

## **Access Statement for**

### **Little Meadow**

#### **Introduction**

Little Meadow is a two storey converted barn situated next door to The Old Byre holiday cottage, in the courtyard at West House Farm. Although on a working dairy farm the cottages are separated from the farm by a traditional 17<sup>th</sup> Century Bank Barn. 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**

- Further information about Little Meadow can be found on our website [www.westhousefarmcottages.co.uk](http://www.westhousefarmcottages.co.uk) Bookings / enquiries can be made directly with us by emailing [stay@westhousefarmcottages.co.uk](mailto:stay@westhousefarmcottages.co.uk) , or by telephoning 01900 818285 or mobile 07898132805
- We are not on a bus route
- The nearest train station is Maryport, 3 miles away. There are accessible taxis at the station.

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

- There is a safe, secure car parking area in the private enclosed court yard (aprox. 15 meters x 40 meters)
- The car parking area is flat and even concrete
- Parking is right outside the entrance to the cottages
- The parking area is lit by an outside light which comes on at dusk and switches off at daylight
- The key for the house is available from the farm house.

#### **General Information**

- The entrance to the cottage at the front has a single step 18cm high, 23cm deep, 120cm wide
- The front door is 111cm wide and the key hole lock 98cm high.
- Central heating is oil fired throughout. There is an electric stove in the lounge, and radiators in each of the other rooms.

#### **Kitchen**

- The worktop area is of a standard height 90cm
- Oven door is drop down with hob above at standard height
- Sink is standard height with cupboards underneath.
- Lighting is spotlight bulbs on ceiling, with under unit lighting.
- Minimum 170cm free space between all furniture and worktops.
- Fridge/freezer

- Washer/dryer
- Dish washer
- Microwave
- Flooring is Kardean tiling
- 2 Smoke alarms
- Extendable oak dining table with 4 leather seated chairs
- Under-stairs cupboard containing vacuum cleaner and cleaning products, buckets and brooms, coat hooks. Space for visitors suit cases

### **Lounge**

- Door 90cm wide
- Flooring is carpeted
- Thermostatically remote controlled wood stove effect electric fire
- Centre ceiling light, standard and reading lamp
- Suite of a 2 seater leather sofa with two arm chairs
- Remote controlled wide screen TV with and DVD player

### **Stair case leading to balcony landing**

12 stairs: 83cm wide, 25cm deep 83cm wide. Hand rail 96cm high

### **Master Bedroom**

- Door 73cm wide
- King sized bed 150cm wide
- Door width 82cm.
- Bed height 70cm floor to top of mattress.
- Duvet and pillows provided.
- Largest transfer space available left or right of bed is 75cm
- Bedside tables are 69cm high
- Dressing table 92cm high
- Largest free space clear of doors and furniture is 1150cm by 300cm

### **Ensuite Shower Room**

- 300cm x 90cm
- Shower cubicle 80cm x 90cm with Mira Power Shower
- Toilet seat height 42cm
- Cloakroom sized pedestal wash basin
- Kardean flooring

### **Bedroom Two**

- Door 76cm wide
- Twin beds
- Bed height 70cm
- Dressing table 92cm high

- Largest transfer area 120cm
- Bedside cabinets 62cm high
- Largest free space 224cm x 115cm
- Duvet & pillows provides
- Carpeted

### **Bathroom**

- Door width 76cm wide
- Large cast bath 78cm x 170cm, 58cm high
- Mira power shower above bath with glass shower screen
- Free space in bathroom is 300cm x 110cm
- Toilet seat height 42cm
- Space to right of toilet is 86cm 21cm to left of toilet.
- Flooring is Kardean tiled with a bath mat.
- Space under the wash basin is free

### **Grounds**

- Traditional walled court yard to front of cottage 14m x 40m
- Back door 76cm wide, step 90cm wide, 20cm deep and 18cm high leading to:
- Raised patio 6.7m x 3.7m; with sand stone flags and outdoor furniture

### **Additional Information**

- Good mobile phone reception
- The cottage is no smoking throughout.
- No Pets allowed

### **Contact Information**

Please contact:

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