

# Wodencroft Farm Cottages

## Access Statement for Wodencroft Cottage

### Introduction:

Wodencroft Cottage has one twin bedded bedroom and one king, which are both located on the first floor. On Farm access through gate and on farm road through two fields.

### Pre-Arrival:

We have a website [www.wodencroft holidaycottages.co.uk](http://www.wodencroft holidaycottages.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 Post Office & shop 1 mile away in the village 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 your arrival

### Arrival and car parking facilities:

Farm gate to open

Level gravel parking for two cars close to door of cottage

Lockable shed for bicycles, fishing rods etc.

Attached building houses washing & drying machines, sink, and is heated

The entrance to Wodencroft cottage has one step.

### Main Entrance:

One step up into main living area, key is issued to guests on arrival

Standard size front door which is hinged on the left

### Sitting Room:

The entrance is from one step up from front door

Stairs to the first floor bedrooms and bathroom are open into the sitting room

Open stone fire suitable for log burning with a steel fireguard for safety

There is free-view tv with remote control and DVD player

There is a door leading from the living room to the kitchen/diner

### Kitchen/Dining:

The entrance is from the living room. On the right hand and wall facing is the kitchen, worktop height is 90cms x 60cms deep, stainless steel sink single drainer There is a under counter larder fridge and small dishwasher. There is an electric cooker and hob, separate grill with a drop down door. There is a microwave on the counter top. The kitchen is well lit and the floor covering is vinolay. There is a fire extinguisher situated on the wall.

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

The dining area can seat 4 people at the round table, the flooring in the dining area is carpeted.

### Landing area at top of stairs:

There is a small landing at top of stairs with four doors off it  
The door in front of you is an outside door, which does not open

### Bedroom One:

Door to the left is a standard sized king bedded room with two bedside tables, wardrobe and dressing table area. Long mirror on the wall.

### Bathroom:

First door on the right is the only bathroom, shower over bath, sink, toilet, radiator and chair.

### Bedroom Two:

Second door on right of landing after one step up, twin bedded room with wardrobe, two chairs, one bedside table between the beds, radiator under window.

### Additional Information:

A file is kept in the cottage with information and leaflets on local pubs, restaurants and attractions. No smoking is permitted in the cottage  
Dog Kennels available on request  
Cot and highchair upon request

### Contact Information:

Address: Mr & Mrs Benn, Wodencroft Farm Cottages, Cotherstone, Barnard Castle, County Durham, DL12 9UQ

Telephone: 01833-650909 or 07595758668

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Website: [www.wodencroftholidaycottages.co.uk](http://www.wodencroftholidaycottages.co.uk)

