

## **Cottage Access Statement**

### **Introduction**

Manor Farm Cottage is a barn conversion completed in April 2005. The conversion consists of a large kitchen/lounge/dining room, utility room, two bedrooms and a bathroom all on one level with no steps inside the cottage. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you for your stay no matter how long or short.

### **Pre-Arrival**

Bookings/enquiries can be made via e-mail or phone. Please see the bottom of this page for full details.

The nearest bus stop is just down or up the road about 100 yards and buses go through the village every hour to Malmesbury and Chippenham.

The nearest railway station is situated in the town of Chippenham just 7 miles from Manor Farm Cottage. There are plenty of taxis at the station or you can catch a bus from the bus station.

We regret we can not accept any cats or dogs in the cottage.

You can contact us by telephone, fax or e-mail. See the foot of this page for full details.

### **Arrival and Car Parking Facilities**

Please advise us of your anticipated arrival time so that we can be sure we are here to welcome you.

To ensure that the cottage is ready for you we ask that you do not arrive before 3.00p.m.

The parking surface is level, flat and gravel, however there is a footpath made of tiles which covers the length of the cottage and the patio area. This makes unloading of your car easy as you can go straight into the cottage through the kitchen door which has one step up into it.

The cottage has a large patio area which covers the side and all the way along the back of the cottage. It has a step into the second bedroom which has a door straight out onto the patio, a step through the back door into the utility room and a concrete ramp up into the double patio doors which lead from the lounge outside. There is a step up into the cottage through the front door but this is not normally used as guests park their cars at the side of the cottage and use the kitchen door as the front door.

The village pub, the Radnor Arms, is just a few minutes walk from the cottage. Their telephone number is 01666 823389 if you wish to make a booking.

### **Main Entrance**

The entrance at the front of the cottage has one step into the hall of the cottage.

Entry from the side of the cottage is through the kitchen door with one step up into it.

#### **Public Areas**

There is a corridor in the cottage which stretches from the lounge to the bedrooms.

The flooring in the cottage is flagstones all of the way through with under floor heating throughout. This is controlled by thermostats in the lounge, hall and both bedrooms which are situated on the walls at arms height.

### **Kitchen**

The kitchen has plenty of workspace for food preparation.

The oven has a drop down door to the front with large pan drawer underneath.

There is a fridge/freezer just inside the kitchen door with doors that open to the right.

The kitchen has plenty of lighting with spots in the ceiling on a track and lights under the top cabinets if required.

There is a dishwasher with drop down door at the side of the sink.

The sink has a right-handed drainer with mixer taps and a bowl and a half.

The cottage is totally flat inside with no steps in or out of any of the rooms, the only steps are going outside of the cottage.

### **Lounge/Dining room**

The lounge/dining room is a very large room with three windows, all opening ones, large double patio doors which can be hooked open onto the cottage wall when the weather is hot, and a large kitchen door which is all glass.

The lounge has a large mat in front of the wood-burning stove which covers a large area of the lounge.

There are two sofas in the lounge together with plenty of small tables for coffee and drinks.

The dining room table can accommodate six people easily with access all of the way around.

The lounge is large enough that people can walk comfortably around either in front or behind the furniture.

The wood-burning stove is situated on the long wall of the lounge and is very efficient and gives a beautiful cosy feel to the lounge on the long winter nights.

There is a digital television with remote control, a DVD player and a stereo with CD.

There is a library of DVD for guests use.

### **Utility Room**

The cottage has a small utility room which has a small sink with cupboard underneath, a toilet, washing machine, tumble dryer and the boiler. The back door leads from the utility room outside onto the patio which has a clothes line on it.

### **Bedrooms**

There are two bedrooms in the cottage, one large bedroom which can be a large double or twin beds, a large wardrobe, washstand, bedside tables and a small chair. There is a full length mirror on the wall. This bedroom has a door which leads out on to the patio which can be hooked back if needed in the hot weather. There is a step down out on to the patio.

The other bedroom is smaller and can also be made into a double or twin, please let us know when booking which you would prefer.

This bedroom also has a wardrobe, a set of shelves and a bedside table with lamp. There is also a central light. This bedroom has a small window and a skylight in the ceiling.

### **Bathroom**

The bathroom in the cottage has both a bath and separate shower cubicle, with double sliding doors which open to give a larger entrance.

The shower cubicle is set down into the floor so that there is a very small ledge into the shower.

The toilet is set between the shower and the bath and the basin is on the opposite wall.

There is quite a lot of space in the middle of the bathroom and there is a water softener fitted at the top of the bath in a cupboard which gives beautiful soft water.

There is a set of shelves for accommodating cosmetics and other personal things.

There is also a full length heated towel rail which provides a constant drying area situated behind the door. The bathroom has lighting in the ceiling and also has a skylight for ventilation.

### **Grounds and Gardens**

The cottage has a large patio area which is enclosed and child friendly as it is flat and has fences at either end which will keep young children under three contained. There is also a large piece of grass, with trees, at the side of the cottage which you can use if required.

There is a table and four chairs out on the patio and there is a barbecue on request.

#### **Additional Information**

Mobile phone reception is generally good.

There is a free Wi Fi connection in the cottage.

The cottage is a totally non smoking unit and if you feel the need to smoke please go outside and clear up any cigarette ends you may use.

There is an information folder in the cottage which explains most of the things which guests are likely to need.

The electrical board is situated in the utility and if a bulb goes it sometimes puts the trip off but this is easily rectified by putting the trip back on which is situated on the wall above the boiler.

We are open all year but do take the occasional days or week off so you may have to let yourselves in at certain times of the year.

We welcome your feedback to help us continuously improve if you have any comments please let us know.