

Access Statement For The Stone Byre

Introduction

The Stone Byre is a two storey cottage. It is one of two cottages which have been converted from old farm buildings and it is entered through a front door. We have tried to provide as much helpful information as possible in this statement but if you have any further questions please do not hesitate to call us. You will find our contact details at the end of the statement.

Pre-Arrival

- The Stone Byre is described and illustrated on our Hauxwell Grange Cottages website and in our brochure.
- Bookings can be made via email or the 'phone and will be confirmed in writing.
- The nearest mainline railway station is at Darlington, approximately 20 miles away. There are taxis at the station and the numbers 75 and 76 buses travel regularly from Tubwell Row to Galgate, Barnard Castle.
- We are happy to undertake shopping for food, so that it is ready for you on your arrival.

Arrival & Car Parking Facilities

- On arrival, come directly to the front door of the house, Hauxwell Grange. We will meet you and take you down to the cottage.
- We will guide you to the car park which is 20 meters (22 yards) from The Stone Byre, along a gently sloping path which was re-laid with natural stone slabs in 2008.
- There is a step down, 15cms (6ins) high and 79cms (31ins) wide from the path to the paved area in front of The Stone Byre.
- Help can be provided with carrying luggage to the cottage.

Main Entrance and outer hall

- The entrance via the front door has a step, 14cms (5.5ins) high through an inward opening door 84.5cms (33ins) wide.
- The outer hall measures 188cms (74ins) by 100cms (39.5ins) with a radiator and coat stand and a ceramic-tiled floor.

Inner hall and downstairs toilet

- The L-shaped inner hall is entered through a half-glazed door, 76cms (30ins) wide and has a wooden floor – the downstairs is level.
- Opposite the door, 262cms (103ins) away is the staircase, while to the left is the door to the dining room/kitchen and to the right is the door to the sitting room.
- Before the foot of the stairs is the downstairs toilet, entered through an outward-opening door which is 68cms (27ins) wide.
- The toilet seat is 43cms (17ins) high and there is a gap 18cms (7ins) wide on either side.
- The washbasin is 80cms (31.5ins) above the floor and above it is a mirror, 145cms (57ins) above the floor.

Dining Room/kitchen

- The door, which is 76cms (30ins) wide, opens inwards and the floor is wooden.
- The table is rectangular, 136cms (53.5ins) by 74.5cms (29.5ins) and 76cms (30ins) high. The legs are in the corners and the under-space is 65cms (25.75ins) high.
- There are four chairs whose cushioned seats are 44.5cms (17.5ins) high, while the seat is 48cms (19ins) wide and 39cms (15.5ins) deep. The chairs have no arms but one could be provided if needed.
- There is a seat below the window, 170cms (67ins) by 42cms (16.5ins) and 56cms (22ins) high.
- There is a small Welsh dresser, with surface at 76cms (30ins).

- The worktop height in the kitchen area is 91cms (36ins) and the microwave is situated on the worktop.
- The gas oven has a door which is hinged on its left side and is below the gas hobs which are 94cms (37ins) high.
- The grill is mounted at a height of 129.5cms (51ins).
- The fridge is set below the work surface.
- There is a cordless electric kettle.
- The room is lit by down-lighting spots.

Sitting room

- The sitting room is entered through an inward-opening door, which is 76cms (30ins) wide.
- The room is approximately 322cms (127ins) by 464cms (182.75ins) and has a coffee table 84cms (33ins) by 48cms (19ins) and 38cms (15ins) high.
- There are two armchairs with seats 48cms (19ins) high, 52cms (20.5ins) wide and 51cms (20ins) deep.
- There is a two/three-seater settee with arms and the seats are 48cms (19ins) high, 128cms (50.5ins) wide and 51cms (20ins) deep.
- The television has Freeview and Teletext and there is a DVD player/Video recorder – all with remote control. The dresser has a good selection of VHS videos and DVDs.
- A Bellman loop cushion amplifier is available by arrangement for use with the television.
- There is a radio/CD player.
- A folder contains information on the cottage and local attractions.
- The floor covering is pile carpet with a rug in front of the wood-burning stove.
- Lighting is by wall lights and supplementary table lamps, an up-lighter and adjustable spots for reading.

Stairs and landing

- The staircase is curved with 12 steps and the width is between 76cms (30ins) and 81cms (32ins). The height of the steps is 20cms (8ins). The banister rail is on the right side when ascending.
- The stairs are covered in pile carpet.
- The landing is 96.5cms (38ins) by 198cms (78ins), with doors to the two bedrooms and the bathroom.

Bedrooms

- The bedrooms are entered through inward opening doors, 74cms, (29.25ins) wide.
- The twin bedroom has two “Sealy Sherburn” 3 foot (90 cms) single beds, 66cms (26ins) high, 97cms (38ins) apart and with a space 99cms (39ins) and 99cms (39ins) on each side.
- There is a low table, 62cms (24.5ins) high, with a drawer, between the beds, upon which is a lamp, while there is another lamp on the 5 drawer dresser to the side of one bed.
- The wardrobe has two drawers beneath it.
- There is a Lloyd Loom chair with the seat 43cms (17ins) high, 39cms (15.5ins) deep and 46cms (18ins) wide.
- The mirror is 107cms (42ins) above the floor.
- The window ledge is 28cms (11ins) above the floor.
- The double bedroom has a standard, “Myers Grandeur”, 4 foot 6 inch (135 cm) bed, 63cms (25ins) high, with spaces 71cms (28ins) and 86cms (34ins) on either side.
- On each side is a small chest of three drawers, 61cms (24ins) high, upon which is a lamp.
- There is a Lloyd Loom chair with the seat 46cms (18ins) high, 42cms (16.5ins) wide and 46cms (18ins) deep.
- There is a wooden chair, seat 44cms (17.5ins) high, at a table, 74cms (29ins) high, with a mirror, adjacent to which is a standard lamp.
- The wardrobe has a large drawer beneath it.
- The window ledge is 25cms (10ins) above the floor.
- There is pile carpet to the landing and both bedrooms.

Bathroom

- The bathroom is entered through an inward opening door 74cms (29.25ins) wide.
- The washbasin is 80cms (31.5ins) high with two taps which are controlled by knobs.
- The bath is 53cms (21ins) high and 140cms (55ins) long and 64cms (25.25ins) wide. A grab bar is available on request. There is a shower attachment which is intended for rinsing rather than showering.
- The toilet seat is 40.5cms (16ins) high and a raised seat is available on request.
- There is a wall cabinet and a shaver point.
- The mirror is 134.5cms (53ins) above the floor.
- The flooring is soft vinyl.

Laundry

The washing machine is in the downstairs toilet. There is a whirly drier outside for drying – washing can be dried for you in the event of inclement weather.

Outdoor Facilities

- There is a private paved area in front of The Stone Byre, which has both a bench and a cast-iron table and chairs.
- Folding, canvas chairs are also available.
- An easy-to-operate gas barbecue is available for your sole use.
- There is access, through a gate in the dry-stone wall, to the meadow in front of the cottages.
- There is access to the adjacent garden which has a large nature pond and a bench at its side. (For safety reasons the gate is usually kept locked but it can be opened for you at your request – we advise that children should always be accompanied by an adult).

Shop

Naturally, there is no shop on site but there is a good selection of shops in Barnard Castle, which is 2 miles away.

Leisure Facilities

There is a Leisure Centre, 2 miles away at Barnard Castle, with swimming pool, gym etc.

Additional Information

- Good mobile phone reception on most providers
- The Stone Byre is no-smoking.
- Dogs and other pets are not welcome.
- No furniture or bedding has any feathers.
- A cot, high chair and stair gates are available, free of charge, on request.

Public Areas - General (Internal) / Public Areas - WC

Not relevant

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

Not relevant

Contact Information

- The Stone Byre, Hauxwell Grange Cottages, Hauxwell Grange, Marwood, Barnard Castle, County Durham, DL12 8QU.
- Telephone: 01833 695022
- Fax: 01833 695022
- Email: hauxwellvmp@gmail.com
- Website: www.hauxwellgrangecottages.co.uk
- Wheelchair hire: Teesdale Disability Access Forum 01833 631000

We welcome your feedback to help us continuously improve - if you have any comments please phone or email.

Created on: 11/02/2016