



Access Statement for Stoneheights Cottage Street Farm, Ravenstonedale, Kirkby Stephen, Cumbria, CA174LL

Introduction

- Stoneheights is a first floor apartment which has been converted from a stone barn.
- Adjoining Stoneheights are two further holiday cottages (Stoneview & Stoneyard) belonging to the same complex. Adjoining the holiday cottages is the main farmhouse which is occupied by the owners.

Location

- The holiday complex is based at Street Farm which is situated on a good A road (A683) in a rural countryside setting approximately 2 miles from the nearest village of Ravenstonedale.
- The nearest towns are Kirkby Stephen (6 miles) and Sedbergh (7 miles).

Public Transport

- The nearest bus stop is approximately 300 metres away. .
- The nearest train stations are Kirkby Stephen (5 miles) and Oxenholme (10 miles). There are accessible taxis at the station. The owners can provide transport to and from Kirkby Stephen station – please ask.

Booking Procedure

- Our website details information about our cottages and includes an online booking availability chart and booking system.
- Visitors are encouraged to contact us in person for more information or to have a booking completed for you.
- All bookings are confirmed in writing by email. A copy can be sent by post upon request.
- Pre arrival information is sent to every visitor approximately two weeks before your visit containing information you may find useful to help plan your stay.

Arrival & Car Parking Facilities

- There is a large car parking area directly outside the holiday cottages.
- The car parking area is flat and the surface is chippings.
- Guests are met on arrival by the owners.

Access to Stoneheights

- The holiday cottages are accessed from the main road via an unmade wide track (200 meters long) which leads directly to the parking spaces.
- Stoneheights is accessed via an external set of stone steps. These are quite steep. There are 16 steps 140cm high, 300 cm deep, 600 wide. It has a hand rail on the left.
- The entrance door is hinged on the right. The door is 907 cm wide.
- The external steps and parking area is lit by an outside light with a movement sensor.



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- The front door is 907 cm wide and the key hole lock 900 cm high.
- The door will be left unlocked and the key left inside for your arrival.

Lounge / Dining Area & Kitchen

- The front door opens into a large open plan room containing the kitchen / dining and lounge area.
- Inside the entrance you will find coat hooks and an area to store your shoes.
- The ceilings are very high because we have exposed the main trusses of the roof and this in no way affect your standing height.
- The apartment is heated by oil fired central heating and there is a wood burning stove in the lounge which burns logs. These are provided by the owners.
- The dining table is circular with folding sides measuring 760 cm floor to lowest point of table, 1000 cm metres in diameter and which folds to 500 cm wide.
- Chairs are movable and have a back rest with no arms
- Flooring is wooden in the kitchen area and carpeted in the lounge.
- All Furniture is moveable
- One fabric covered double sofa and one arm chair.
- Freeview and teletext available on TV with remote control and integrated DVD player.
- Wood burning stove with fire guard.

Kitchen Area

- The worktop height is standard.
- Oven door is drop down with hob above is halogen at standard height.
- Sink is standard height with cupboards underneath.
- Standard size front loading dishwasher.
- Lighting is one central hanging light and under unit lighting.
- (3) metres free space between all furniture and worktops.
- Good contrast between floor, cupboards and other surfaces.
- Integrated fridge. Freezer available.
- Microwave.
- Flooring is tiled.
- Smoke alarm fitted.

Double Bedroom

- The door to the bedroom is 760cm wide and the handle is positioned 120 cm from the floor.
- The bed is king size.
- Bed height 470 cm from floor to top of mattress.
- Non feather duvets and pillows provided.
- Largest transfer space available left or right of bed is 900cm.
- Bed is moveable is more space is required at either side.



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- Chest of drawers is 940cm high. Bedside tables are 400cm high.
- Largest free space clear of doors and furniture is 900cm by 300.

Ensuite Bathroom

- Door width 650cm.
- There is minimal free space in bathroom free of doors and furniture.
- Toilet seat height 400cm
- Space to right and left of toilet is 200cm.
- Flooring is tiled with a bath mat.
- Space under the wash basin is free (no pipes or vanity unit).

Grounds and Gardens

- Shared gardens, grassed with table and chairs. Immediate outlook and access to fells.
- There is a store room in the garden area close to the parking area which can be used to store bikes and other equipment.

Additional Information

- Information folder is produced in size 14 font.
- Good mobile phone reception.
- The accommodation is no smoking throughout.
- Service dogs welcome, please inform us when booking.

Contact Information

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We welcome your feedback to help us continuously improve. If you have any comments or suggestions or have any special requirements please do not hesitate to contact us.