

Access Statement: Holestone Moor Barns – The Stables

Introduction

‘The Stables’ is a stone built converted stabling and pig sty building, constructed in the early 19th century, with access off a stone cobbled courtyard, up two steps. The lower step to is 90cm wide, 78cm deep and 15cm high. The upper step is into the hallway and is 90cm wide and 9cm high.

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 Barn which sleeps 11) 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 doorway to ‘The Stables’ is 90cm wide. It is hinged on the left hand side and opens outward into the courtyard. There is a catch to secure the door in an open position. The doorway is up two steps; the lower step to is 90cm wide, 78cm deep and 15cm high. The upper step is into the hallway and is 90cm wide and 9cm high;
- 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.

Main Entrance and Reception

- The floor of 'The Stables' is level, there are no steps. A floor plan is shown on our website (www.hmbarns.co.uk);
- Flooring is level reconstituted stone, except in bedrooms (short pile carpet) and bathroom (Amtico flooring);
- Access from the hallway/corridor to the other rooms is as follows:
 - Main lounge, door 66cm wide, hinged to the left and opening into the bedroom;
 - Twin bedroom, door 66cm wide, hinged to the left and opening into the bedroom;
 - Bathroom, door 64cm wide, hinged to the right and opening into the bathroom;
 - Double bedroom, door 75cm wide, hinged to the left and opening into the bedroom.

Public Areas

- The corridor/entrance hall which allows access to all other rooms in 'The Stables' is 95cm wide, reduced to 84cm wide by the two radiators;
- It has level hard flooring (reconstituted stone).

Open plan kitchen, dining area and lounge

- Accessed from the entrance hall/corridor via a sharp right hand turn, door opens into the room and is 66cm wide, hinged to the right;
- The dining table seats 4 people, dimensions are 91cm x 89cm and 79cm high. Under space is 63cm. Chairs have padded seats but no arms;
- Free space between the walls and table is limited (minimum 46cm), although the table and chairs are easily moved to allow more space on a temporary basis;
- There is a 3-seater settee and a single armchair, all easily moveable (non-feather filling);
- There is a coffee table and another (heavier) table for the remote controlled combined TV/DVD/Video player and Freeview box;
- The kitchen area comprises built-in single electric oven, with hob above;
- Hob height is 93cm;
- Oven door is drop down, height of lowest shelf is 40cm;
- Sink and worktop height is 93cm;
- There is no under worktop space – all fitted cupboards;
- Built in fridge, lowest shelf 27cm, highest shelf 71cm;
- The small freezer sits on top of the worktop, 99cm to lowest shelf;
- Flooring is even, reconstituted stone;
- Lowest drawer is 29cm from the floor, highest drawer 86cm from floor (to top of drawer);
- Standard size dishwasher built in below the worktop;
- Microwave on the work surface, 98cm to the lowest shelf;
- There is a standard sized front loading washing machine in the kitchen area, and 2 tumble driers available in the adjacent store (means going outside – a 10 metre walk);
- Teletext TV, Freeview & DVD all with remote control are available.

Laundry

- There is a standard size front-loading washing machine in the kitchen area and 2 x front loading tumble driers in the adjacent store, a 10 metre walk outside.

Games Room

- There is a purpose built games room within an agricultural building (shared with 'The Barn' 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 and 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 sofa, T.V and DVD player.

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 Barn' (sleeps 4).

Bedrooms

Room combinations:

- All ground floor;
- Twin bedroom;
- Double bedroom;
- Non-feather duvets and pillows in each room;
- Bed linen is poly-cotton.

Twin bedroom

- Bedroom door width 66cm wide, hinged to the left and opening into the bedroom;
- Twin 3ft wide beds, each built in to opposite sides of the room, adjacent to the walls;
- Space between beds 300cm;
- Largest free space in room is 145cm x 125cm;
- Bed heights 57cm;
- Short piled carpet.

Double bedroom

- Bed height 58cm, 4ft 6in bed;
- Space by one side of bed 92cm, by other side 79cm;
- Largest free space in room is 378cm x 90cm;

- Door into bedroom 75cm wide, hinged to right, opening into the room;
- Remote controlled TV;
- Short piled carpet.

Bathroom

- Room comprises bath with shower over, toilet and wash hand basin;
- Toilet height 41;
- Space to left of toilet 15cm and to right of toilet 20cm;
- Door to bathroom is 64cm wide, opening into the bathroom;
- Tap turners available on request;
- Amtico flooring.

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.

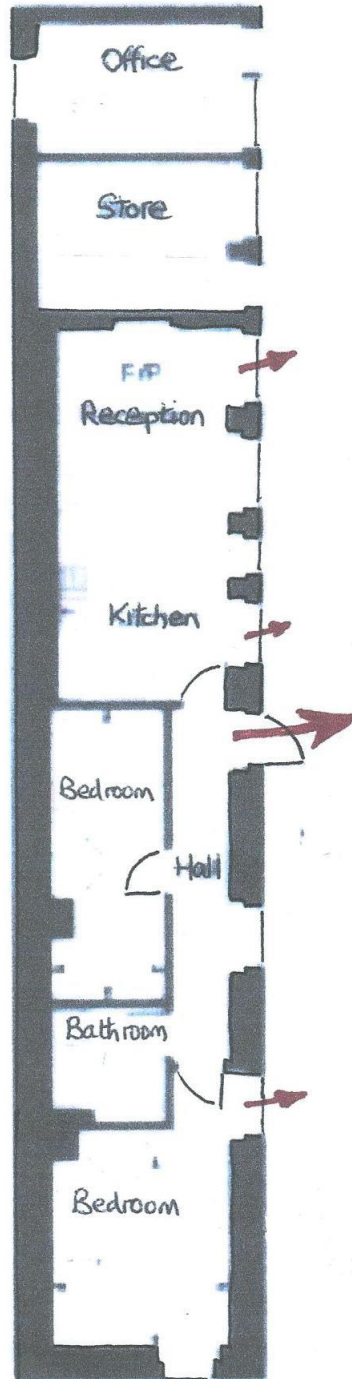
Contact Information

- 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@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 STABLES FLOOR PLAN

THE STABLES IS NEXT TO THE STORE



The Stables

Fire Exits →