

Access Statement for The Chop House, Windlehill Farm

Introduction

The Chop House is a two storey converted 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

- We have a basic website
- Bookings / enquiries can be made via email, or telephone.
- The nearest bus stop is 4 miles away in either Hilton or Brailsford.
- The nearest train station is in Tutbury 5 miles away and the nearest mainline station is in Derby 10 miles away. There are accessible taxis at Derby station.
 - The nearest shops are 4 miles away at Hilton, Hatton or Etwall. There is a 24 hour Tesco's 6 miles away at Mickleover and a Sainsburys at Ashbourne.
 - The nearest pub is 1.5 miles away at Long Lane.

Arrival & Car Parking Facilities

- There is car park for up to 3 cars adjacent to the garden entrance to the cottage. The car park is level tarmac.
- The Chop House can be reached from either:
 1. The main entrance via the garden. Here there is a gate which is 80 cm wide and 10 metre path, 1 metre wide, with one 12 cm step down to a patio area. There is a 12 cm step up into the cottage. The door is 80 cm wide;
 2. Directly from the main yard where there is a 12 cm step up into the cottage with a 80 cm wide door.
- There is automatic external lighting outside the garden door and in the main yard.
- The main door leads directly into the entrance lobby where there are doors to the living room and kitchen - both 74 cm wide and the stairs to the first floor .

Stairs, Landing, Corridors etc

- The first floor is reached by 11 steps with 20 cm riser. There is a hand rail on the right.

Sitting room, lounges, lobbies etc

- The sitting room is fully carpeted with three sofas, which each seat 2 people, and one chair with a high back and arms. Lighting is by spot lights which are mounted on the beams and one table lamp. The door into the sitting room is 74 cm wide.
- The dining area has a large table which seats 6, 2 benches, and a chair with arms. Lighting is by a central light and a table lamp.

Outdoor Facilities

There is a fully fenced, private garden, with a table and seating area and a bench, both on the patio just outside the Chop House entrance. The garden has a lawn and flower beds.

- The gate from the garden leads to the parking area and a larger grassed area which is also well fenced and suitable for children's games. There is also a clothes dryer specifically for Chop House guests. Guests with dogs are welcome to exercise their dogs off the lead here.

Bedrooms & Sleeping Areas

There are 3 bedrooms. 2 have standard size twin beds and one has zip link beds, which can be arranged either as twin or double beds to meet the requirements of visitors. The bedrooms have wooden floors with rugs. Each bedroom has a chair or stool, mirror, wardrobe, chest of draws or drawer space and bedside cabinet and 2 bedside lights.

- It has synthetic pillows and duvets
- Please note, pets are not allowed in the bedrooms.

Bathroom

There is a family bathroom with a large bath with electric shower over, toilet and wash basin with cabinet under and light and shaver point over. It has an electric towel rail and a vinyl tiled floor.

There is also an additional toilet adjacent to the bathroom.

Kitchen

The Chop House has a kitchen dining area. The dining area has a large table, seating 6 easily on 2 benches.

- It has a quarry tiled floor in the kitchen. The dining area is carpeted.
- The kitchen is fully equipped for 6 people with all crockery, cutlery, saucepans, etc. It has an electric fan assisted oven, 4 electric cooking rings, extractor fan,

microwave, fridge with small freezer (1 cu ft) and washer / drier.

Grounds and Gardens

- We can arrange for guests to visit the family farm next door to see the cows being milked.
- We have a large farm pond across the road from the Chop House and a pond in the yard with many goldfish.
- There are many small footpaths locally. Maps are provided in both properties and we are happy to give advice on good local walks. Our small lanes are very quiet and ideal for walking and cycling.
- Our level yard is popular with younger children who are just learning to cycle.
 - Safe storage for cycles is available, please ask when booking.
- Further afield, there is the Tissington trail - just north of Ashbourne which is an old railway line. Here there is cycle hire and level walking.

Additional Information

The Chop House has smoke alarms.

Local public transport numbers:

For local public transport information visit Traveline – www.traveline.info

Local taxis: Dovelin – 07974665439 Ashbourne Taxis - 01335 345198

Derby – Western Taxis – 01332 331331

Contact Telephone and Email Address

Windlehill Farm, Sutton on the Hill, Ashbourne, Derbyshire . DE6 5JH

Telephone: 01283 732377

Email: windlehill@btinternet.com

Website: www.windlehill.btinternet.com

We welcome your feedback to help us continually improve if you have any comments please phone 01283732377 or email windlehill@btinternet.com