

Cottage in the Dales Introduction and Summary

We have 2 lovely 18th Century stone built Grade II listed cottages - Inglenook Cottage and The Bure, both of which are two storey cottages built of stone under a stone / slate roof. These are old cottages over 250 years old and as such modern building regulations and design gives way to their 18th century construction, heritage, charm, character & features.

While our cottages have been modernised and refurbished the intrinsic design is still original. It is therefore inevitable that our cottages may present a challenge for the less able bodied who require more modern day access designs and aids and specifically rely on a wheelchair for your mobility.

The Byre Detailed Access Statement

Please review the detailed access information below for The Byre. If you have any specific requirements or any queries - large or small - please do not hesitate to contact us. We want to ensure that the cottage meets your needs.

General

All cottages are on two storeys, access to first floor is via a staircases with a banister, and each cottage has a variety of other steps that feed access between rooms, the gardens and to and from the street.

The Byre has mains electricity for lighting and kitchen services and mains water. Sewage is via a septic tank in line with the rest of the village of Newbiggin.

The Byre has oil fired central heating with radiators in every room. All radiators have independent thermostatic controls. There is no Gas supply to the village.

The Byre is no smoking throughout and is not suitable for pets.

At the cottage and in Newbiggin mobile phone reception varies dependant upon the service providers. In addition weather conditions, and the nature of the property construction also affect the signal reception.

Best reception – EE/Orange. Next best - Vodafone intermittently. No service – O2

The Byre has a mobile phone on EE/Orange that guests can use on a pay as you go basis. Guests can use this phone both within The Byre and also whilst they are out and about during their stay at The Byre.

Pre Arrival

Our marketing strategy covers both indirect and direct marketing vehicles using a combination of traditional brochure listings and website presence.

1. All bookings are taken directly by Cottage in the Dales. Bookings can be made directly via our simple process on our website directly with the owner. Guests cannot book our cottages through any third party agency, only directly.
2. Cottage in the Dales advertises primarily via Premier Cottages, The Dalesman, Elite Cottages and via our own website www.cottageinthedales.co.uk
We are members of Welcome to Yorkshire.

We have a colour brochure that we can post to satisfy enquires from guests who do not have access to the web.

Making a Reservation

Making a reservation can be done via telephone, e-mail and online. We ask for a written confirmation via our booking form within 7 days and a £120 deposit for each week being booked. Booking form can be requested via post or down loaded and printed from our website. We will provide written confirmation of your booking upon receipt of the booking form. This confirmation sets out details of your arrival and departure dates, the cost of your holiday, and any outstanding balance, the due date of the balance – normally 8 week before your arrival.

Upon receipt of your final balance we again provide written confirmation and provide details of how to gain access to the accommodation. In our final confirmation we also introduce the contact details of our caretaker who is available to assist with any queries before your arrival and during your stay.

Transportation

Almost all of our visitors arrive by car.

There is a bus service that runs through Wensleydale and stops at the bottom of the main road entrance to the village. It is a walk of 400m uphill to reach The Byre. A local taxi service will collect visitors from mainline railways stations and local airports by prior appointment.

Nearst mainline railway staion – Northallerton – East Coast Mainland Kings Cross Edinburgh.

Nearest Airports – Teeside – 35 miles , or Leeds Bradford, 70 miles (via the Motorways)
Both Airports off self drive hire car services.

The Byre Accommodation

Accommodation – sleeps 2 in one superking sized bed. This self catering accommodation is on two floors, with secure private off road parking.

Ground Floor : Rear entrance from patio into the open plan kitchen / dining area / lounge.

First floor: All upstairs rooms are served from the main landing ie the master bedroom through to the bathroom.

Outside there is a private court yard patio garden and then walking over a gravelled drive to ample car parking, log store, bins and guests store (for bikes/BBQ). There is access to a very large half acre garden mainly laid to lawn.

Arrival & Car Parking Facilities

The Byre has ample/spacious off street car parking. The parking is part of the large gravelled drive adjacent to The Byre. The courtyard pati is constructed mainly of large stone slabs and some inlay cobbles, all of which are on the same level. The patio has a slight fall designed to aid the removal of rainwater. The drive/patio is accessed from the road via the tarmaced drive through a wooden 5 bar gate. There is no street parking immediately outside the front of the cottage due to the width of the road in the village. Loading and unloading of vehicles is safe and secure.

The Courtyard Patio

The courtyard patio is accessed to a small 5 bar gate which leads directly to the cottage. The patio is approximately 5m x 5m. Its construction is walled on three sides in to form the terracing of the garden with the rear wall of the cottage as the backdrop.

Access to the larger garden is also form the courtyard patio onto the gravelled drive and then down onto the sloped lawned garden. There are no rails or aids to assist to access the garden.

The log store is also accessed from the gravelled drive and located in the stable. Logs cut to burn are stored here. We provide unlimited access to logs, kindling and firelighters. Adjacent is the store to provide sagfe and secure storage for bikes and the patio and additional garden furniture.

The courtyard is also equipped with an outside tap (with hose pipe) and an electricity socket, that can be activated via a fused spur from inside the adjacent building known as The Old Dairy.

Main Entrance and Kitchen

By default the main entrance to the cottage is via the back door. The back door is an oak stable door which provides the main/rear access to the accommodation accessed from the courtyard patio. It is convenient and safe and is close to the cars so handling of a baby, loading and unloading can be done safely and conveniently.

Exterior light is provided by a movement sensor light to enable safe access from the gravelled drive onto the courtyard patio. Under the light the numbered lock to access The Byre keys is located. An external light is also provided immediately above the rear door which is controlled by a switch immediately inside The Byre door.

The back door is a stable door 838mm wide and opens inwards. Once in the kitchen, at this level the whole of the ground floor is on the same level. The kitchen floor is level and is constructed from Jerusalem limestone and the lounge area is carpeted.

The kitchen is large enough to host a table and chairs to seat 2 easily and if needed it can be extended into the room to seat 4. The kitchen has one long L-shaped working surface all of granite at height 36" (920mm).

Kitchen Appliances

- A standard size integrated washing machine / drier situated under units.
- A standard size Integrated dishwasher situated under units.
- Large Belfast sink – height to lip 36” , dimensions 22”x17” (560mm x 430mm)
- Mixer soffet with lever handles
- Four “ring” electric induction, touch sensitive hob - height 36” size 31”x20” (800mm x 500mm)
- The hob cooking area has overhead lighting and fan extraction – height 71” (1810mm)
- Under hob pan drawers – three in total up to height 36” (920mm)
- These drawer are the locations for cutlery, kitchen utensils, pans and oven trays.
- An integrated (1.7m high) fridge freezer – (top Fridge / Bottom Freezer 60:40 split)
- Top Oven – Microwave – handle height 63” (1610mm)
- Bottom Oven – main oven – low opening door 44” (1120mm) height
- Oven is fitted with three pull out shelves for easy inspection and access.
- The kitchen holds a variety of storage cupboards
- The lowest cupboards are under surface – access is below 36” (920mm)
- The wall cupboards and shelve units handles are at 62” (1520mm) with lowest shelf at 60” (1570mm)
- Kettle is located on the worksurface. All other facilities are stored in the cupboards.
- Standard 13 amp plug sockets are located at the rear of every work surface at height 44” (1120mm).
- The kitchen is lit from integrated LED ceiling down lighters and under unit soft lighting.
- Light switches are located adjacent to the back door height 66” (1670mm) and also on the wall next to the bookcase in the dining area.
- The kitchen bin is an integrated bin within the cupboard unit.
- The understairs cupboard is the location for the oil fired central heating boiler. This domestic boiler is automatic and linked to a central heating/ water timer. The control unit is wall mounted at the rear of a work surface – height 44” (1120mm).

Lounge

The lounge area is accessed directly from the kitchen area. The floor is level and is carpeted.

There is one 2-seater and one single chair and small buffet. The settee has a medium height back and deep recess. There are some cushions for addition support and comfort. Height to seating cushion is 20” (510mm). There is a set of 3 nest tables that can be moved for guest convenience.

The TV and audio visual equipment is located in a unit (height 18” (460mm) which has one closed and one open cupboard that hosts the DVD player. This unit should not be moved. Two remote controls are provided – one for the TV and one for the DVD. The lounge has a mobile pay as you go phone that is located on the hearth adjacent to the TV.

The lounge chair has a freestanding occasional tables height 24” (16” x16”) (620mm (410mm x 410mm) and free standing reading lights. The settee also has a freestanding reading light.

The lounge can be lit by the LED downlighters, a side light on the occasional table and the two independent switched reading lights. The centre feature of the lounge is the Inglenook fireplace containing a log burning stove.

Stairs and Landing

Access to the first floors is via the staircase accessed from the kitchen. The kitchen also provides a location for hanging coats.

The stairs are straight (13 steps) and are 35" (890mm) wide they are standard size treaders (10") and risers (8") and are carpeted. The last step at the top as a 'nosing' as it is not a full height step.

There is a banister at 34" (863mm) height on the right as you ascend. The landing is level and carpeted and provides access to the bedroom and through to the bathroom. Fire alarm in both hall /kitchen and stair landing.

Master Bedroom

Master bedroom floor is all on one level and is carpeted.

- Super king (6') metal bedstead, mattress height 26" (660 mm). Access from both sides
- Two bedside cabinets (33"/838mm top height) with reading lights and alarm clock
- Duck down duvets and pillows are provided with an option to order allergy free duvet/ pillows
- Mattress is very luxurious of 4500 springs
- Antique Edwardian Inlay Mahogany double wardrobe
 - Double opening doors for double hanging space.
 - Full length mirror on the front
 - Coat rail at 76" (1930mm) height
 - Two drawers at floor level
- Tall Victorian Mahogany Chest of drawers height 48"
 - Lowest drawer 15" (381mm)
 - Highest drawer 40" (1016mm)
- Dressing table height 29" (736mm) & chair
- A number of Standard 13 amp electricity sockets - height 11" just above the skirting.
- Light switches also behind the bed-head to enable switching off lights from bed.
- The bedroom is lit by ceiling LED down lighters & independently switched bedside lamps
- There is room for a travel cot.
- The bedroom has two windows. Also there is an external door with very steep steps down to the front of the cottage. This is historical as the upstairs was once a hayloft. Guidance is provided that guests should not use this door as a general access to the cottage.

Bathroom

The bathroom is accessed directly from the bedroom and is one step up from the lounge onto a slate floor. Lockable door (but no outside release in an emergency)

Double ended large bath with granite surround, taps and hand shower - height 24"

Separate very large 1800 x 900 walk-in power shower that has handle controls and flexible hose and fixed head. The Power shower is cylinder fed and independent cold water feed and has electronic thermostatic controls producing an evenly regulated water temperature. No risk of scalding.

- Fixed showerhead at 78" above shower base
- Also additional hand held shower head at 57" that can be used at all levels
- Lever taps are positioned between 48"-62" to the right of the shower head
- Integrated double sink unit, height 35"
- Wall mirrors above both sinks
- Movable lit magnifying shaving mirror above one sink
- Storage space under sinks within cupboards
- Additional storage cupboard set within the wall.
- Two radiator/towel warmers
- Standard size WC – Height to seat 19"
- Two Extractor fans – automatic upon switching main bathroom lights
- Bathroom is lit from ceiling LED down lighters
- Bathroom floor is slate-effect laminate flooring.
- Two coat hooks - back of door at 57" and side of shower at 66"

Accessibility Facilities Available

The following accessibility facilities are available on request with our compliments. These facilities support the M1 level of National Accessibility Standards (NAS).

- 2 x suction 'grab rail' handles that can be placed anywhere in the bathroom for your convenience. Each handle is 600mm long
- Adjustable height bath step
- Shower stool with back support
- Toilet seat riser
- Toilet frame
- Carver chairs (ie have arms) for use in the dining room and/or bedroom

Door Furniture

- Stable back door to kitchen, open to the inside - width (W) 33" x height (H) 75" (838mm x 1905mm)
- Kitchen to staircase, single door opens into the kitchen - W29" x H79" 736mm x 2006mm)
- Lounge to understairs cupboard, single door opens into lounge - W25" x H60" 635mm x 1524mm)
- Landing to bedroom Door, opens into bedroom - W30" x H76" 762mm x 1930mm)
- Bedroom to bathroom door, with one step up opens into - W31.5" x H75" 800mm x 1905mm)

Room Dimensions

- Downstairs open plan area = 8m x 5m
- Upstairs total area = 8m x 5m of which bedroom = 5m x 5m, bathroom = 5m x 3m

Outdoor Facilities

- Large spacious half acre garden with Flower borders, fruit trees, hedges and shrubs.
- Access via a gravelled drive onto a path that meets wheelchair standards in terms of width and level of slope, that crosses the garden.
- The garden benefits for the sun all day long until around 7pm in the height of summer
- Seated patio area immediately outside The Byre rear door with large cast iron bench and table, along with two reclining wood chairs. Cushions for all are kept in The Byre under the stairs.
- Flat stone surface. This area is in the shade in the morning and then in sun from late morning to the end of the day.
- Shops – none.
- Leisure Facilities - pub (drink and food)
- Outdoor Facilities – garden, outdoor games, swing

We welcome your feedback to help us continuously improve if you have any comments please phone 01969-662766 or email cottageinthedaes@btinternet.com

This access statement is correct as of November 2015.