

Access Statement for Dales View Cottage (Ash-Hining Farm) **Sedbergh**

Introduction

I have tried to provide as much information as possible in this statement, but if you have any queries please do call. I look forward to welcoming you.

Location

Dales View is part of the Ash-Hining Farm complex, nestled under the Howgill Fells. Dales View was created in 2006 from a 300-year-old redundant farm building and now offers excellent, high quality facilities with many retained features including solid oak floors. A mere 1 mile from the Book Centre town of Sedbergh with its famous Boys' boarding School, just inside the Yorkshire Dales National Park, 15 miles from Hawes, 5 miles from the M6 (J37), and only 20 minutes drive from the Lake District National Park. The property has magnificent views over the Howgill fells, Lune Valley and Dentdale in open countryside and farmland. I have devised 3 specially routed walks on the Howgills from the doorstep. It really is the ideal place to get away from it all with patio and picnic areas, stream running through the grounds and the opportunity to enjoy the famous Dales Way walk which passes nearby. Cautley Spout, a plunging cascade that falls 200m to river Rawthay is approximately 6 miles away.

The property is accessed on a farm lane from the Sedbergh to Howgill road.

The nearest bus stop is approximately 1 mile away with buses to Kendal and Kirkby Stephen (on Settle to Carlisle rail line).

The nearest train stations are:- Oxenholme Lake District (which is on the West Coast Main Line and the NW / Lakes lines) and Garsdale (which is on the famous Settle to Carlisle line) both stations are 9 miles away.

Grid Ref.: SD639929, Post Code LA10 5HU

Maps: Ordnance Survey Outdoor Leisure 19 (1:25 000), and Landranger 98 (1:50 000) or Harvey Superwalker Howgill Fells (1:25000)

Pre-Arrival and Contact Numbers

- There is information about Dales View on the Cumbrian Cottages Website I also have my own Website www.ashhiningfarm.co.uk
- Bookings / enquiries can be made directly with the owner via e-mail info@ashhiningfarm.co.uk or by telephone 01539620957 or 07774281767 or fax 01539621595
- Bookings / enquiries can also be made with Cumbrian Cottages online, via email, fax or telephone
- If you require this information in a different format, please contact Cumbrian Cottages via their website, email, fax or telephone.

Arrival & Car Parking Facilities

- There is a large car parking area on the Ash-Hining Farm complex with enough room for at least 8 cars for the three properties including 2 cars for guests at Dales View.
- The car parking area is levelled small stones and is flat and even. The path from the car park to the property is sloping with small stones leading to a gateway and slabs to the front door.
- The parking area is lit by an outside light with a movement sensor.
- Parking is approximately 50 metres away from the entrance to Dales View. A car can be brought down the sloping walkway so it is closer for loading and unloading.
- The entrance to the cottage at the front has a gate and 2 small steps 55mm and 190mm high and 890mm wide. The outside light beside the entrance door is switched on from the inside of the cottage in the porch.
- The key for the door is provided by prior arrangement with the owner or Cumbrian Cottages.

Entrance Hall

- The front door is 790mm wide with a stormguard 45mm high. Inside the entrance there is a porch with hanging space for coats, and floor space on the tiled floor for boots and shoes.
- The entrance hall opens onto bedroom 1 (which has its own en-suite bathroom) and bedroom 2 and a separate shower room.
- A straight set of oak stairs 750mm wide (11 steps each 210mm high) with a handrail lead up to the Lounge and kitchen/diner.
- Heating is from an oil-fired unit in the entrance hall to radiators throughout. There is a gas stove in the living room.
- Mains smoke alarm fitted.

Lounge

- The lounge is entered from the top of the stairs on the left through a self-closing fire door 725mm wide.
- There is a fixed stove with a glass door, set on a stone flag, which uses propane gas
- There is a free space of 2 metres by 3metres clear of doors and furniture.
- Flooring is oak wood with a rug with grips underneath in front of the hearth
- Furniture is moveable
- One fabric covered 3-seater sofa, one armchair, one rocker chair and one foot stool. There is a table 1050mm long by 560mm wide and 770mm high with 700mm free space underneath and a hard chair 455mm high.
- Teletext available on TV with remote control with DVD player
- Mains smoke alarm fitted

Kitchen and Dining area.

- The kitchen/ dining area is entered from the top of the stairs on the right
- The worktop height is standard approximately 920mm
- Oven door with integral grill (electric) is drop down to standard height of 920mm and the gas hob is alongside.
- The sink is a 1½ bowl of standard height with cupboards underneath.
- Standard size front loading washing machine and tumble dryer (condenser-type) are provided.
- Lighting is spotlight bulbs on wall in the kitchen area, with under unit lighting. A ceiling spotlight lights the dining area.
- A table in the dining area is 920mm square and the top of the table is at a height of 800mm. There is 640 mm from the lowest point of the table top to the floor.
- Chairs are moveable with wicker woven seats.
- 1800mm by 2400mm free space between all furniture and worktops.
- Good contrast between floor, cupboards and other surfaces.
- Fridge/ freezer available.
- Dishwasher available.
- Microwave available.
- Flooring is oak
- Mains smoke alarm fitted. Fire blanket and fire extinguisher supplied.

Bedroom 1

- Bedroom 1 is entered from the entrance hall
- Self-closing fire door width 710mm.
- King size bed provided
- Bed height 565mm floor to top of mattress, with space under of 285mm
- Non feather duvets and pillows provided.
- The flooring is oak with two mats with grips underneath
- Largest transfer space available right of bed is 1720mm by 2300mm.
- Bed is moveable if more space is required at either side.
- Chest of drawers is 650mm wide by 810mm high. 2 Bedside tables are 680mm by 430mm wide by 680mm high and the all hanging wardrobe is 860mm wide by 1820mm high
- A hard chair which is 455mm high
- Clock radio provided
- Mains smoke alarm fitted.

En-suite Bathroom with toilet for Bedroom 1

- The en-suite bathroom door width is 720mm.
- Bath with flexible shower over. Non slip mat provided in bath.
- Bath height is 545mm. Integral bath rails available on both sides.
- Free space in bathroom free of doors and furniture is 780mm by 300mm.
- Toilet seat height 430mm
- Space to right of toilet is 300mm space to left of toilet is 300mm.
- Cushioned waterproof flooring with a bath mat.
- Good colour contrast between floor walls and furniture.
- Pedestal washbasin which is 780mm high.

Bedroom 2

- Bedroom 2 is entered from the entrance hall
- Self-closing fire door width 690mm.
- Twin beds provided. Chair provided.
- Bed heights 530mm floor to top of mattress, with space under of 260mm
- Non feather duvets and pillows provided.
- The flooring is oak with a mat between them with grips underneath
- Limited transfer space available between the beds
- Largest free space is at the bottom of the beds and is 800mm by 3200mm.
- Chest of drawers is 650mm wide by 810mm high. Bedside table between the beds is 680mm by 430mm wide by 680mm high. Clothes hanging area
- Clock radio provided
- Mains smoke alarm fitted.

Shower room with toilet for Bedroom 2

- The shower room is entered from the entrance hall. Door width is 670mm.
- Corner shower unit with access width of 530mm. Non slip mat provided in the shower.
- Toilet seat height 450mm with a free space at the left-hand side of 1000mm which includes the door access.
- Cushioned waterproof flooring with a bath mat.
- Good colour contrast between floor walls and furniture.
- Pedestal washbasin which is 810mm high.

Grounds and Gardens

- To the front and side of the property there is a patio with stone flags, table, chairs and small raised flower beds.
- To the rear of the property there is a field with a stream running through it.

Additional Information

- Information folder is produced in size 12 font.
- Good mobile phone reception
- The cottage is no smoking throughout.
- Sorry no high chair, no cot, no pets.

Contact Information

- Owner telephone 01539620957 or 07774281767 or fax 01539621595 or via e-mail info@ashhiningfarm.co.uk Website www.ashhiningfarm.co.uk

- Letting Agency: Please contact: Cumbrian Cottages Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ.
- Telephone: Cumbrian Cottages: 01228 599960
- Fax: 01228 599970
- Email: enquiries@cumbrian-cottages.co.uk
- Website www.cumbrian-cottages.co.uk
- Hours of operation: Telephone lines open 9am-9pm Monday to Sunday (Saturday 9am-5.30pm)

- Local public transport Woof and Stagecoach and local taxi number Woof Tel 01539621771
- Opticians: Kendal is the nearest town where there is a selection of opticians
- Dentist: There is a dentist in Sedbergh Tel 01539520626 with a larger selection of dentists in Kendal, which is the nearest town.
- Local doctors: Sedbergh Medical Practice @ the Health centre, Loftus Hill, Sedbergh LA10 5RX Tel 01539620218 Monday to Friday 08:15 – 18:30. Outside hours are covered by Baycall on 08450524999
- NHS direct general health care advice can be obtained from www.nhsdirect.nhs.uk or Tel 0845 4647

We welcome your feedback to help us continuously improve. If you have any comments or suggestions please telephone either the owner (as above) or Cumbrian Cottages.