

Access Statement

Derwent View cottage is a newly built stone and slate, single storey, self catering cottage for up to two persons, set on the edge of a working dairy farm.

The cottage is situated at the bottom of the farm drive where a fork in the road leads to the farm yard on the left or to three private dwelling houses further down the drive to the right.

Pre arrival

Visit our web site showing room pictures and views of the local area - www.derwentviewcottage.com

Bookings/enquiries can be made via e-mail - jebell@dsl.pipex.com or telephone 01207 255215, evenings are best, but an answer machine is available during working hours.

There is no train or bus station nearby.

Arrival and car parking facilities

There is a gravelled car park at the side of the cottage.

From the gravelled area, a slight step of approximately 2.5 cms onto level decking (approximately 3 metres by 4.5 metres), leads to the front door, there are no hand rails to the front door

Parking is three metres from the entrance door.

Main Entrance .

The door is 84 cms by 200 cms with the hinge on the left.

The keyhole is 100 cms high.

The front door opens into an open plan kitchen, dining , sitting area with light coloured wood effect laminate flooring.

There are light switches 150 cms from the floor, to the right of the door casing, for inside and outside lights.

A small utility cupboard to the left has room for outdoor coats and boots, an iron, ironing board, vacuum cleaner, clothes airer, brushes, dustpan and a combi boiler which heats the cottage and water.

There is a mat outside and inside the front door.

Self catering kitchen, dining area and sitting area

To the right of the entrance door is a U shaped kitchen area with a breakfast bar and two high chairs.

The stainless steel single sink is situated in front of a window.

An integrated fridge with ice box, integrated washing machine and an electric cooker with a single oven and a four burner gas hob are all set in wooden ivory painted units , each 600cms wide and 92 cms high to the top of the work bench.

There is a stainless steel extractor fan and corner wall cupboard which houses glasses, some crockery and a first aid kit. A roller blind at the window.

Two floor corner units. One contains cutlery, crockery, cooking and serving dishes, the other corner unit is for groceries. A small unit contains tea towels, apron, cooking utensils and cookware.

There is a microwave, electric kettle, toaster, bread bin and coffee machine.
A square oak dining table 90cms by 90cms. Two oak and leather dining chairs (movable) with a padded back and seat - no arms.
One double seated cream chenille sofa with arms and cushions.
A nest of three tables with a table lamp and floor lamp.
Flat screen 26 inch TV, free view, remote control, radio, DVD player.
Separate radio and CD player. Some interest/fiction books and games.
Log burning fire with logs. Rug by the hearth. Smoke alarm, fire blanket and fire extinguisher.
Walls and all curtains are cream coloured, woodwork is painted white.
Double patio doors 140 cms wide 195 cms high open onto the main decking area.

Bathroom.

Door 75 cm wide.

Walls are tiled floor to ceiling with large white tiles, a small black/grey/white relief tile half way up the wall encircles the bathroom.

Floor - white marble ceramic tiles.

White bathroom suite.

Bath 56 cms high 168 cms in length 88 cms width, has an overhead shower with a glass shower panel.

Toilet seat 42 cms high.

Shelving to the right of the wash basin. Extractor fan and window with a roller blind.

Bedroom

Door width 75 cms.

Double bed 64 cms high to the top of the mattress.

Non feather duvet and pillows provided.

Sheets, duvet covers and pillow cases are cotton.

White bedside tables with drawers and lamps. White wardrobe with hangers and drawers. White wooden framed full length mirror. Small white wooden framed mirror with a shelf.

Hair dryer and extension lead with shaver point.

Cream wool carpet and curtains.

Outside Space

Various levels of decking.

Main deck, approximately 3.5 metres by 7 metres, level access from double patio doors in living area. Mats inside and outside. Outside light.

Mosaic and metal table and two chairs with removable cushions.

To the left five steps with hand rails to a small side garden, mostly gravelled with a small grassed area. A washing line, two dustbins (for recycling and general waste) a wooden shed housing barbecue equipment and lounging chairs.

From the main deck to the right, two steps with a hand rail to a lower deck 9 metres by 2.5 metres to the log store.

At the end of the lower deck two steps up with no hand rail to the front entrance.

Flowers and herbs in troughs on all decks.

Additional information

The cottage is no smoking throughout.

No pets please.

Information leaflet available with a map of how to find us.

This is a working dairy farm with animal noises and smells.

The drive is shared with other residents.