

# **Access Statement for Crabtree Cottage at Breach Farm**

## **Introduction**

Crabtree cottage is one of two cottages which have been converted from an old stone barn. We aim to offer four star guest accommodation for 6 people in three bedrooms. The following statement is a summary of our provision. If you have any specific questions please feel free to call (Tel 01629 540 265) our email us and we will endeavour to help.

## **Pre arrival**

- \* The nearest bus stop is in Carsington village – 1 mile
- \* Train station Cromford – 4 miles. Mainline stations Derby 17 miles. Chesterfield 19 miles
- \* Good local taxi service, we can make a booking for you.

## **Arrival and car parking facilities**

- \* Car unloading outside cottage door. We can assist with luggage.
- \* Ample car parking at the farm approx 15m from the cottage.

## **Entrance**

- \* From car parking area, over loose gravel. 1 step up 13cm. 1 step 19cm. Door 85cm wide
- \* Tiled hallway 1 step up 17cm high. (Level ground tiled floor to bathroom, double bedroom, twin bedroom and kitchen)

## **Bathroom**

- \* Tiled floor, bath with shower over, bath panel height 53cm

## **Double Bedroom**

- \* Standard double bed. Fitted carpet

## **Downstairs twin bedroom**

- \* Two standard twin beds. Fitted carpet

## **Kitchen**

- \* Tiled floor. Staircase with 8 steps leading up to upstairs twin bedroom. Four steps leading from kitchen down to sitting room.

## **Upstairs twin bedroom**

- \* Two standard twin beds. Fitted carpet

## **Sitting room**

- \* Four steps down from kitchen. Fitted carpet.

## **Access to Garden**

Access from sitting room through patio doors

Paved area with seating. Four steps (15cm) up to another paved area with seating and a wooden picnic table. Surrounded by small wall 22cm high to lawn.