

Access Statement: Holestone Moor Barns – The Barn

Introduction

‘The Barn’ is a stone built converted agricultural barn, built in the early 19th century, with access off a stone cobbled courtyard, up a 1:7 ramp. Level access is available via a ‘side’ gate (width 91 cm), which hinges on the right hand side and opens outwards, away from the courtyard.

Please let us know if you have any queries that do not seem to be covered in the following information.

NB All documents are available in larger font on request.

Pre Arrival

- We have a website (www.hmbarns.co.uk) and are also listed on www.premiercottages.co.uk, www.thebigdomain.com and www.groupaccommodation.com; and www.Elitecottages.co.uk
- Bookings can be made through our website www.hmbarns.co.uk or by email or telephone and are confirmed by email. We ask for 25% deposit within 7 days of booking, with balance due 1 calendar month before arrival;
- There is no bus service;
- The nearest railway station is Matlock (4 miles). Accessible taxis would have to be booked in advance with a local taxi firm;
- Tesco and Sainsbury will both deliver shopping that has been ordered online.

Arrival and Car Parking facilities

- Luggage can be unloaded in the courtyard, which can also be used for picking up/dropping off. Our fire policy forbids long-term parking in the courtyard, which must be kept clear in case emergency vehicles need access;
- The parking areas (for up to 9 carefully parked cars and shared with The Stables’ which sleeps 4) are 30-50 yards from the cottages down a moderate slope. Parking areas and driveways are rolled limestone chippings and are not suitable for wheelchairs;
- The main doorway to ‘The Barn’ is 100cm wide. The door opens into the hall and is hinged on the right hand side. There is a keypad entry system 123cm from the ground;
- The courtyard area consists of the original gritstone cobbles, which are sloping and uneven in places and unsuitable for wheelchair access. The level access via the side gate is concrete and even slabs and is suitable for wheelchairs.

Main Entrance and Reception

- The whole ground floor of ‘The Barn’ is level, there are no steps. A floor plan is shown on our website (www.hmbarns.co.uk);

- Access to the entrance hallway is through the 100cm wide front door which opens into the hall;
- Access from the hallway to other downstairs rooms is as follows:
 - Main lounge, door 82cm wide, hinged to the left and opening into the lounge;
 - Kitchen, door 82cm wide, hinged to the left, opening into the kitchen;
 - Corridor to dining room and ground floor bedroom, door 77cm wide, opening into the corridor.

Public Areas

- The corridor to the Dining Room and Ground Floor bedroom is 95cm wide, reduced to 84cm by two radiators;
- There is a utility room and WC located off the dining room with the doorway opening into the utility room 58cm wide and that from the utility into the WC is 67cm wide and opens into the utility;
- The utility area also acts as an entrance/exit area for the other outside door that is 95cm wide and up 2 uneven stone steps from the courtyard. The door opens out into the courtyard;
- The utility/WC/additional doorway area is not suitable for wheelchair access.

Dining Room and Lounge

- Both rooms have level hard flooring (reconstituted stone):

Dining Room

- The dining table is set upon a slate bed pool table and is too heavy to move. Dimensions (with table top on) are 271cm long, 179cm wide and 80cm high. Under-space is 75cm from floor to lowest part of table top;
- Free space between the walls and table is generous, a minimum of 99cm and maximum of 158cm;
- Chairs are all moveable and are an eclectic mix of country chairs, some with arms.
- Free standing Fridge Freezer.

Lounge

- Accessed from the entrance hall, door opens into the Lounge and is 82cm wide hinged to the left;
- There are 3 x 3 seater settees (two are easily moveable, one is too heavy) and a fixed seating area built within the bay window;
- There are two moveable coffee tables and other tables which carry table lights/TV/Hi-fi etc;
- Teletext TV, Freeview and DVD, with remote control are available.

Laundry

- There is a standard size front loading washing machine in the kitchen and a front loading condenser dryer in the hallway, just outside the kitchen door.

Games Room

- There is a purpose built games room within an agricultural building (shared with 'The Stables' cottage, 50 metres from the cottages and adjacent to the car parking area. Access is up 4 stone steps (handrails each side), which are 120cm wide, 43cm deep and 16cm high;
- The Games room contains a pool table, table football, table tennis and dartboard (darts not provided). There is a TV and Wii console with a small selection of Wii games;
- The DVD room is above the games room, up a 13 step staircase. Each step is 20cm high, 23cm deep and 78cm wide. and is equipped with floor cushions and a selection of toys.

Outdoor Facilities

- Children's play area on a slightly uneven lawn, with swings, slide and climbing frame;
- Wooded areas and wildlife meadow with mown paths of variable width;
- Wildlife pond;
- All these facilities shared with 'The Stables' (sleeps 4).

Bedrooms

Room combinations:

- Ground floor, twin room;
- First floor, 1 double, 1 twin and 2 sleeping 3 in single beds;
- All en-suite;
- Non-feather duvets and pillows in each bedroom;
- Bed linen is polycotton.

Ground Floor bedroom

- Bedroom door width 78cm, hinged to the left, opening into the room;
- Door width into the en-suite 84cm, hinged to the left, opening into the room;
- Two 3 foot wide twin beds;
- En-suite with 'wheel-in' shower and toilet seat riser, raising WC height from 42cm to 53cm;
- Tap turners available on request;
- Bed heights 62cm to top of mattress;
- Largest transfer space to left of one bed is 85cm;
- Largest transfer space to left of other bed is 66cm;

- Largest free space clear of doors and furniture is 105cm x 270cm;
- Remote controlled TV and video.

First Floor

- Reached via staircase of 13 steps. Steps are 20cm high, 23cm deep and 78cm wide;
- Handrail on one side of the stairs;
- A stair gate can be provided;
- Short-pile carpets to stairs and whole of upstairs, except bathrooms which have Amtico flooring;
- Upstairs corridor minimum 90cm wide, with bedrooms off;
- All bedrooms en-suite.

Double Room

- Bed height 57cm, 4ft 6in bed;
- Space by one side of bed 60cm, by other side 40cm;
- Largest free space in room is 200cm x 87cm;
- Door into bedroom 67cm wide, hinged to right, opening into the room;
- Door into en-suite 65cm wide, hinged to left, opening into the room;
- Space between open door and shower cubicle 55cm.

Twin Room

- Twin 3ft wide beds, bed height 52cm;
- Maximum space between beds 55cm;
- Largest free space in room is 200cm x 83cm;
- Door into bedroom 65cm wide, hinged to left, opening into the room;
- Door into en-suite 67cm, hinged to right, opening into the room;

Smaller 3-bed room

- 3 x 3ft wide beds, bed height 52cm;
- Space between beds 40cm;
- Largest free space in room is 89cm x 170cm;
- Door into bedroom 63cm wide, hinged to right, opening into the room;
- Door to en-suite 68cm wide, hinged to left, opens into bedroom;
- Remote controlled TV.

Larger 3-bed room

- 3 x 3ft beds, bed height 52cm;
- Max space between beds 55cm;
- Largest freespace in room is 215cm x 130cm;

- Door into bedroom 67cm wide, hinged to right, opening into the room;
- Door into en-suite 74cm wide, hinged to left, opening into the room;
- Remote controlled TV.

Ground floor toilet

- Room comprises toilet and small hand basin
- Toilet height 43cm;
- Space to left of toilet 22cm and to right of toilet 14cm;
- Door to toilet is 67cm wide, opening into the utility room.

Kitchen

- Kitchen entrance off entrance hall, width of door 82cm, hinged to the left;
- Range style electric oven, main oven door is drop down, height of lowest shelf is 35cm. Hob height is 90cm;
- Sink and worktop height is 91cm;
- There is no under worktop space – all fitted cupboards;
- Built-in fridge and freezer, lowest shelf 27cm, highest shelf 71cm in both;
- Flooring is even, reconstituted stone;
- Evenly lit kitchen with ceiling spotlights;
- Lowest drawer 29cm from floor, highest drawer 86cm from floor (to top of drawer);
- A standard size dishwasher sits beneath the worktop;
- A microwave with grilling function is on the worktop, as is a 4-slice toaster.

Additional Information

Full information pack and directions sent out on receipt of balance (can be produced in large font if required);

Mobile phone reception can be 'patchy', especially inside the cottages, due to thick stone walls; Wireless internet available, but reception 'patchy' in some rooms due to thick stone walls.

Contact Information

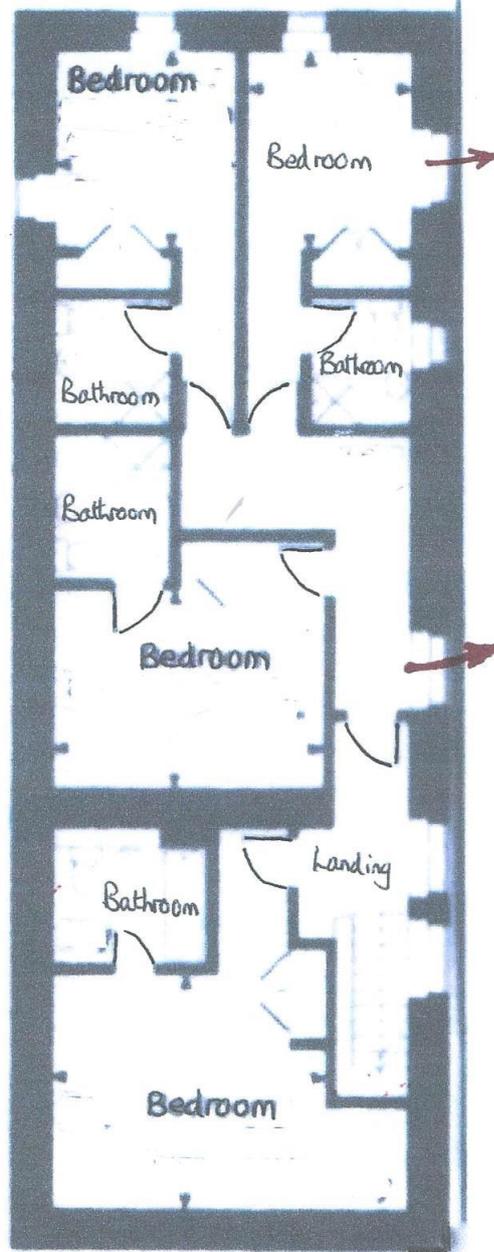
- Address Holestone Moor Barns, Holestone Moor Farm, Holestone Moor, Near Ashover, Derbyshire, S45 0JS
- Telephone with answer phone which is checked regularly, 01246 591263
- Email [info\(at\)hmbarns.co.uk](mailto:info(at)hmbarns.co.uk) (edited to prevent spamming)
- Website <http://www.hmbarns.co.uk>
- Taxis JB's, Tel: 01629 583 535

Please let us know if you think we can improve this information.

THE BARN FLOOR PLAN



The Barn Ground Floor



The Barn First Floor

Fire Exits →