

Access Statement for Windlehill Farm Cottages

Introduction

Windlehill Farm has two self catering properties, three business units and a fully accessible meeting room.

The Chop House is a two storey converted barn.

Our self-catering apartment, The Hay Loft is on the first floor of the old stable.

We have tried to provide as much information as possible in this statement, but if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a basic website
- Bookings / enquiries can be made via email, or telephone.
- The nearest bus stop is 4 miles away in either Hilton or Brailsford.
- The nearest train station is in Tutbury 5 miles away and the nearest mainline station is in Derby 10 miles away. There are accessible taxis at Derby station.
 - The nearest shops are 4 miles away at Hilton, Hatton or Etwall. There is a 24 hour Tesco's 6 miles away at Mickleover and a Sainsbury's at Ashbourne.
- The nearest pub is 1.5 miles away at Long Lane.

Arrival & Car Parking Facilities

The Chop House.

- There is car park for up to 3 cars adjacent to the garden entrance to the cottage. The car park is level tarmac.
- The Chop House can be reached from either:
 1. The main entrance via the garden. Here there is a gate which is 80 cm wide and 10 metre path, 1 metre wide, with one 12 cm step down to a patio area. There is a 12 cm step up into the cottage. The door is 80 cm wide;
 2. Directly from the main yard where there is a 12 cm step up into the cottage with a 80 cm wide door.

The Hay Loft

- There is an allocated car parking space next to the Hay Loft.
- The Car park is level tarmac and flat with a slight slope
- The entrance to the Hay Loft is reached from the car park. It has 2 steps, one 9 cm high, 38 cm deep, and the other 10 cm high, 260 cm deep. Both are 2 metres wide.
- There are 14 steps of 17 cm high and ranging from 25 cm to 22 cm deep

leading to the apartment. The minimum width of the stairs is 77 cm. There is a left hand bend after 10 steps. It has a handrail on the right.

- The door to the apartment is 80cm wide.

Main Entrance

The Chop House

- There is automatic external lighting outside the garden door and in the main yard.
- The main door leads directly into the entrance lobby where there are doors to the living room and kitchen - both 74 cm wide and the stairs to the first floor .

The Hay Loft

- There is automatic external lighting from the car park to the door and lighting on the stairs and entrance area.
- The main door leads directly into the living area.

Stairs, Landing, Corridors etc

The Chop House

- The first floor is reached by 11 steps with 20 cm riser. There is a hand rail on the right.

Sitting room, lounges, lobbies etc

The Chop House

- The sitting room is fully carpeted with three sofas, which each seat 2 people, and one chair with a high back and arms. Lighting is by spot lights which are mounted on the beams and one table lamp. The door into the sitting room is 74 cm wide.
- The dining area has a large table which seats 6, 2 benches, and a chair with arms. Lighting is by a central light and a table lamp.

The Hay Loft

- The living room has a wooden floor with a large carpet under the sitting and dining areas. There are two steps leading down to the bedroom - these are 190 wide, 14 cm deep and 12 cm high.
- The dining area has a table which sits four with 2 dining chairs. There are also a further 2 chairs - one with arms - in the bedroom.

Outdoor Facilities

The Chop House

This has a fully fenced, private garden, with a table and seating area and a bench, both on the patio just outside the Chop House entrance. The garden has a lawn and flower beds.

- The gate from the garden leads to the parking area and a larger grassed area which is also well fenced and suitable for children's games. There is also a clothes dryer specifically for Chop House guests. Guests with dogs are welcome to exercise their dogs off the lead here.

The Hay Loft

This has a separate paved area with a table and chairs, surrounded by a hedge, flowers and shrubs.

- The main yard is fully enclosed, once the main gates are closed. Guests with dogs are welcome to exercise their dogs off the lead here.

Meeting Room

- Windlehill Farm has a meeting room which seats up to 16 people. It is fully accessible with no steps.
- It is fully heated by underfloor heating which uses a geothermal heat pump
- There is a fully fitted kitchen area and refrigerator with kettle, urn, cups, plates, glasses, cutlery etc
- There is a fully accessible toilet.

Bedrooms & Sleeping Areas

The Chop House has 3 bedrooms. 2 have standard size twin beds and one has zip link beds, which can be arranged either as twin or double beds to meet the requirements of visitors. The bedrooms have wooden floors with rugs. Each bedroom has a chair or stool, mirror, wardrobe, chest of draws or drawer space and bedside cabinet and 2 bedside lights.

The Hay Loft has one bedroom which is separated from the living area by a heavy curtain. It has zip link beds which can be arranged either as twin or double beds to meet the requirements of visitors. It has a wooden floor with a large rug. It has a wardrobe, chest of drawers, dressing table, 2 chairs, 2 bedside cabinets and 2 bedside lights.

- Both properties have synthetic pillows and duvets
- Please note, pets are not allowed in the bedrooms.

Bathroom, Shower-room

The Chop House has a family bathroom with a large bath with electric shower over, toilet and wash basin with cabinet under and light and shaver point over. It has an electric towel rail and a vinyl tiled floor.

There is also an additional toilet adjacent to the bathroom.

The Hay Loft has a shower room with a corner shower with sliding doors (12 cm step), toilet and wash basin with light and shaver point over. It has a heated towel rail and a vinyl tiled floor.

Kitchen

The Chop House

This has a kitchen dining area. The dining area has a large table, seating 6 easily on 2 benches.

- It has a quarry tiled floor in the kitchen. The dining area is carpeted.
- The kitchen is fully equipped for 6 people with all crockery, cutlery, saucepans, etc. It has an electric fan assisted oven, 4 electric cooking rings, extractor fan, microwave, fridge with small freezer (1 cu ft) and washer / drier.

The Hay Loft

This has an open plan living area with dining, seating and kitchen areas. The dining area has a table which seats 4 people with 2 dining chairs and there are 2 additional chairs in the bedroom.

- The kitchen is fully equipped for 2 people with all crockery, cutlery, saucepans, etc. It has an electric fan assisted oven, 4 electric cooking rings, extractor fan, microwave, fridge with small freezer (1 cu ft) and washer / drier.

Grounds and Gardens

- We keep sheep and cows and guests are welcome to visit them.
- We can also arrange for guests to visit the family farm next door to see the cows being milked.
- We have a large farm pond which has fish in it. This is just across the way from the Chop House and is ideal for children who like fishing (bring your own rods). Herons regularly visit to take their breakfast here! We also have a pond in the yard with many goldfish.
- There are many small footpaths locally. Maps are provided in both properties and we are happy to give advice on good local walks. Our small lanes are very quiet and ideal for walking and cycling.
- Our level yard is popular with younger children who are just learning to cycle.
- Safe storage for cycles is available, please ask when booking.

- Further afield, there is the Tissington trail - just north of Ashbourne which is an old railway line. Here there is cycle hire and level walking.

Additional Information

- Both properties have smoke alarms.

Local public transport numbers:

For local public transport information call Traveline East Midlands 0871 2002233

- website <http://www.travelineeastmidlands.org.uk/index.html>

Derby Railway Station - Tel. 08457 125 678

Local taxis Dovelin - 01889 567055 Ashbourne Taxis - 01335 345198

Future Plans

- We are looking at the possibility of offering an unlisted site for caravans and camping in the near future.

Contact Telephone and Email Address

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We welcome your feedback to help us continually improve if you have any comments please phone 01283732377 or email windlehill@btinternet.com