

The Old Barn at Swinscoe

Access Statement

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 **01335 342342** or via email at **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 **01335 342342**, via email or by using our online enquiry or booking forms.

The nearest bus stop is located approximately ½ 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, green sign with reflective lettering. 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 up into the yard with the barn located on the left hand side and the main door identified by a green sign 'The Old Barn holiday accommodation'.

Lighting in the yard is operated by motion sensors.

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 visitor parking area a distance of approximately 40 metres from the yard.

Keys are available from 3.30pm, unless other arrangements have been agreed, and 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 room. 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 on the self-catering or floor plans pages.

Main Entrance

The entrance to the property has 1 small step up 20cm high, 20cm deep and 90cm wide. The front door opens into the hallway with laminate flooring and a large, non-slip entrance mat. 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. This area of the hallway is carpeted.

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 1 step from the hallway through a door opening of 80cm. It is carpeted throughout. There is a selection of seating and side tables provided. All items of furniture are freestanding and moveable if required.

Toilet and Boot Room

A separate toilet and boot room is provided off a small hallway from the lounge with level access to this area through a door opening of 90cm. The boot room is carpeted. The toilet is half carpeted and half lino with a wall mounted basin. Both rooms have door openings of 75cm.

Dining Room

The dining room is reached through a level, door opening of 100cm from the lounge. This area is carpeted. There are 4 freestanding dining tables of 75cm wide x 120cm length and 2 additional tables providing further surface space of 75cm wide x 90cm length. There are 16 wooden chairs with no arms. All furniture is moveable if required.

Kitchen

There is 1 step down from the dining room into the kitchen through a door opening of 90cm. The worktop, sink and cooker heights are all 90cm. The electric double oven has 1 drop down and 1 left opening door. There is a tall, upright fridge/freezer with the fridge section on the top half. The dishwasher is full sized and freestanding located under the worktop towards one end of the kitchen. There is a pine dresser with plate rack for storage of crockery and cutlery. The floor is covered by lino with a large, non-slip entrance mat by an external door into the yard. There is 1 step down into the yard at this point through a door opening of 90cm.

Grounds and Garden

A wooden bench and plastic garden furniture is available for use by guests outside the barn. Off the yard a gated entrance of 90cm wide leads into the garden which is flat and can be accessed without steps. A bike and pram store is available for use by guests of the barn and is on a level access off 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.

There is good mobile phone reception for T-Mobile and Orange. 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

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