

Access Statement for Fielden Farm Holiday Cottage 1

Introduction

Fielden Farm Cottage is a stone built shippon/barn conversion situated on a hill farm approximately 1 mile from and overlooking Littleborough centre. It is reached from Littleborough via the A58, Blackstone Edge Old Road and then by a single track lane with passing places for the last 100m. It is in an elevated and slightly remote location.

Pre-Arrival

We have an extensive website with photographs/layouts of the rooms.

Bookings/enquiries can be made from the website via email, telephone or by letter.

Guests are provided with written directions to the cottage that can either be downloaded from the How to Find Us page or can be posted. Different font size and dyslexia friendly font can be made available if requested.

- The nearest bus stop is at Gatehouse or Lydgate, (200m) downloadable directions from the bus stops are available on the website.
- The nearest railway station is in Littleborough a mile away, downloadable directions from the railway station are available on the website.
- The nearest public toilet is in Littleborough Square.
- The nearest taxis are on Peel Street, Littleborough and Church Street Littleborough.
- This Access Statement is available in our Welcome File in the cottage.
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Arrival and Car Parking Facilities

2 parking spaces are available for visitors, the car park is 15m away across a level cobbled and concrete farmyard. Cars can be driven to within 5 metres of the door. The cottage is accessed through a gate (95cms wide), with right hand side latch 106cms high into a level patio/yard with automatic exterior lighting.

Key arrangements will be made before arrival. The entrance door is a UPVC stable door 108x84 with a hinge on the right. The keyhole is 109cms high. There is a small step into the entrance of the cottage which is 5cms.

The front door opens into an open plan kitchen/dining/lounge which is 30m square. There are 3 light switches on the left hand side for the main spotlights, the kitchen lights and the under kitchen cupboard lights.

There is a large doormat inside the door, the floor is of solid construction surfaced with non slip ceramic tiles.

On the work surface next to the fridge/freezer is the Welcome Pack which has all the details about the cottage within it.

Dining and Lounge Area

There is a TV/DVD/CD player which has satellite and can be operated by remote control. The lounge area has a 2 seater leather sofa and a wooden, upholstered rocking chair. There is a mother and child reading lamp. The chair and the sofa are movable.

The lounge area is covered with a rug (95% cotton)

There is WiFi connectivity in the cottage.

The cottage is heated primarily by underfloor heating on both storeys via a ground source heat pump which is located in a remote plant room. Additional heat can be provided by the clean burn cast iron log burning stove in the living/ dining room.

The log burner has a lever handle 29cms high.

The door to the log burner must be closed at all times when the fire is lit.

There are four dining chairs.

The kitchen is 3m long.

- It has a 80/20 fridge/freezer, the freezer door is 108cms high
- A fan assisted oven with integrated grill which can be accessed from the front and both sides. The grill is 70cm high.
- A 2 ring Touch Control electric ceramic hob
- An extractor fan with a 155 cms high pull out.
- A compact dishwasher
- A conventional microwave
- There is a small, portable twin tub stored in the cupboard under the stairs.
- The sink is 90cm high and fitted with monobloc lever controlled taps

Catering standard crockery is provided, the plates and some cups are stored in the bottom drawer beneath the work surface. The remainder of cups and glasses are stored in the wall cupboards. The highest shelf in the wall cupboards is 190cms.

The iron and lightweight table top ironing board are stored in the cupboard under the stairs along with the vacuum cleaner and other cleaning items.

Access upstairs is by open plan timber winder staircase which has 13 steps. 6 steps to 80x80cm landing and 7 steps to the top.

It has a small landing 78x97cm at the top with a laminate floor, the bathroom door is on the left and the bedroom door on the right.

Bedroom

- Door 74x196cm hinged on the right.
- There are 2 3ft zip 'n' link cotton covered divan beds with wicker headboards.
- The bedding is cotton with non feather pillows and quilt.
- The space to the left of the bed is 270cm
- The space to the right is 40cm
- The space between the chest of drawers and the foot of the bed is 50cm

- The main spotlights have a switch on the left hand side of the door, there is another switch to light up the wardrobe side of the bedroom on the right hand side behind the door. There are two separate reading lamps at the side of the bed.
- The floor surface is laminate, at each side of the bed are woollen rugs with non slip surface secured to the underside.
- Access to the built in wardrobes is of restricted height (150cm) under the eaves of the roof.

Shower Room/Toilet/Sink

- The door is 74x196cm
 - It is fitted with a modesty lock which is 71cm high and can be opened from the outside if required.
 - The toilet seat is 42cm high, space to the left is 31cm, space to the right is 49cm
 - The step into the shower cubicle is 17cm with the width of the shower door being 50cm
 - The shower is thermostatically temperature controlled.
 - The height of the power shower unit is adjustable to 170cm, the controls are 110cm high.
 - The sink is 87cm high and has monobloc lever controlled taps.
 - The floor surface is non slip ceramic tiles.
 - There is a wall cabinet 134cm high and a base cabinet next to the sink with a handle 50cm above the floor.
- The bathroom contains a clothes drying rack.

We have a strict No Smoking policy.

No pets except dogs used for assisting (guide or hearing)

A welcome pack is produced in dyslexia friendly font plus separate folders for manufacturers instruction leaflets and places of interest. These are kept in the bottom drawer of the pine chest of drawers downstairs.

Contact Information

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- Hours of Operation: Open all Year