

Access Statement for Ash-Hining Farmhouse (Ash-Hining Farm) Sedbergh

Introduction

I have tried to provide as much information as possible in this statement, but if you have any queries please do call. I look forward to welcoming you.

Location

Ash-Hining Farmhouse is part of the Ash-Hining Farm complex, nestled under the Howgill Fells. Ash-Hining Farmhouse is a delightful, detached property and dates back to the 17th Century and has been refurbished in recent times but has retained most of its original character, with original oak beams in the quality fitted kitchen, dining and lounge areas. There is gas central heating to radiators in all rooms and an open log fire in the lounge. All bedrooms have en-suite facilities.

A mere 1 mile from the Book Centre town of Sedbergh with its famous Boys' boarding School, just inside the Yorkshire Dales National Park, 15 miles from Hawes, 5 miles from the M6 (J37), and only 20 minutes drive from the Lake District National Park. The property has magnificent views over the Howgill fells, Lune Valley and Dentdale in open countryside and farmland. I have devised 3 specially routed walks on the Howgills from the doorstep. It really is the ideal place to get away from it all with a patio and picnic area and the opportunity to enjoy the famous Dales Way walk which passes nearby. Cautley Spout, a plunging cascade that falls 200m to river Rawthay is approximately 6 miles away. The property is accessed on a farm lane from the Sedbergh to Howgill road.

The nearest bus stop is approximately 1 mile away with buses to Kendal and Kirkby Stephen (on Settle to Carlisle rail line).

The nearest train stations are:- Oxenholme Lake District (which is on the West Coast Main Line and the NW / Lakes lines) and Garsdale (which is on the famous Settle to Carlisle line) both stations are 9 miles away.

Grid Ref.: SD639929, Post Code LA10 5HU

Maps: Ordnance Survey Outdoor Leisure 19 (1:25 000), and Landranger 98 (1:50 000) or Harvey Superwalker Howgill Fells (1:25000)

Pre-Arrival and Contact Numbers

- There is information about Ash-Hining Farmhouse on the Cumbrian Cottages Website. I also have my own Website www.ashhiningfarm.co.uk
- Bookings / enquiries can be made directly with the owner via e-mail info@ashhiningfarm.co.uk or by telephone 01539620957 or 07774281767 or fax 01539621595
- Bookings / enquiries can also be made with Cumbrian Cottages online, via email, fax or telephone
- If you require this information in a different format, please contact Cumbrian Cottages via their website, email, fax or telephone.

Arrival & Car Parking Facilities

- There is a large car parking area on the Ash-Hining Farm complex with enough room for at least 8 cars for the three properties including 4 cars for guests at the Farmhouse.
- The car parking area is levelled small stones and is flat and even. The path from the car park to the property is sloping with small stones leading slabs to the front door.
- The parking area is lit by an outside light with a movement sensor.
- Parking is approximately 30 metres away from the entrance to the front of the farmhouse
- The outside light beside the entrance door is switched on from the inside of the cottage in the porch. There is an open porch at the front of the farmhouse.
- The key for the door is provided by prior arrangement with the owner or Cumbrian Cottages.

Entrance Hall and Landings

- The front door is 810mm wide with a stormguard 45mm high. Inside the entrance hall there is a recess with hanging space for coats, and floor space on the tiled floor for boots and shoes.
- The ceilings are quite low as it is an old cottage, please take care in certain parts of the farmhouse.
- There is a shower room directly ahead when entering the front door.
- From the right hand side of the entrance hall a step down of 140mm leads to the lounge ahead and the kitchen on the right hand side.
- Minimum width of the entrance hall is 780mm.
- To go upstairs from the left hand side of the entrance hall there are three winder stairs (of total height 560mm) to a lower landing of width 760mm and length 1400mm. From the lower landing there are 4 straight steps followed by 3 winder stairs and 3 straight steps to the main landing which is 220mm wide by 3100mm long. There is a handrail on the right hand side of the staircase. The straight stairs are 770mm wide. The main landing is 790mm wide
- Bedrooms 1,2 and 3 are accessed from the main landing down one step of 140mm.
- Smoke alarm fitted on main landing
- From the main landing there are 3 winder steps (of total height 560mm) to the top landing. There is a handrail on the right hand side of the staircase.
- Bedroom 4 is accessed from the top landing.
- The stairs, lower, main and upper landings are carpet on wood.

Shower Room with toilet

- The shower room is entered from the hall. The door is 680mm wide and 740mm high but limited opening due to a radiator behind the door.
- The shower is 730mm wide and there is a step into the shower that is 290mm high.
- The toilet is 385mm high
- The washbowl is 840 high and has a boxed in cupboard underneath.
- The floor is tiled.

Lounge and Dining Room

- The dining room is open plan with the lounge.
- The lounge area is entered from the entrance hall. The door width is 760mm. There is a door to the Conservatory from the lounge area. There is also a door from the dining area to the kitchen.
- There is an open fire in the lounge. Fuel for the fire is supplied in a coal bunker near to the front entrance to the house. Paper and fire lighters are stored in the utility area of the kitchen.
- There is a 3-seater settee, 2-seater settee and 3 bucket type chairs, that are leather covered.
- Flooring is carpet on concrete with a rug in front of the hearth.
- The largest free space is 1750mm by 2750mm but the furniture is moveable.
- The dining table is oval when fully extended and is 1650mm by 1070mm. The table height is 690mm but the legroom is reduced to a height of 585mm by boxing in the central part of the table. There are 4 chairs with no arms and 2 carver chairs with padded seat covers.
- There is a small coffee table.
- Teletext available on TV with remote control and a DVD player
- Smoke alarm fitted

Conservatory

- The conservatory is entered from the lounge area down a step, which is 220mm high, by a door 950mm wide.
- There is a door to the garden, which is 760mm wide, there is a step down which is 120mm high.
- There are 2 high-backed cushioned chairs and a high-backed cushioned 2-seater sofa plus 2 other cane chairs. There is a coffee table.

Kitchen

- The kitchen can be entered from the hall via a door, which is 730mm wide, or a door from the dining area, which is 660mm wide.
- The worktop height is standard approximately 910mm.
- Main oven door (electric) is drop down to height of 940mm; Grill/small oven is drop down to a height 1420mm and the gas hob is alongside.
- Microwave height is 950mm.
- The sink is a 1½ bowl of standard height with cupboards underneath.
- Standard size front loading washing machine and separate tumble dryer are provided.
- Dishwasher is provided.
- Lighting is spotlighting bulbs on ceiling and ceiling rose above the table in the kitchen area, with under unit lighting. A ceiling light in the utility area.
- A table in the dining area is length 1210mm by width 910mm and the top of the table is at a height of 770mm. There is 630 mm from the lowest point of the tabletop to the floor.
- 4 wooden chairs with seat pads are moveable.
- 1630mm by 2760mm available free floor space between all furniture and worktops.
- Good contrast between floor, cupboards and other surfaces.
- Fridge/ freezer available.
- Dishwasher.
- Flooring is tiled
- Smoke alarm fitted. Fire blanket and fire extinguisher supplied.

Bedroom 1

- Bedroom 1 is entered from the main landing.
- Door width 730mm.
- King size bed provided
- Bed height 650mm floor to top of mattress.
- Non feather duvets and pillows provided.
- The flooring is carpet on wood.
- Largest transfer space available at side of bed is 2000mm by 2360mm.
- Bed is moveable if more space is required at either side.
- 2 bedside cabinets 430mm wide by 680mm high and the wardrobe is 1210mm wide by 1770mm high with hanging space and a shelf.
- A hard chair is provided along with a dressing table 920mm long and 700mm high with a stool
- Smoke alarm fitted.

En-suite Bathroom with toilet for Bedroom 1

- There is a step 140mm up to the en-suite bathroom from the bedroom.
- The en-suite bathroom door width is 760mm.
- A Spa bath with non-slip bath mat and a side handle is 545mm wide.
- Transfer area at the side of the bath is 770mm wide.
- Toilet seat height 380mm.
- Space to right of toilet is 1550mm by 1330mm.
- Cushioned waterproof flooring with a bath mat.
- Good colour contrast between floor walls and furniture.
- Pedestal washbasin that is 790mm high.

Bedroom 2

- Bedroom 2 is entered from the main landing.
- Door width 740mm.
- Double bed provided, height 595mm. Stool provided.
- Bed height 595mm floor to top of mattress.
- Non feather duvets and pillows provided.
- The flooring is carpet on wood.
- Limited transfer space around the bed.
- Largest free space is 1230mm by 2180mm.
- 2 bedside cabinets 430mm wide by 680mm high. Chest of drawers is 650mm wide by 810mm high. All hanging wardrobe is 500mm wide by 1860mm high
- Smoke alarm fitted.

En-suite shower room with toilet for Bedroom 2

- The shower room is entered from the bedroom. Door width is 590mm.
- Shower unit width of 685mm.
- Toilet seat height 385mm.
- Cushioned waterproof flooring with a bath mat.
- Good colour contrast between floor walls and furniture.
- Pedestal washbasin that is 810mm high.
- Limited free floor area.

Bedroom 3

- Bedroom 3 is entered from the main landing.
- Door width 735mm.
- Twin beds 915mm wide, height 610mm.
- Non feather duvets and pillows provided.
- The flooring is carpet on wood.
- Limited transfer space between the beds.

- Largest free space is 920mm by 2565mm at the bottom of the beds.
- 1 bedside cabinet 370mm wide by 725mm high between the beds. Chest of drawers is 920mm wide by 780mm high.
- Full height built in wardrobe 1250mm wide providing shelving and hanging space.
- Smoke alarm fitted.

En-suite shower room with toilet for Bedroom 3

- The shower room is entered from the bedroom. Door width is 590mm.
- Shower unit width of 685mm.
- Toilet seat height 385mm.
- Cushioned waterproof flooring with a bath mat.
- Good colour contrast between floor walls and furniture.
- Pedestal washbasin that is 810mm high.
- Limited free floor area.

Bedroom 4

- Bedroom 4 is entered from the top landing.
- Door width 740mm.
- Twin beds 915mm wide, height 610mm.
- Non feather duvets and pillows provided.
- The flooring is carpet on wood.
- Transfer space between the beds is 900mm wide.
- Largest free space is 1830mm by 1900mm at the bottom of the beds.
- 1 bedside cabinet 340mm wide by 685mm high between the beds. Chest of drawers is 650mm long by 650mm high.
- Large built in wardrobe providing shelving and hanging space.
- Upright chair provided.
- Smoke alarm fitted.

En-suite shower room with toilet for Bedroom 4

- The shower room is entered from the bedroom. Door width is 580mm.
- Shower unit width of 660mm.
- Toilet seat height 385mm.
- Cushioned waterproof flooring with a bath mat.
- Good colour contrast between floor walls and furniture.
- Pedestal washbasin that is 775mm high.

Grounds and Gardens

- From the conservatory there is a patio with stone flags, table, chairs and flower beds with bird table.
- The garden can also be entered from the outside of the farmhouse round the side of the kitchen and through a gate (no steps)

Additional Information

- Information folder is produced in size 12 font.
- Good mobile phone reception
- The cottage is no smoking throughout.
- Sorry no high chair, no cot, no pets.

Contact Information

- Owner telephone 01539620957 or 07774281767 or fax 01539621595 or via e-mail info@ashhiningfarm.co.uk Website www.ashhiningfarm.co.uk
- Letting Agency: Please contact: Cumbrian Cottages Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ.
- Telephone: Cumbrian Cottages: 01228 599960
- Fax: 01228 599970
- Email: enquiries@cumbrian-cottages.co.uk
- Website www.cumbrian-cottages.co.uk
- Hours of operation: Telephone lines open 9am-9pm Monday to Sunday (Saturday 9am-5.30pm)
- Local public transport Woof and Stagecoach and local taxi number Woof Tel 01539621771
- Opticians: Kendal is the nearest town where there is a selection of opticians
- Dentist: There is a dentist in Sedbergh Tel 01539520626 with a larger selection of dentists in Kendal, which is the nearest town.
- Local doctors: Sedbergh Medical Practice @ the Health centre, Loftus Hill, Sedbergh LA10 5RX Tel 01539620218 Monday to Friday 08:15 – 18:30. Outside hours are covered by Baycall on 08450524999
- NHS direct general health care advice can be obtained from www.nhsdirect.nhs.uk or Tel 0845 4647

We welcome your feedback to help us continuously improve. If you have any comments or suggestions please telephone either the owner (as above) or Cumbrian Cottages.