



Becksid Barn Holiday Cottage Access Statement

We provide the information below which may help an enquirer to establish whether Becksid Barn would be suitable.

A larger print version of this statement is available if required – Telephone 01535 633837. We will be happy to discuss any aspect of Becksid Barn and its suitability for your holiday and describe the cottage and its features over the telephone.

Inside the holiday cottage there is visitor information about the area as well as important information including contact numbers for public transport, taxis, emergency services, hospitals, etc. Assistance in settling in is available if required. It is normal procedure for us to show our guests the facilities.

This is a non-smoking property

Becksid Barn is in a quiet village with use of garden, patio furniture and BBQ.

No pets allowed .

Comfortably furnished and built on two floors comprising of:

Ground Floor:

- Stable Front door opening into kitchen diner
- Kitchen/dining area with dishwasher, electric cooker, microwave, fridge, freezer, kettle and toaster
- Hallway/stairs framed by large feature window
- Small shower room with downstairs toilet and basin (2m x 0.9m)
- Lounge area with colour TV, DVD player and wood burning stove. Fire escape glazed door

Two steps up from kitchen/diner:

- Study (can be made to occasional bedroom with 3ft Bed,) fire exit window (1.9m x 2.3m)
- Utility including sink, washer/dryer, cleaning equipment, ainer

1st Floor

- Fully fitted house bathroom with shower over bath, basin, wc
- Bedroom 1: double bed with ensuite shower. Fire escape glazed door
- Bedroom 2: twin or double bedded, built in cupboard/airing cupboard. Fire exit window

The property

There is one step into the cottage, front door opens inwards into kitchen diner. Two steps up to study/bedroom & utility room. Stairs up to first floor

Lounge

3 seat sofa and 2 seat sofa, Nest of tables

TV/DVD player (with remote control)

Wood burner has a twist handle to open the door and air vents that need to be turned to control air flow and regulate temperature.

Fire exit door fully glazed with internal blinds

Ceiling lights, standard reading lamp

Kitchen Diner

Electric cooker/hob, freezer, fridge, microwave & dishwasher, kettle & toaster

Dining table & chairs

Shower Room

Shower non slip mat is provided, wc, hand basin

Study

Cabin seat (can be convert to bed), desk & chair, hanging rail will be provided when used as a bedroom

Ceiling lighting and reading lamp

Fire escape window

Utility Room

Boiler, washer dryer, sink, cleaning equipment, vacuum, ceiling ainer with pull cord

House Bathroom

Shower bath, non slip bath mat is provided, wc, washbasin with storage

Bedroom 1

Double Bed

Free standing wardrobe with hanging space and shelving.

Main ceiling light and reading lamps provided.

Ensuite shower, with wc, small corner sink & undersink storage, non slip shower mat

Fire exit door fully glazed with internal blinds

Bedroom 2

Two single beds (3ft) can be linked to make double on request

Built in wardrobe with sliding doors, shelving & hanging space (also hot water storage tank),

Main lighting and bedside lamps

Flooring:

Wooden floors lounge, hallway, upstairs hall and bedrooms.

Tiled floors all bathrooms, utility room, kitchen, dining area and study

Ventilation

All windows require a handle and a key to be turned to unlock them. Windows need to be pushed either upwards or outwards to open.

Children

High chair and travel cot can be provided upon request. Linen is not provided for the cot

Car parking

Parking for two cars on the property, with ample road parking 1 minute away, it is approached through the mill yard and down a short single private road. The drive is level and covered with stone chippings, and has security lighting.

Garden area

The property is within the grounds of the owners garden. There are steps up to the grassed area where the washing line is located.

Patio tables and chairs provided, use of BBQ available

Refuse/ Recycling

Dustbins & recycling bins are provided in the grounds.

Strictly no smoking policy

Fire alarm system heat & smoke detectors of audible type – lounge, kitchen & landing

Lothersdale is not connected to mains water, consequently the water is supplied from our own borehole, this is regularly tested for purity. No chemicals or additives are added to the water.

Postal Address

Susan Townson

Beckside Barn Holiday Cottage

5 Garden Terrace

Lothersdale

North Yorkshire

BD20 8ER

Telephone

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Outside The UK: +44 535 633837

Online

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Website: <http://www.becksidebarn.co.uk>