

# Access Statement

## Croft Cottage – Parwich

### Derbyshire

#### **Introduction**

'Croft Cottage' was built in the mid 19<sup>th</sup> Century and was altered over time with two more extensions added to the original cottage. This can quite clearly be seen by the change of dressed stone to a much more random limestone being used in the construction of the outside walls. The dressed stone lintels and door frames also show the changes over the years as different stone masons made their individual marks. There were three families living in the cottages at one time and Croft Cottage was known as Tumbleweed until recent times and this can still be seen on some older maps. Our own home is now the remaining cottages and Croft Cottage has been holiday accommodation for the past 14 years.

Access is off Creamery Lane that rises from the easterly approach to the village. There is a private drive to the front of the cottage that also serves as access to our own home and to a bungalow at the end of the drive. There is no through road and the gently rising access drive is only used by us and neighbours. There are two access points to the cottage, one from the front through the garden gate with a step from the drive and short grassed border where visitors usually park to unload the vehicle when first arriving. There are then 4 steps up to the cottage door after crossing a patio area where garden furniture is provided. There is also access to the cottage from the double garage at the end of the drive adjacent to Creamery Lane. This is where visitors park their vehicle. There are 8 gritstone steps that rise from the north side of the garage to the terraced vegetable garden and roof space in the garage; then through a gate with a small step onto the cottage patio area. This access is via gritstone steps and gritstone paving slabs with a wall retaining the vegetable terraced garden and is an alternative to the main easier entrance from the drive and garden gate to the patio (85 cm wide) with a small step-up.

There is also a meadow behind the cottage and access to this is via a step over stone style behind the cottage.

The coal and log store is on the east side of the cottage adjacent to the vegetable garden and access is off the patio, there are no steps.

Please ask if there are any queries that do not seem to be covered in the following document.

- **All documents can be supplied in a larger font on request**

#### **Before you arrive**

- We have a website [www.croftcottage.co.uk](http://www.croftcottage.co.uk) and we are also listed on other self catering web sites and holiday guides. We strongly advise you to take printed directions from our website, as the village can be

confusing and satellite navigation systems using the post code are not accurate.

- Bookings can be made either by email or telephone and are confirmed by email and by post on receipt of a deposit. Deposits are 25% of the total amount for the stay with the balance due 6 weeks prior to the holiday. In the case of late bookings the full amount is due when the booking is made.
- Mobile phone reception can be intermittent inside the house due to thick walls; however reception is much better in the garden. The cottage does have Internet access and you can ask for the access code.
- The nearest train stations are Matlock, Buxton or Derby. Taxis would have to be booked in advance. We may be able to help with transport if you arrive by public transport.
- There is bus service from Ashbourne and Buxton and a time table can be provided. The nearest shops are in Ashbourne, but the village pub does have essential supplies.
- On arrival the cottage has much more comprehensive information available.

## **Arrival and Parking**

- The entrance is via a private access as mentioned earlier and after unloading the car in front of the cottage the car can be parked in front of the double garage doors nearest the garden. Care must be taken when reversing down the drive as it has a deceptive curve in the drive and it is advisable to keep as close to the garage as possible when reversing and have someone to guide you.
- There is extra off road parking near the main field gate off Creamery Lane in front of an old barn. The access points to the cottage are unsuitable for wheelchairs.
- The only entrance to the cottage is from the patio to the front door. There are 4 wide steps to the cottage door. The door is 90 cm wide, 180 cm high and is hinged on the left. Access is by five lever mortice lock and has a safety chain on the inside.
- There will usually be someone to meet you and introduce you to the cottage. In the very unlikely event that this is not possible, we will let you know in advance.

## **Ground Floor**

### **Entrance Hall – Dining Area**

- The main cottage door opens into a dining area.
- The tiled floor has under-floor heating controlled by time clock as does the night-storage heater.
- The dining table seats 4 people and can be extended with pull out leaves. The dimensions are 90 cm x 106 cm. 4 wooden chairs with padded seats without arm rests.
- There is a mat on the tiled floor that covers the seating and table area.
- A high-chair is available for infants.

## **Ground Floor**

### **Kitchen**

- The kitchen is two steps down from the dining area onto a tiled floor. By normal standards the beamed ceiling is low (190 cm).
- The working area is lit by spot lights and lighting under the wall cabinets.
- There is a single drainer sink with a mixer tap and plenty of working surface with a microwave, breadbin, toaster, and coffee maker and electric kettle. A small window looks out onto the meadow behind the cottage.
- The electric cooker has two ovens, a grill and a ceramic hob. The top oven has a drop down door, height from floor 80 cm. The bottom oven is hinged on the left and can be timed.
- Fridge Freezer is 120 cm high. The fridge is large with a separate small freezer above.
- There is a washing machine under the standard height working surface and access to the main pressurised boiler water heating system
- Fitted cupboards under the work surfaces and sink unit and two wall mounted cupboards contain the usual kitchen utensils and cleaning equipment.

### **Lounge**

- There are no steps on the ground floor between the dining area and lounge. There is a small step 5 cm down into the bathroom.
- Flooring is fully carpeted throughout the lounge and stairs area. The bathroom has tiled under-floor heating similar to the dining area.
- There is an open fire in the lounge and logs and coal are provided in the outside store. A fire guard is provided (see Fire Risk Policy)
- TV and DVD player, CD and Radio.
- 2-seater sofa and a single armchair. Seating for three people although there is an occasional window seat.
- Lighting is by spot-light, wall light and table lamps.

### **Bathroom**

- The bathroom door is hinged on the left and opens into the bathroom where there is a small 5 cm step down onto the tiled heated floor.
- Facilities comprise bath with shower over, shower screen and hand rail, toilet, wash basin with single lever mixer tap and wall cabinet with mirror and shaver point. Storage space in vanity unit and wall cabinet.
- Toilet height 40 cm. Bath 145 cm long
- Largest space 170 cm x 140 cm
- Heating is provided by timed storage heat and timed under-floor heating, supplemented by wall mounted fan heater.

### **Staircase**

- Staircase leads from the lounge to the first floor landing via a door 80 cm wide opening into the lounge. There are 9 carpeted stair treads that

turn to the left at the top with a handrail on the right and a wall to the left.

- This leads onto the first landing area. This is carpeted, and has a small sofa and chest of draws. There is ample space for a child's cot.

## **First Floor**

### **Landing Upper**

- Two steps up from lower landing leading to the bedrooms. There is a large storage heater and a smoke and carbon monoxide alarm and fire extinguisher in this area.

### **Bedrooms**

#### **Single Room**

- Single bedroom with 72 cm wide door opening inwards. Fully fitted carpet from the upper landing with no steps into the bedroom.
- Single bed 100 cm x 200cm and pine wardrobe with hanging space and storage draws.
- Small window looking south from the front of the cottage. Window with child lock.
- Short pile carpet throughout

#### **Double Room**

- King size bed. Stained floor boards with rugs on both side and end of the bed.
- Space on each side of the bed 70 cm to window and 175 cm to the wall
- Door hinged on the left 85 cm wide.
- Large pine wardrobe and chest of draws with mirror.
- The mullioned window with safety locks looks south over the village.

## **Garden and Environs**

- Guests have private access to the cottage as mentioned above. The gardens are enclosed but do contain a number of steps and care should be taken. There is an adequate area (patio) for sitting outside and a small lawn. Chairs and table provided. Access is available to the meadow behind the cottage but we may have sheep grazing in the summer and autumn.
- Visitors are welcome to gain access to the cottage from the parking area but care should be taken on the steps especially when it is wet.
- There is a drop of 130 cm from the lawn onto the drive and only a small protecting wall of 500cm high so care must be taken. There are gates to keep small children and dogs into the lawn and patio area.

## **Additional Information and Contacts**

- We provide fresh flowers, tea, coffee and fresh milk on arrival
- There are toilet rolls and waste bin bags, clothes pegs, tea towels, kitchen roll/dish cloth, cleaning materials and a recycling box.

- The rubbish bin is by the fuel store and recycling bins are in the kitchen and compost bins in the meadow near the stile. There is green recycling wheeled bin on the drive by the garage for cardboard and other garden waste.
- Comprehensive information is provided in the cottage for visitors regarding visitor attraction and essential and useful services in the area.
- **Address** The Croft, Creamery Lane, Parwich, Nr. Ashbourne Derbyshire DE6 1QB
- Telephone/Fax with answering service 01335-390440
- Email [enquiries@croftcottage.co.uk](mailto:enquiries@croftcottage.co.uk)
- Website [www.croftcottage.co.uk](http://www.croftcottage.co.uk)
- Brochure sent on request. Large font if required.

If we can improve on this information, or if you have any suggestions or inclusions please let us know.

Saskia Tallis  
The Croft, Parwich  
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