



## **Access Statement March 2021**

### **Introduction**

This access statement does not contain personal opinions as to our suitability for those with access needs but aims to accurately describe the facilities on offer for all guests.

Common End Farm is situated on the southern edge of the Peak District National Park. It is in a rural area on the edge of the village of Swinscoe and surrounded by fields. Swinscoe is located approximately 3 miles to the west of the town of Ashbourne.

If you require this information in a different format, please contact us by telephone **07711 301414** or via email at **[info@ashbourneaccommodation.co.uk](mailto:info@ashbourneaccommodation.co.uk)**.

### **Pre-Arrival**

Our website provides information on the accommodation and facilities provided.

For further information or to make a booking we can be contacted by telephone **07711 301414**, via email or by using our online enquiry form.

The nearest bus stop is located approximately 1/2 mile away but it is a limited service. More frequent services are available in Ashbourne.

Private taxi and mini bus services operate locally in and around Ashbourne.

## **Arrival**

On arrival, the entrance is marked by a large sign on the roadside. A short, private drive leads off the main A52. The drive is tarmac leading onto an area of limestone chippings. There is a speed limit of 5mph which applies throughout the site. The drive is a gentle incline.

The drive leads into the yard with the barn located on the left hand side and the main door identified by a sign 'The Old Barn holiday accommodation'.

Lighting in the yard is operated by dawn to dusk sensors and provides an ambient light through the night.

## **Key Collection and Car Parking**

The yard is limestone chippings and concrete with a very slight incline. There is ample parking for 5 cars in front of the barn with further spaces available in the car parking a distance of approximately 40 metres from the yard.

The barn is available from 3.30pm and will be unlocked ready for your arrival with keys to be found in the key safe inside the front door. Occasionally an alternative arrangement may be necessary but this will be communicated in advance of your arrival at the barn. In this instance keys can be collected from the key safe box located on the right hand side of the barn entrance door. The code will be emailed to the party organiser prior to arrival.

## **The Accommodation**

The self-catering accommodation is offered in a converted hay barn which dates back over 200 years. The barn is of stone construction with 2 floors and 1 flight of stairs with a handrail to the top. Some original beam features have been maintained in the 2 upstairs bedrooms which give slightly reduced headroom when passing under them into the rooms. There are also a few single steps within the barn where the conversion has incorporated the original and differing floor levels. The bedroom and ensuite facilities offer differing proportions and layouts to one another. Further details of the facilities, rooms and layouts can be found on our website and include floor plans though they are not to scale.

## **Main Entrance**

The entrance to the property has 1 small step up 20cm high, 20cm deep and 92cm wide. The front door opens into the hallway with a large fitted, cork entrance mat onto wood effect flooring. 4 bedrooms are located off the hallway along with the stairs leading to the 2 first floor bedrooms. The stairs are 12 steps each 80cm wide. The hallway also leads to the lounge which provides onward access to the dining room and kitchen.

## **Bedrooms**

Door openings into all bedrooms are between 70cm and 90cm wide. All beds are standard size with a bedside unit or table and lamp available next to each headboard. The bedrooms are carpeted. All bedrooms offer a WC and shower ensuite facility which is accessed directly from each bedroom through door openings of between 70cm and 90cm wide. There is 1 step up into the shower cubicles. Flooring is lino. All basins are either floor standing or wall mounted at 80cm height.

## **Lounge**

Access to the lounge is down 2 shallow steps from the hallway through a door opening of 80cm. Flooring is wood effect throughout with 2 large rugs. There is a selection of seating and side tables provided. All items of furniture are freestanding and moveable if required.

## **Cloakroom**

A separate toilet is provided off the lounge with level access to this area through a door opening of 75cm. The wood effect flooring carries through into the cloakroom. There is a wall mounted basin and floor standing toilet.

## **Dining Room**

The dining room is reached through a level, double doored opening from the lounge. There are 4 freestanding dining tables of 75cm wide x 120cm length. There are 16 wooden chairs with no arms or seat cushions. All furniture is moveable if required.

## **Kitchen**

There is 1 step down from the dining room into the kitchen through an opening of 93cm. The worktop, sink and cooker heights are all 90cm. Cooking is provided by way of a range style cooker with 5 gas hobs and 3 electric ovens with 1 drop down door, 1 left opening door and 1 right opening door. There is a tall, double doored, American style fridge/freezer with the fridge section on the right hand side and the freezer section on the left hand side. The dishwasher is full sized and freestanding located under the worktop towards one end of the kitchen. The flooring is tiled with a large, fitted, cork mat provided by a door which leads out into the yard. There is 1 step down into the yard at this point through a door opening of 80cm.

## **Grounds and Garden**

A wooden bench, aluminium bench and table set and plastic garden chairs are available for use by guests outside the barn on the yard.

Further grassed outdoor space is often available for children to play. Please request on arrival and we will point out to you what is available for the time of year.

## **Additional Information**

The barn is suitable for those with limited mobility, children and the elderly but we regret not for wheelchair users.

A mains fire system is fitted with smoke detectors in all rooms excluding shower ensembles. Heating is provided by radiators throughout which is supplied by 2 oil fired boilers. A log burner is also installed in the lounge.

There is good mobile phone reception for EE. Other networks provide limited coverage available intermittently throughout the site.

Smoking is not permitted inside the barn nor do we allow pets.

## **Our Contact Information**

**Address:** Common End Farm, Swinscoe, Ashbourne, Derbyshire DE6 2BW

**Telephone:** 07711 301414

**Email:** [info@ashbourneaccommodation.co.uk](mailto:info@ashbourneaccommodation.co.uk)

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

**Grid Reference:** SK128483