

ROOT FARM COTTAGE

DUNSOP BRIDGE

CLITHEROE BB7 3BB

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services we offer all our guests/visitors

ACCES STATEMENT FOR ROOT FARM COTTAGE – DUNSOP BRIDGE

Introduction

Root farm cottage is a luxury detached cottage, located 7 miles from the town of Clitheroe. Root farm is set back from the road and is accessed by a drive way with 1 cattle grid, the nearest shop is located approx. 100 yds away, supermarket in Clitheroe and the Inn at Whitewell is 2 miles away. The ground surface is part gravelled, level and flat.

It is advisable to have use of a car during your stay at Root farm cottage

We look forward to welcoming you. If you have any queries or require assistance please do not hesitate to contact us on 01723 500061 or e-mail reception@scalbylodge.co.uk

Pre-arrival, key collection and car parking

Guests will be contacted by phone the week prior to arrival for their estimated time of arrival and will be given key collection details

Root farm Cottage is approximately 7 miles from Clitheroe train station, a taxi from the station to the cottage is advisable as the local operators only offer a very rural service.

Keys are collected from a keysafe, the code will be given prior to arrival.

There is plenty of parking by the cottage.

Welcome

Guests will be welcomed by the caretaker within a short time of their arrival whenever possible. On arrival there will be milk in the fridge and a hamper of local produce – this will vary from time to time. There is a welcome folder giving guests information regarding the cottage and local area and a folder with appliance instructions

Entrance to the property

The entrance to Root farm cottage is level and part gravelled there is a step into the cottage measuring 15 cms and the front door measures 80 cms, there is an outside light operated from a switch inside the property

Entrance hall/Utility area/cloakroom

Hall width				90 cms
Door to cloakroom				80cms
Toilet seat height				40cms
Toilet left	27cms	toilet right		25cms
Sink height				86cms
There is a washing machine and tumble dryer under counter height				90 cms

Lounge/kitchen/dining areas

Set out in an open plan design				
Door to lounge				80cms
Aperture to kitchen area				64cms
Counter height				90cms
Fridge and freezer under counter				
Under counter dishwasher				
Sink at counter height				
Ceramic hob at counter height				
Microwave on counter				
Oven under counter height				
There is a selection of wall and floor cupboards				
2 x sofas seat height				48cms
Coffee table height	44cms	width	60cms	length 120cms

Double wardrobe rail height 180cms

Ceiling lighting and table lamps

All furniture is moveable

Door to en-suite bathroom width 80cm

Bath height 55cms

Toilet height 45cms

Toilet left 42cms toilet right 35cms

Sink height 84cms

The floor is tiled and the walls part tiles, there is a hand shower over the bath.

Both bathrooms have heated towel rails

Outside door from hall to drive width 85cms

Step down 15cms

Garden

Root Farm cottage has a small outside seating area, with a table 4 chairs, parasol and BBQ housed in the shed. There is also a plentiful supply of logs and kindling. **The garden is not enclosed/dog proof and we would like guests to be aware that as this is a rural location and most of the time sheep will be wandering the area and to keep dogs on their lead at all times.**

There is wireless internet provided in the cottage

The property is no smoking throughout

Up to two well behaved dogs are welcome in the cottage, we ask that at no time are the dogs left unattended in the property even in cages.

There is an information folder in the cottage

Contact information

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