

# **Access Statement For Swallow Barn**

## **Introduction**

Swallow Barn is a small self catering cottage in the village of Chelmorton. The accommodation has been converted from a barn and is all on one-level inside. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

## **Pre-Arrival**

- We have a website ([www.swallowbarn.com](http://www.swallowbarn.com)) which includes an availability chart.
- Bookings/enquiries can be made via email, phone or on-line.
- The nearest bus stop is 5m from the entrance, buses stop here from Buxton and Bakewell. There is also a bus stop 20mins walk away for the TP (Manchester-Nottingham) bus and the National Express 440 coach from London.
- The nearest train station is Buxton, 6m away.
- We can provide information in large print on request.

## **Arrival & Car Parking Facilities**

- The property is clearly marked with a sign 'Swallow Barn' to the left hand side of a small gate facing onto the street.
- Car parking is on the street, from where a private path (15m long) leads to the barn. There is no private parking, however parking spaces are available at all times on the street.
- The access path has a surface of limestone chippings and three steps each 15cm high, wheelchair users therefore require assistance.

## **Entrance and general layout**

- Entrance into the barn is from the stone flagged patio, via a door 0.9m wide, the keyhole lock is 0.9m high.
- There is a threshold of 15cm when entering the barn.
- The entrance door leads directly into the open-plan dining kitchen/lounge.
- The property is all on one level, with the kitchen/lounge leading

through (with curtains for privacy) to the bedroom with its en-suite shower room.

- There is a smoke alarm fitted.

### **Dining kitchen/Lounge**

- The dining kitchen/lounge is 4m x4m. There is a round dining table (54cm circumference, 75cm high) with central legs. There are two moveable dining chairs with padded seats and no arms.
- There is free space of 2.2m x 2.8m clear of doors and furniture.
- One double sofa and one easy chair both armed.
- Sisal-type floor mat on top of wood laminate floor.
- Satellite TV provided with remote control and DVD/video player. Also a CD/radio player.
- Kitchen occupies one corner of room. Worktops, including hob and sink, are 90cm high. Oven door is drop down, height of lowest shelf 0.45m. Fridge with small freezer, highest shelf in fridge is 55cm.

### **Laundry**

- There is no washing machine or dryer. However a wash&dry service is provided at a small extra cost.

### **Outdoor Facilities**

- Stone flagged patio with picnic table.

### **Bedroom**

- Opening (157cm wide) leads to bedroom which is 3.3m x 3.8m at widest point, 2m at narrowest point.
- Double bed, 4ft 6ins wide. Bed height 50cm floor to top of mattress. Non feather duvets and pillows provided. Sheets, duvet covers and pillow cases are cotton. Largest transfer space available to left or right of bed is 1.3m. Bed is moveable if more space is required to one side. Nonslip bedside mats on wood laminate floor.
- Door leads to en-suite shower room.

## **Shower-room with washbasin and toilet**

- Folding door width 73cm leads into small en-suite shower room. No bath available. Shower door is 50cm wide. Toilet seat is 40cm high, corner unit so no space to either side.
- Floor is tiled.
- Good colour contrast between floor and walls.
- Door lock is a latch.
- Space under washbasin is free (no pipes or vanity unit), corner unit so no space to either side.

## **Kitchen**

- Kitchen occupies one corner of dining lounge. Worktops, including hob and sink, are 90cm high. Oven door is drop down, height of lowest shelf 0.45m. Fridge with small freezer, highest shelf in fridge is 55cm.

## **Additional Information**

- Mobile phone reception is good on the patio but unreliable inside the barn.
- The barn is no smoking.
- One well-behaved dog is welcome.

## **Contact Information**

- Address: Lathkill Lodge, Picory Corner, Bakewell, Derbyshire DE45 1LB
- Telephone: Tel: 01629 630005 Mob: 07891 950918
- Email: [enquiries@swallowbarn.com](mailto:enquiries@swallowbarn.com)
- Website: <http://www.swallowbarn.com>
- Local public transport numbers: Traveline 0871 200 22 33

**We welcome your feedback to help us continuously improve if you have any comments please phone 01629 630005 or email [g.e.chapman@btinternet.com](mailto:g.e.chapman@btinternet.com)**