Vale. There is a service from Calder Vale to Garstang twice a day, except Sunday when there is no service.

There are taxi services in Garstang that have accessible taxis if required.

Brochures can be provided in large print by prior arrangement.

We have a website and can be contacted via phone or email.

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

On arrival to the property there is an entrance gate, this gate remains open unless there is a need to keep animals secure in the farmyard.

There are no marked parking bays but there is ample room for all cars to park directly outside the property.

The driveway surface is level, flat and made of Concrete.

We can assist guests with luggage.

The village of Calder Vale is a few minutes drive from the Cottage or, alternatively, approximately a ten minute walk.

### **Main Entrance and Utility Room**

The main entrance is at the rear of the property.

The entrance into the property leads directly into the utility room. There is one step 13 cm high and 20 cm deep and the door opening is 82 cm wide, right hinged, opening inwards.

There is an under counter freezer, front loading automatic washing machine and a central heating boiler with control panel on the front.

The flooring is vinyl.

### **Kitchen**

The door to the kitchen is 76 cm wide, right hinged, opening inwards.

There is seating provided in the kitchen on pine chairs without arms which are 46 cm high. The table has under space of 62 cm high and is 140 cm wide x 92 cm across and has a height of 75 cm.

The kitchen worktop is 93 cm high. There is an under counter fridge and standalone cooker with a hob 90 cm high and front opening grill and oven door. A microwave, kettle and toaster are positioned on the worktop.

The flooring is vinyl.

### **Downstairs Cloakroom**

Accessed from the utility room. The door to the downstairs cloakroom is 76 cm wide, left hinged and opening inwards.

There is a toilet (toilet seat 42 cm high) and a pedestal washbasin which is 82 cm high.

The flooring is vinyl.

### **Lounge**

The door from the kitchen to the lounge is 76 cm wide, left hinged, opening inwards. The seating in the lounge is a 3 seater sofa and two chairs.

Television, Freeview Box and DVD player all with remote controls.

There is an open fire and the lounge is carpeted.

The furniture is moveable upon request.

### **Outside Door and Garden**

The door from the lounge to the garden is 82 cm wide, left hinged, opening outwards. There is one step which is 13 cm high and 20 cm deep down onto a Concrete path which runs along the front of the house along the edge of a lawned garden which is level.

In the garden there is a wooden patio table (72 cm high) and chairs (42 cm high), bench to seat 2 people (42 cm high), swings, slide, trampoline and ride on toys.

### **First Floor:**

There are 3 bedrooms and a bathroom located on the first floor which is accessed from the lounge. The door to the stairs is 76 cm wide, left hinged and outward opening. The staircase is made up of 12 stairs, all 20 cm high, 25 cm deep and 76 cm wide. The landing is 82 cm wide. The stairs and the whole of the first floor are carpeted.

Non-feather duvets and pillows are provided in all rooms.

Sheets, duvet covers and pillow cases are poly-cotton.

### **Bedroom 1**

Accessed from the landing. Door opening is 76 cm wide, right hinged and opening inwards.

This room has a double bed, 60 cm high.

There is a 90 cm route between the bed and the wall one side, 80 cm route from the bed to the other side wall.

There is one chair in the room.

### **Bedroom 2**

Accessed from the landing. Door opening is 76 cm wide, right hinged and opening inwards.

The room has twin beds, 60 cm high.

There is a gap of 40 cm between the twin beds.

### **Bedroom 3**

Accessed from the landing. The door is 76 cm wide, left hinged, opening inwards. This room has a single bed, 55 cm high.

### **Bathroom**

The bathroom is accessed from the landing. The door is 76 cm wide, left hinged, opening inwards.

There is a shower over the bath. Bath dimensions: 50 cm high, 168 cm long, 68 cm wide.

Wash basin is a pedestal type and is 78 cm high.

Toilet seat height 42 cm.

### **Shop**

A supermarket, chemist and other shops are approximately 5 miles away by car in the market town of Garstang.

### **Leisure Facilities**

A footpath/bridlepath runs through the farm. There is a bird hide on the farm from where wading birds can be viewed, 100 metres from the main entrance to the cottage, reached via a stone path .

There are leisure facilities in the area, reachable by car such as swimming pools, golf courses, cycle paths, fishing lakes.

### **Additional Information**

Assistance dogs are welcomed.

Mobile phone reception is generally good.

We operate a no smoking policy in the property.

### **Contact Information**

Address: Higher Landskill Farm, Calder Vale, Preston, Lancs PR3 1SS

Telephone: 01995 603246

Fax: None

Email: [kelsalla@msn.com](mailto:kelsalla@msn.com)

Website:

Hours of operation: Open all year round.

We welcome your feedback to help us continuously improve or if you have any comments please phone 01995 603246 or email [kelsalla@msn.com](mailto:kelsalla@msn.com)