

ACCESS STATEMENT FOR PATTY'S FARM BARN

Introduction

Patty's Farm Barn is a traditional stone barn that has been converted into six self-contained holiday cottages. They are situated in the countryside, adjacent to the coast near the village of Cockerham. We look forward to welcoming you. If you have any queries or require any assistance please phone or email us.

Pre Arrival

1. We have a website that gives a description of the cottages.
2. Booking or enquiries can be made via email, phone or by fax.
3. All guests are provided with a map and directions to the cottages prior to their arrival.
4. A regular bus service is available, within one mile of the cottages.
5. Main railway and bus stations are six miles away in Lancaster.
6. Good taxi services from Lancaster, six miles away.
7. Access statement available on website and in welcome pack.

Arrival and Car Parking Facilities

1. The cottages have their own private car park with virtually unlimited parking.
2. Surface of the car park is loose ground that leads onto a flat and then gently sloping paved area .

Departure

- Check out is 10.00 a.m.
- Keys to be posted through letter box at Hillam Lane Farm
- Please leave cottage clean and tidy
- Please let us know if there are any breakages so they can be replaced before the next visitors

Refuse

2 large bins are provided next to the laundry, please put **ALL** rubbish in there.

Contact Information

Address	Patty's Farm Barn, Hillam Lane Farm, Cockerham, Lancaster LA2 0DY
Telephone	01524 751285
Mobile	07957 888048
E-mail	farm@pattysbarn.co.uk
Website	www.pattysbarn.co.uk
Hours of Operation	Chris and Margaret are available most of the time and live just up the road
Emergency Number	07957 888048
Local tax numbers	01524 848848

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

Cottage 1

This is the furthestmost cottage and it is entered by one small step, it also has an enclosed outside seating area which can be exited by one small step which leads to the children's swings on a grass bank with a large park bench to relax on.

There is one small step where the door is 73 cm wide. The hinges are on the right hand side of the door.

Downstairs flooring is all tongue and grooved wood. The high top work surface is 90 cm in height.

Electric cooker and gas hob 4 rings, instructions on all appliances are available and instructions also given on arrival.

Dining table is rectangular in shape with 6 wooden chairs, seat height is 50 cm.

3 seater settee, height of seat is cm 42 plus 2 armchairs. TV and DVD player in left corner of the room with remote controls. Lighting by control light fitting. Under stairs is a storage cupboard that has , ironing board etc.

3 Bedrooms Double bed - one room
 Twin beds - one room
 Single bed - one room

Bed heights are 53 cm . Upstairs are carpeted

Bathroom and WC (en-suite and shared with shower over bath)

Toilet doors 73 cm wide
Toilet height 40 cm height
Bathroom floor is vinyl

Laundry Information

A laundry is available adjacent to the car park with two front loader washing machines, 1 tumble dryer. Instructions are on the wall and it takes £1 coins. Written instructions are also available. The key is on the main key ring. We have tourist information leaflets in here

Additional Information

- The cottages are non-smoking, smoke alarms are fitted and fire blankets provided.
- Mobile reception is good
- Wi-fi is also available
- Play barn is next to laundry and the key is on the main key ring.
- BBQ area, is at the other side of cobble stone barn, there are plenty of tables and forms to sit on with a large BBQ and it is under cover.
- Black knights parachute centre welcome you to watch the plane and parachutes , they also have a café where you can get hot drinks and food, usually open at weekends.
- Contact Chris on 07957888048 for Carp Fishing
- Contact Paul on 07866046085 for Bike Hire

Cottage 2

Cottage 2 is entered by one small step 14 cm high into a carpeted hallway with a door on the left leading into the main living area which has a tongue and grooved wooden floor leading into the open plan kitchen area.

Work surface height is 90 cm, electric cooker and gas hob, 4 rings.

Dining table is rectangular in shape with wooden chairs, 50 cm seat height. Settee height is 42 cm.

TV and Video work by remote control. Hallway has one small step 17 cm high before ascending the stairs, steps all carpeted.

3 Bedrooms 1 en-suite, double bed height 53 cm, free space either side of bed
 1 twin room, bed height 53 cm, distance between bed 60 cm
 1 single room, bed height 53 cm

Lighting is from main central light also bedside lamps in all rooms.

Bathroom and WC

Toilet door width 74 cm wide

Toilet height 40 cm height

No storage under both

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Cottage 3

Cottage 3 is accessed by a door 80 cm high leading into vinyl floored hallway then onto a carpeted staircase leading into a very large carpeted single room with kitchen, living area and bed.

Kitchen worktop is 90 cm high, oven is electric with 4 gas hob rings, appliances have instructions or instructions are given to you on arrival.

Bed height is 53 cm.

TV and Video work by remote control. Hallway has one small step 17 cm high before ascending the stairs, steps all carpeted.

Exited by a 74cm fire door onto a carpeted landing and into the bathroom through a 74 cm door – vinyl floor, shower is above bath with non slip mat provided both heights 61 cm. No storage under bath.

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Cottage 4

Cottage 4 is accessed by two 14 cm stone steps through on to 85 cm door leading into a carpeted dining and living area with a 3 seater settee. Sitting height 42 cm and armchair sitting 42 cm. TV with remote control is in the front right hand corner.

A dining table for 4 people, height 76 cm, with 4 wooden chairs, 50 cm seat height is on the left hand side on entry.

The kitchen area has a vinyl floor surface and the work top height is 90 cm. Cooker is electric with 4 gas hobs, instruction on all appliances is available or instructions are given on arrival.

Bedrooms

On entry on the left hand side is a 74 cm door leading into a carpeted double bedroom, bed height 53 cm. On right of the living area is another door, width 74 cm, leading into a twin bedroom, bed height 53 cm and gap between beds 90 cm. Lighting is from main central bulb for both bedrooms and also bedside lamps in all rooms, main natural light is from windows.

Bathroom and WC

The bathroom and WC are accessed from the main living area, directly in front of you by a 74 cm door. Separate bath unit, bath height is 61 cm; shower unit is next to it with a small 12 cm step into it. Toilet height is 40 cm, well lit with natural light and bright colours. Floor surface is vinyl. No storage under bath, small storage under sink.

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Cottage 5

Cottage 5 is entered by a door 73 cm wide leading into a carpeted hallway, a door 74 cm wide. On the left leads into a large living/dining area with a tongue and grooved wooden floor. 3 seater settee, seat height 42 cm and 2 armchairs, seat height 42 cm.

Work surface height is 90 cm, gas cooker and gas hob, 4 rings. Instructions on all appliances are given and instruction books are available.

Dining table for 8 people 8 chairs, 50 cm seat height.

2nd floor is accessed by carpeted stairs

1 double bed height 53 cm

1 twin en-suite, bed height 53 cm. En suite with vinyl floor, bath height 52 cm

1 single bed, bed height 53 cm

Also on landing, bathroom with door 74 cm wide, bath height 52 cm, shower over bath, toilet height 40 cm

3rd floor is accessed by carpeted stairs

1 twin bedroom, bed height 53 cm, en suite with shower, non slip linoleum floor and small 15 cm step

1 single bedroom, bed height 53 cm, with en suite bath, vinyl flooring, height 61 cm

Both bedrooms have ample light with extra light through Velux windows with black out blinds.

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Cottage 6

Door is 93 cm wide especially wide for disabled access leading into a carpeted main living/ dining and kitchen area with a door on the right suitable for wheelchair access into a bathroom with a shower over the bath. Floor covering is vinyl. Toilet height is 40 cm.

From the living area is a wide door suitable for wheelchairs leading into a double bedroom with bed height being 53 cm .

From the living area is a carpeted stairway leading to two single beds on an open gallery. Bed height is 53 cm, ample access all round bed.

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