

Access Statement for Croft House Barn, Waterfall

This access statement is available on our website, can be mailed on request and is in the Guest Information file in the cottage.

Introduction

Croft House Barn is a traditional, stone-built former barn and is semi-detached to the owners' former farmhouse. It is set back from a country lane in the hamlet of Waterfall. In order to ensure the safety of the guests, the cottage is probably best-suited to those with limited mobility, hearing or visual impairment who are accompanied.

Pre-arrival

- We have an informative website which explains the layout of the cottage and shows views of the main rooms.
- Bookings/enquiries can be made directly from the website via email, by telephone or by letter.
- The website includes a map to show the location of the cottage. Further written directions can be supplied on request (available in different font sizes)
- The nearest bus stop is on the main A523 road in Waterhouses approximately (about $\frac{3}{4}$ miles). An infrequent bus service (Clowes Coaches 01298 83292) runs from Ashbourne to Waterhouses and on to Leek and Macclesfield (no.108). There are regular services from Ashbourne to Derby and Leek to Stoke-on-Trent. Both of these towns are within approx 40/50 mins drive.
- The nearest train stations are at Stoke-on-Trent and at Derby.
- A substantial number of Peak District villages within a 20 minute drive or less, include toilets with for people with disabilities, some of which can be access using a RADAR key, including that in nearby Waterhouses at approximately 1 mile. Leek has accessible RADAR key

toilets in Silk St, Leek Bus Station and at Moorlands House Council Offices.

- There is a Shop Mobility Scheme in Hanley, Stoke-on-Trent at The Potteries Centre and also in Derby (01332 200320)
- The nearest shop is a small general store in Waterhouses. Nearest shopping centres are in Leek and Ashbourne, both at approx 7 miles
- Food deliveries can be obtained through www.tesco.com
- There is a public phone box outside the cottage at approx 20m. Mobile phone reception is also available on most networks from inside or close to the cottage.

Arrival and Car parking Facilities

- To ensure that your accommodation is ready and presented to a high standard, we ask that guests do not arrive before 3.30p.m. Earlier arrival may be possible by prior arrangement.
- Space for parking up to 4 cars is available to the front of the cottage on a mostly level, gravel surface. One space is beside and at the same level as the level stone-flagged patio area in front of the cottage, and avoids the need to use two stone steps at the front of the patio.
- There is access to Croft House Barn via a door to the front into the living room and a side door up three steps leading into the kitchen.
- There is movement-sensitive outside lighting to the car parking area at night.
- Guests are greeted on arrival and usually handed the keys at the same time, although alternative arrangements are possible. A familiarisation tour is offered, specifically to demonstrate the propane gas stove, and other heating controls.

Main Entrance, Reception/Lounge

- The glazed front door is accessed from a stone-flagged patio area. The keys for this and the side door are given to guests when we welcome them on arrival.
- The front door is 0.76m wide x 1.90m high, hinged to the right as viewed from the outside and with keyhole at 0.96m.
- There is a wooden threshold step which rises in two narrow stages to 0.08m.
- The door opens onto a mat which is inset into the floor and 1.02m across to a single stone step rising 0.23m, to reach the level of the honey-coloured stone-flagged living room floor.
- There is a light switch on the wall (1.60m high), to the right of the door which operates a lamp on a dresser just inside the room. The main light switch is across the room, opposite the front door and illuminates the room's main wall-lighting. There is an additional standard lamp near the main seating area.
- On a side table to the left of the front door is the guest information file which contains all the details about the cottage.
- The colour scheme is basically of cream-coloured or exposed stone walls with other accent colours provided mainly by the soft furnishings which include two large patterned wool-mix rugs 2.30m x 1.62m, one at the main seating area, and the other at the entrance end of the room.
- The main seating area has two x 2-seater sofas, an easy chair and a 3-seater sofa bed.
- The lounge area has TV, a DVD and a video player each with remote controls. A micro hi-fi, providing radio, CD and cassette player, also with remote control, is on a dresser at the opposite end of the room. On the wall close to the dresser is a room thermostat.
- A built-in cupboard houses vacuum cleaner, iron, ironing board and one hair-drier among other resources.
- A smoke-alarm is fitted to the ceiling in front of the fitted cupboard.

- Downstairs bedroom and en-suite: this is accessed from the entrance area (north end) of the living room. The en-suite bathroom may be used also as a communal cloakroom at guests' discretion and can be accessed from the dining-room. For details, see section under Bedrooms.

Dining Room

- An open-plan doorway (0.80m x 1.88m) leads from the living-room into the dining-room.
- The dining-room is accessed up a stone step 0.12m high and is also stone-flagged, with cream-painted and exposed stone walls.
- There is rectangular wooden dining table with two sliding leaves (maximum size 0.75m x 2.08 m x 0.76m high with height from floor to lowest edge at 0.61m)
- There are 6 wooden dining chairs available, without arms. Two further armless chairs are available if needed in bedrooms.
- A flight of 6 stone steps rises from the dining-room into the kitchen area. These are framed in wrought-iron, with a balustrade to the right, and are open tread and turning with wedge-shaped stone-flags. Each step is approximately 0.20m high.

Self-catering Kitchen

- The kitchen is at a mid-floors level and has two short flights of stairs leading from it and an outside door (0.75m x 1.98m and hinged to the right).
- Three stone steps lead from the outside door to the gravel drive
- The fire extinguisher and fire blanket are on a wall unit to the right of the exterior door a 1.70m high.
- To the right of the steps from the dining room, are the roughly 'u' shaped, fitted kitchen units. The work surface is 0.92m high and 0.60m deep. There is run of units

including sink and cooker of 2.58m between those on either side. There are also wall units.

- The sink and electric cooker with ceramic hob are also at approx 0.92m high. The grill door is at 0.78m and the main oven door-handle at 0.50m. Above the hob is an extractor fan with controls at 0.93m high.
- The sink is of a ceramic, butler-style with a mixer tap with swivel spout and turning hot/cold controls. The hot water to the sink is not thermostatically controlled.
- A microwave oven is also available on the counter-top.
- A fridge with 2 star ice-box is under the work surface.
- There is a small counter-top freezer.
- A slim-line dishwasher is under the work surface.
- Crockery is provided in the cupboards beneath and above the work surface.
- The kitchen is lit by 3 sets of spotlights, with switches to the left of the exterior door and also on the right at the top of the steps down to the dining area. There is also florescent strip-lighting beneath the wall units.
- The flooring is of varnished wood with pale pastel-green walls.

Laundry

- There is no separate laundry but a there is a standard-sized washing machine and compact tumble-drier both of which are front-loading and which are housed in the boiler cupboard off the kitchen. This utility cupboard is accessed via a door (0.55m x 1.96m with latch at 1.13m). The tumble drier (door at 1.62m high) is on a shelf above the oil-fired boiler. A folding drying rack is also available. An iron and ironing board are provided in the built-in living-room cupboard.

Shop Not applicable (see Additional Information)

Leisure Facilities Not applicable (see Additional information)

Outdoor Facilities

- Exiting from the front door leading from the lounge is a patio area with planters and small planted area. The patio is stone flagged. Patio furniture (picnic table and separate garden benches), and BBQ are available for guests to use. There is also a garden bench, outside the kitchen door near the drive.

Bedrooms

- There are three bedrooms in total, two of which are upstairs and one of which is down-stairs.
- There is a wardrobe, chest of drawers and one or more chairs in each room.
- Bed-linen is of white cotton or cotton/polyester sheets with white or patterned duvet covers.
- Non-feather duvets and pillows are provided.
- Additional blankets/quilts are also available in each room and extra blankets and pillows are available on request.
- All bedroom radiators are fitted with thermostats.
- Water to all en-suite bathroom wash-basins is not thermostatically controlled.

Downstairs bedroom (bedroom 1) and en-suite shower-room.

- This is accessed from the north end of the living room and has:
- A latched door (0.67m x 2.06m and hinged to left with latch at 1.17m).
- A light switch to the right of the door operating three wall-lights.
- A stone-flagged floor with three wool, bedside/bed-end rugs (1.38m x 0.70m) and pale pastel-yellow or exposed stone walls.

- Divan beds which can be arranged as one zip-and-linked superking-sized bed or two 0.90m (3 ft) single divan beds, 2m (6ft 6in) long.
- The space to the left of the superking-sized bed is 1.27m and to the right 0.65m.
- There are two reading lamps on small bedside chests on either side of the bed and a further lamp on a chest of drawers near the foot of the bed.

Shower-room en-suite to Bedroom 1

- This is accessed from the bedroom through a small enclosed lobby reached up a wide stone step 0.16m high and through a door (0.74m x 1.92m, with a latch at 1.13m).
- The lobby is stone-flagged with cream/exposed stone walls and is 1.55m x 0.85m at its narrowest point. It can also be accessed through a door leading from the dining room and has a door opening into the en-suite shower room (0.69m x 1.95m with a latch at 1.17m).
- There is a pull cord light switch to the left of the shower room door (...high).
- The shower room is 1.60m x 1.60m internally, stone-flagged and tiled throughout with cream tiles.
- The toilet seat is at 0.43m high. Space is limited on either side at floor level (left 0.12m and right it is 0.12m) widening out at seat level.
- The cloakroom-sized, pedestal wash-basin is immediately inside the door on the left and is 0.82m high. The mixer tap is controlled by two traditional hot/cold taps. Water to the wash-basin is not thermostatically controlled.
- The step into the pentagonal shower is 0.25m high with door is 0.63m wide. The height to the thermostatic shower control is 1.37m from shower base.
- The room has a towel-radiator which runs off the central heating with additional towel rails/shelf above.

Upstairs bedrooms/en-suite bathrooms.

- The two upstairs bedrooms are accessed from the upstairs landing, reached via 6 wooden steps with non-slip finish and treads 0.20m high, which lead from the kitchen (banister to the left at ..high).
- There is a smoke-alarm on the wall at the top of the stairs. The landing is 2.40m long by 1.12m wide. A carpet runner made of natural materials runs down the centre over wooden floorboards.

Master-bedroom (bedroom 2):

- This is to the left at the top of the stairs and accessed through a door 0.68m x 1.96m with latch at 1.10m high and hinged to the left.
- The room contains an iron-framed double bed (0.68m high).
- There are lamps on small tables on either side of the bed and the room also has central spot-lights.
- The room has a varnished wood floor with short-pile wool rugs to either side of the bed and pale blue walls.
- The room has sky-lights on the east and west sides for which a pole is provided - for opening the windows or drawing blinds.
- On the west side, the window has a stepped chest of drawers secured under to provide emergency fire-escape access to the low-pitched, single-storey roof.
- Bathroom en-suite to bedroom 2.
- This is accessed through a door (0.68 m x1.96m with latch at 1.13m high and hinged to the left) and is white tiled with wood panelling below two counter-tops.
- A standard-sized bath is to the right with thermostatic shower over at 1.27m high from the base of the bath and with a lever-operated bath-tap opposite.
- The bath is not provided with hand-grips. The width of floor to the left of the bath is 1.16m.

- A semi-recessed wash-basin with lever-operated mixer tap is beyond the bath to the right and at 0.91m high. The water temperature is not thermostatically controlled.
- A semi-recessed toilet is at 0.43m high with the flush at 0.76m high.

Twin-bedded room:

- This is to the right at the top of the stairs and is accessed through a door 0.67m x 1.97m with latch at 1.13m high and hinged to the right.
- The main light switch is to the left on entering at 1.40m high and operates the room's wall lights.
- The room has 0.90m (3 foot) pine beds to either side with a gap of 0.50m between. There is a lamp between on a bedside chest and a further lamp on a chest of drawers across the room.
- The flooring is of varnished wood with a large short-pile, wool rug covering most of the floor area at the end of the beds and jute rug between them.
- The décor is of cream walls with pale blue/beige furnishings

En-suite bathroom:

- This is accessed from the bedroom through a latched door (0.67m x 1.92m with latch at 1.11m).
- It is lit by down-lights operated from beside the door from the bed-room.
- There is a pentagonal shower-enclosure on the left with the door to the shower at 0.63m wide, rim of the shower tray at 0.30m high and thermostatic control at 1.28m from the tray.
- A pedestal wash-basin is to the right of the shower at 0.84m high with lever operated mixer tap (not thermostatically controlled).
- The toilet is to its right (seat at 0.46m high and flush 0.46m high).
- The room is white-tiled with a varnished wood floor.

Additional Information

- The cottage has a strictly no smoking policy indoors. You may smoke outside the cottage.
- The cottage welcomes guide/hearing dogs but is otherwise pet-free.
- There are comprehensive information folders provided in the cottage.
- There is a fire extinguisher in the kitchen and two smoke alarms; one downstairs in the living area and one on the upstairs landing.
- The nearest shop is in Waterhouses village at approx 1 mile. Nearest shopping centres are in Leek and Ashbourne, both at approx 7 mile.
- The nearest leisure facilities are at Leek and Ashbourne and at Waterhouses (swimming, cycle-hire, tennis court).

Contact Information

- Address: Mrs S. Cadenhead, Croft House Farm, Waterfall, Nr Waterhouses, Staffordshire Moorlands. ST10 3HZ
- Telephone 01538 308125
- Email: stephanie@crofthousebarn.co.uk
- Website: www.crofthousebarn.co.uk
- Hours of operation: open all year

Future Plans

- We plan to provide contrasting edges to the stone steps on the ground floor during 2008.

We welcome your feedback to so that we may improve the information we provide and where possible our facilities. If you have comments you can contact us as shown above.

S. Cadenhead August 2008