

# Access Statement For The Squire Farm Holiday Cottages

## Introduction

There are two self-catering cottages at Squire Farm; some of the access information applies to both cottages such as the Pre-Arrival, Arrival and Car-Parking. Where the information differs it will be dealt with in separate sections of this report. I have included as much information for your benefit as I can, but please do not hesitate to ask if there is anything else you wish to know.

## Pre-Arrival

- There is a comprehensive and informative website [www.squirefarm.co.uk](http://www.squirefarm.co.uk) and printed information can be provided on request.
- Bookings and enquiries can be made by:
  - letter to: **The Squire Farm, Chapel Lawn, Bucknell, SHROPSHIRE, SY7 OBW**
  - email: [becky@squirefarm.co.uk](mailto:becky@squirefarm.co.uk)
  - fax or phone: **01547 530530 mobile: 07957870378**
- The nearest train station is in Bucknell (3 miles). There is also a station at Knighton (7 miles) and one at Craven Arms (15 miles).
- Knighton taxi's can be pre-booked (01547 528165); Rocket Cars, Craven Arms (01588 672075)
- Shopping can be ordered in advance for an extra fee of £5 plus the cost of the groceries.

The Squire Farm is situated in hilly terrain with rough tracks and paths. It is a small farm with a few sheep, horses, chickens and guinea fowl. None of the animals are kept as pets except the cats and although they are friendly, they should (as any animal should) be approached with caution and generally left alone. The farmland is bordered by the Redlake River and has a small stream running through it. Families with small children should be aware of the dangers of allowing their children to roam freely.

## Car Parking Facilities

The approach to the property is along 1/3<sup>rd</sup> mile un-metalled private track. There are stoned car parking spaces alongside either cottage, which are both named. There is plenty of space for additional cars should you need it.

## Arrival

The cottages will be unlocked and ready for you to make yourselves at home; inside you will usually find some homemade bread, butter, home produced eggs (which have the date they were laid pencilled on them but do not have a lion) and a jug of milk. There is also tea, instant coffee and sugar and you may find other items of food such as jam, marmalade, pasta, tinned tomatoes, soup and oil.

Both cottages are equipped with the following:

- Plenty of kitchen tools and utensils, crockery and pans, including a teapot, cafetiere and sharp knives, tea towels and hand towels.
- Microwave, oven, hob, fridge and freezer.
- Washing machine or washer/drier - Squire Cottage has a dishwasher.
- Bed linen (the beds will be made up) and towels (two for each guest).
- Television, DVD player, CD player and radio.
- A folder of information about local places to go and see, restaurants, and sometimes certain events that are taking place in the area.
- Ordnance Survey maps of the area (please return them if you take them out with you)
- A selection of books and jigsaws

### Xidong

The entrance to Xidong is up a shallow stone incline of 4 metres which is lit at night by a movement-sensitive light. The outer stable door leads you into a lean-to cloakroom with hooks for coats, space for dirty boots, a washing machine, tumble drier and small freezer. There is also a lavatory with a hand washbasin, water heater and mirror. This is not suitable for wheelchair users.

Straight ahead of the stable door is a glass-panelled door to the main living area. There is a shallow stone step of about 4 cm and a 15mm lip onto the main floor area, which is oiled and polished MDF. The room is furnished with two large beanbags on tatami mats, a square, low-level dining table with chairs to match and two small tables/stools that can be used to sit at the table if there are more than two people. There is also a low chest with hi-fi equipment and a drawer, television and various table lamps and standard lamps. The lighting operates from switches at the entrance door and a bank of switches in the kitchen. A spotlight highlights the stone stairs.

The kitchen floor is 15mm lower than the main room and covered in a vinyl non-slip surface suitable for wet-rooms and kitchens. There is a double sink with hot and cold water, various cupboards and drawers, a fridge, cooker, with extractor fan/hood over, microwave and toaster. There are also a couple of bar stools and a breakfast counter.

Adjoining the kitchen is a blue glass walled wet room with shower and washbasin.

From the main room, a narrow stone staircase leads up into a small sloping roofed bedroom with a velux window. There is hanging space for clothes, various baskets, a dressing table, bedside tables, a radio alarm clock, a chair and a mirror. Torches are provided for emergency lighting.

Heating is partially an electric underfloor system and wall mounted convection heater, which is controlled by a pre-set timer and independent wall switches for different sections of the floor. There is also a small log-burner for additional evening warmth (logs supplied).

Xidong has its own walled Japanese style garden. This has a shallow pond, stone landscaping on different levels and interesting shrubs and plants. In one corner of the garden there is a hot tub, which is sunk into decking. The stones can be very slippery when wet.

### Squire Cottage

The approach to Squire Cottage is along a 5m stone terrace, this is lit at night by a movement-sensitive light. The doorway is 97cm wide and has a 20 cm step. The ground floor is open-plan. To the left, on one end wall is a large inglenook fireplace. There is a comfortable three piece suite, a coffee table and bookcase. Along one wall is a wooden window/bench seat with cupboards under. There is a television and hi-fi.

To the right of the main entrance is the kitchen area of wooden hand-made units with double sink and drainer, with mixer taps, a ceramic hob and extractor fan/hood over, oven, dishwasher, microwave and toaster. There is also a large upright fridge/freezer. A long refectory table and six chairs sit centrally in the kitchen area.

In the central part of the ground floor there is a downstairs cloakroom with lavatory, hand washbasin and washer/drier. There are coat hooks on two levels on the wall opposite the main entrance and a second, small sofa.

A wooden staircase leads up to the first floor landing with a large chest of drawers. The bathroom is opposite the top of the stairs with a bath and shower over with a glass shower screen, a basin and a lavatory. The main bedroom is equipped with double bed, washbasin, hanging space, two chairs and two beside cupboards, lamps and a radio alarm clock. The second bedroom has two single beds, a washbasin, hanging space, a clothes chest, bedside tables, reading lamps and chairs.

The floors throughout are wood with rugs in the living area and bedrooms, these have anti-slip mats underneath, but are still prone to slipping occasionally. Some of the beams and doorways are low and care must be taken when coming downstairs and exiting the second bedroom in particular. There is central heating with thermostatically controlled radiators in all the rooms and run on an oil-fired boiler in the kitchen area.

Outside there are two areas of grass, one specifically for the use of the cottage, the other for general use and extra car parking.