

# WODENCROFT FARM COTTAGES

## Access Statement For Dairy Cottage

### **Introduction:**

Dairy Cottage has three twin bedded bedrooms, which are located over two floors. The self catering cottage has been recently converted from a former barn. On Farm access through gate and on farm road through two fields.

### **Pre-Arrival:**

We have a website [www.wodencroftholidaycottages.co.uk](http://www.wodencroftholidaycottages.co.uk)  
Booking can be made via e-mail through the website, by phone on 01833-650909.  
Brochure only available in regular print  
There is a regular bus service 300 yards from the cottage, connecting you to Barnard Castle or Middleton-in-Teesdale  
The nearest train station is at Darlington 30 miles away  
Village shop and post office 1 mile away at Cotherstone  
Nearest market town-supermarket, doctor, dentist-5 miles away, bus at gate  
You can arrange for shopping to be delivered via online supermarket, prior to arrival or the onsite managers can do your shopping

### **Arrival and car parking facilities:**

Farm gate to open  
Level gravel car parking for two cars close to door of cottage  
Lockable shed for bicycles  
Attached boot room/wood store which is heated  
The entrance to Dairy cottage has no steps/wheelchair accessible

### **Main Entrance:**

Level access through main door, the key is issued to guests on arrival  
The front door is wide and hinged on the right  
From the hallway there is a door to the left, which is the ground floor en-suite twin bedroom  
The door on the right gives access to the living/dining kitchen area

### **Ground floor en-suite bedroom:**

Access via entrance hall, twin bedded room with dressing table, wardrobe, luggage stand, chair, drawers another door through to the shower room with sink with light above, toilet, seat and free standing shower cubicle

### **Sitting/Dining/Kitchen:**

The entrance is from the hallway. On the right hand side is the kitchen, worktop height is 90cms x 60cms deep, the worktop is full length of the wall and has a stainless steel single drainer. There is a integrated under worktop larder fridge and full size dishwasher. There is a integral electric cooker with a ceramic hob, with extractor fan above the cooker. There is a separate grill with a drop down door.

A microwave oven is also provided which is on a shelf above the counter top.

The kitchen is lit by ceiling spotlights, and the floor covering is vinolay.

There is a fire extinguisher situated on the wall by the dishwasher

Crockery, cutlery are provided in the wall cupboards, under worktop cupboards and pans are located in the drawers opposite.

The sitting/dining area are in the main space of the room. There is an oval drop leaf dining table which seats six people.

There is an open fire suitable for log burning with a steel fireguard provided for safety.

There is freeview tv with remote control and DVD/video player.

Back wall of the living room is a bathroom with shower over bath, toilet and sink, heated towel rail.

To the right of the ground floor bathroom is the back door, one step down to a cemented area. Washing line area.

Stairs to first floor bedrooms are open into the living area.

### **Landing area at top of stairs:**

There is a small landing at the top of the stairs with three doors off it, there are also double doors at the top of stairs which can be closed.

The door in front of you is an outside access door which has stone steps to parking area, steps have railings, but may not be safe for small children without adult supervision.

### **Bedroom two:**

Door to the left is a large twin bedded room with dressing table, floor mirror and wardrobe, luggage stand and three bedroom chairs. The bedroom has an ensuite bathroom, access via door from bedroom with power shower over bath, sink, toilet and chair.

### **Bedroom Three:**

Door to the right off the landing, twin bedded room with dressing table, two chairs, chest of drawers, wardrobe is through door off the bedroom. Ensuite has power shower over bath, sink with light above, toilet, towel rail.

### **Outside area to the rear of cottage:**

Back door from the cottage, cemented area, door to outhouse, automatic washing machine and spin dryer, also houses the boiler and temperature controls.

**Outside area to the front of the cottage:**

Off to the right is a table and bench.

Off to the left is a flagged area with table and chairs.

**Additional Information:**

A file is kept in the cottage with information and leaflets on local pubs, restaurants and attractions. No smoking allowed inside the cottage.

Dog kennels available upon request

Cot & highchair upon request

**Contact Information:**

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