

Access Statement for Whernside 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

Whernside View is part of the Ash-Hining Farm complex, nestled under the Howgill Fells. Whernside 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 Whernside 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 1 cars for guests at Whernside 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 40 metres away from the entrance to the cottage. 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 1 small steps 65mm high and 2 steps 175mm high. 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 990mm 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.
- There is free space 1140mm by 1790mm
- The entrance hall opens onto the lounge, bedroom and bathroom.
- 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 and dining area.

- The living area is open plan with a lounge area, dining area and kitchen area.
- The ceiling is sloping with original oak beams.
- The lounge is entered from the hall on the left through a door 710mm 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 1500mm by 2600mm clear of doors and furniture.
- Flooring is oak wood with a rug with grips underneath in front of the hearth
- Furniture is moveable
- Two fabric covered 2-seater sofas,
- Lighting is on the walls with dimmer control
- A 950mm diameter round dining table with two wooden chairs. The table top height is 730mm high with 710mm clear legroom underneath

- Teletext available on TV with remote control with DVD player
- Mains smoke alarm fitted
- From the lounge area a set of French doors lead to a field at the back of the cottage. There are 3 steps down from the French doors that are 200mm, 200mm and 230 mm high and 1870mm wide. From the French doors it is possible to walk round the adjoining Dales View cottage to the sloping access path.

Kitchen area.

- The kitchen area is entered from the lounge area.
- The worktop height is standard approximately 930mm
- Oven door (electric) is drop down to a height of 630mm and the gas hob is on the other side of the kitchen.
- Combined microwave with grill (grill height 1310mm).
- 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.
- Good contrast between floor, cupboards and other surfaces.
- Fridge/ freezer available.
- Dishwasher available.
- Flooring is oak
- Mains smoke alarm fitted. Fire blanket and fire extinguisher supplied.

Bedroom

- The bedroom is entered from the entrance hall
- Door width 720mm.
- Super King size bed provided (1830mm wide)
- Bed height 500mm floor to top of mattress.
- Non feather duvets and pillows provided.
- The flooring is oak with two mats with grips underneath.
- Largest clear space available is 890mm by 1660mm.
- Bed is moveable if more space is required at either side.
- 2 bedside cabinets 430mm wide by 680mm high. Chest of drawers is 650mm wide by 810mm high.
- Hanging wardrobe with a large drawer underneath is 770mm wide by 1970mm high
- A hard chair which is 455mm high
- Clock radio provided
- Mains smoke alarm fitted.

Bathroom with bath, separate shower cubicle and toilet

- The bathroom is accessed from the entrance hall.
- The bathroom door width is 740mm.
- Non slip mat provided in bath.
- Bath height is 540mm. Integral bath rails available on both sides.
- Separate shower unit with 700mm access.
- Space in bathroom free of doors and furniture is 1080mm by 1220mm.
- Toilet seat height 425mm
- Space to right of toilet is 580mm.
- Cushioned waterproof flooring with a bath mat.
- Good colour contrast between floor walls and furniture.
- Pedestal washbasin that is 860mm high.

Grounds and Gardens

- To the front 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.