

Access Statement for Bent House Farm Cottage

Introduction

The property is a detached, four bedroomed, farmhouse standing within a farmyard which has a variety of farm buildings for livestock, fodder, etc. Approached from the road by a stone track, it has private parking within its own yard which is made with ridged concrete.

Pre-Arrival

- Contact numbers: Jacky Frankland 07971 325000,
Richard Frankland 07811 382022.
Email:jackyfrankland@btinternet.com
- Website: Benthousefarm.co.uk
- Nearest towns are Settle (approx 6 miles) and Clitheroe (approx 9 miles).
- Intermittent public transport (seasonal) and private hire taxis are available from Clitheroe or Settle.
- Nearest train stations are Settle and Clitheroe.
- Nearest shop mobility town would be Skipton (approx 18 miles).
- Tesco and Sainsburys will deliver to the property for a fee. Basic provisions can be provided by prior arrangement.
- The property is within a working farmyard and is therefore unsuitable for wheelchair users or visually impaired guests.

Arrival & Car Parking Facilities

- A private yard is provided for the property which can accommodate one vehicle under cover plus 2 further vehicles.
- Ridged concrete is used around the yard and the property.
- The property is approached via a stone track from the unclassified lane leading from Tosside village.
- There are no footpaths, kerbs or street lighting in the area.
- There are no steps or ramps other than the usual door thresholds to the property.

Main Entrance, Reception & Ticketing Area

- The property is a private dwelling and has no facilities for loop systems, entry phones, etc.
- Door keys are provided - one for the back door and one for the conservatory doors.
- Each external door has a rubber mat provided.
- Pet drinking bowl, water bowl and sleeping mat are provided upon request. Dog waste bags are also provided.

Public Areas - Hall, Stairs, Landing, Corridors etc

- Not applicable.

Public Areas - Sitting room, lounges, lobbies etc

- Not applicable.

Laundry

- Standard domestic washing machine and tumble dryer are installed on the property.
- They are located next to the kitchen.

Shop

- Not applicable.

Outdoor Facilities

- Private gardens to front and rear of property. These are maintained by the owners.
- Garden table and chairs are also provided (high season only).
- The garden is both fenced and walled, with gates where appropriate.

Conference & Meeting Rooms, Banqueting

- Not applicable.

Bedrooms & Sleeping Areas

- Two double bedrooms, one twin bedded room and one single bedded room, traditional style, not divans.
- All bedrooms have been provided with bedside lamps.
- Easy chairs provided in each room.
- One double bedroom and shower room is approached down two steps.
- Pets are not encouraged to go upstairs.
- Tea/coffee making facilities are not available in the bedrooms.

Bathroom, Shower-room & WC [Ensuite or Shared]

- Two separate bathrooms - one with bath, separate shower cubicle, toilet and washbasin. Other has no bath.
- Both bathrooms are spacious but not fitted with handrails, disabled facilities, etc.
- Basins and baths are fitted with lever taps and the showers are fitted with mixer heads. One shower is electric, the other is run directly from the boiler.

Self-Catering Kitchen

- The rectangular kitchen is located to the rear of the main sitting room and is fitted with an electric range cooker, full size fridge, microwave and dishwasher. Full instructions are provided where necessary. A full size chest freezer is also provided in the stone pantry.
- The sink is stainless steel and the taps are lever type.
- The boiler provides all hot water and heating to thermostatically controlled radiators.
- All cutlery, crockery and cookware is accommodated in the kitchen cupboards.
- The floor is concrete with specialist carpet over.
- Lighting is fluorescent and task lighting under cupboards.

Caravans, Holiday Homes & Twin Units

- Not applicable.

Grounds and Gardens

- The private gardens are surrounded by walls and fencing, they are approached from concrete paths and surfaces. A garden bench is provided at the front of the property and garden table/chairs are available.
- There is an embankment leading down to a wide stream, this has been made safe by installing a picket fence and gate along the top, running the length of the embankment. Guests are not allowed into this area or surrounding fields except on public footpaths/rights of way.

Additional Information

- The property is a Non Smoking property.
- Pets can be accommodated by prior arrangement with the owners.
- Mobile phone service is usually available, however Internet access is not available.
- Evacuation procedure is posted in kitchen and top of stairs.
- No bedrooms are interconnected.
- No staff are provided for guests.

Contact Details

Telephone: Jacky Frankland 07971 325000
 Richard Frankland 07811 382022

Fax: Not applicable.

Email: jackyfrankland@btinternet.com

Website: www.benthousefarm.co.uk

Future Plans

- No alterations are planned to the property.

Feedback & Suggestions

**We welcome your feedback to help us continually improve if you have any comments please email:
jackyfrankland@btinternet.com**