

Access statement for:

Chestnut Farm Holiday Cottages, Uppertown, Bonsall

Introduction

Chestnut Farm has been converted into 5 individual cottages:

- Chestnut House, which sleeps 5 in two bedrooms;
- Lime House, which sleeps 5 in two bedrooms;
- The Barn, which sleeps 4 in two bedrooms;
- Barn End, which sleeps 6 in three bedrooms; and
- The Dairy, which sleeps 2 in one bedroom

All of the cottages bar The Dairy form a single building, the original farmhouse and attached barn, with Chestnut House at one end (furthest from the car park) and Barn End at the other, closest to the car park.

The Dairy sits on its own to the rear of the main building, and is therefore more secluded.

Chestnut Farm is located in the hamlet of Uppertown, the highest part of the village of Bonsall, immediately adjacent to the boundary of the Peak District National Park, and less than 3 miles from Matlock, in the approximate centre of Derbyshire, at post code DE4 2AW. A map is provided on our website, as below.

Pre-arrival

Bonsall is located less than 3 miles from Matlock, and is accessed via Cromford, using the A6, the A5012 (Via Gellia) and the 'Clatterway'/High Street to the centre of the village. From the village centre, Uppertown is accessed by using the continuation of High Street and Abel Lane, on which the farm is located.

Our website, www.chestnutfarm.co.uk, provides full details and photographs of the Farm and the individual cottages – both external and internal.

Bookings can be made through our agents, the Holiday Cottages Group, or, after viewing our website, by telephone or email. All guests, whether booking direct or via the Holiday Cottages group, are provided with or can download written details and/or a map of how to get to the Farm.

The nearest bus stop is less than 50m away, and is serviced hourly, 6 days a week. The service runs to Matlock, from which bus services to Chesterfield and Sheffield can then be accessed. Rail links can be obtained at Matlock (5 miles by bus) and Cromford (2 miles) (to Derby), Chesterfield and Sheffield, and from there to the national network.

This access statement is available on our website and in the welcome and information file kept in each cottage.

General Access and Car Parking

There are three points of access to Chestnut Farm, all of which allow pedestrian access, and one vehicular.

Vehicular access to the Farm is from Abel Lane, via a dedicated farm entrance, protected by a cattle-grid – to the north-west of the property. The drive from Abel Lane to the Farm is surfaced with crushed stone, is approximately 100m in length and slopes gently down towards from the main gate/cattle grid to a lower cattle grid, which separates the main car parking area from the paddock through which the drive runs.

The gate and both cattle grids are more than 3m wide.

Parking is exclusively provided for guests at the Farm, where there is sufficient space for 5 cars in the main (lower) car park immediately opposite Barn End and 4 in the upper area, some 30m distant. This allows sufficient space for 2 cars per cottage, and guests are asked to park one car in each of the two areas, to avoid overcrowding.

The Dairy has its own dedicated parking area, for a single vehicle – which is more than wide enough for any private vehicle, car, 4x4 or van.

Access from the car park to individual cottages is via a ramp, which drops approximately 1 metre in 15 from it to the path which runs around the Farm proper. Guests are asked not to bring cars down the ramp for reasons of safety to other visitors, particularly children.

Pedestrian access can be gained via the vehicular access, via an adjacent stile, which avoids having to use the cattle grid. This is protected by a simple stile which consists of three stone steps, approximately 80cm wide, each 15cm high.

Pedestrian access can also be gained using the old farm access, opposite the Hollies Farm Shop, via a 'squeeze' between two stone gate posts, some 30cm wide, which provides access to the lower car parking area, again via a squeeze some 25cm wide. This is located on the western boundary of the property.

Pedestrian access can also be gained via a full-height door set in the front (south-eastern) wall of the property, which gives access to the bus stop, close to the junction of Abel Lane and Uppertown Lane. This pedestrian access can be gained by walking along the path that runs the full length of the front of the main building, from which access to Chestnut and Lime Houses, The Barn and Barn End is gained. The door is 89cm wide, and has three steps just inside it (maximum height 15cm) and one outside it, 20cm high, down on to the road surface.

Arrival and Communal Areas

Guests will be met on arrival, either by the owners or by a local resident, who will provide the necessary key(s) and introduction/briefing.

The path around the building, at least 110cm wide, is surfaced with sandstone flags, and while it is for the most part extremely flat and easy to walk on, even for those who may be

unsteady on their feet, there are occasions when natural undulations in one of two flags make the path a little uneven. Also, after heavy rain, these areas do occasionally hold water, creating small puddles.

Chestnut Farm is **strictly** no smoking; both outside and in.

The Farm sits within approximately 1½ acres of grounds, most of which are given over to lawn, and has an adjacent paddock of approximately 1 acre, which is available for general play, ball games, dog walking, etc. – see below. Each cottage has its own lawned/gravel sitting out area, with space for table and chairs and a BBQ, provided by us – minus fuel. In addition, seating is provided for communal use elsewhere in the grounds.

Guests missing their own gardens should feel free to weed whenever they wish !

Small, well behaved, dogs are welcomed in The Dairy, Barn End and The Barn, and guests are welcome to exercise them in the Farm grounds, subject to only to three rules:

- All dogs should be kept under full control by their owners at all times, and should not be allowed frighten or threaten other guests, particularly children;
- If requested by other guests, dogs must be removed from the paddock immediately; and
- All dog mess **must** be collected by owners and disposed of appropriately.

Dust/wheelie bins are provided for use by guests, as are two plastic containers, one each for empty glass containers and cans. These are located immediately in front of the double garage doors, opposite the door into Barn End.

There is no communal entrance area to the Farm, rather each property is access via its own front door from the path that runs from the car park, around the main building, and then on to the pedestrian gate, as above.

Individual properties are detailed to follow, and each has a name plate located immediately to one side of its front door, at roughly 1.5m above the path.

General

Each cottage is fully self-contained, although Chestnut and Lime Houses can be let as one, as they have an interconnecting (sound-proofed, 1 hour fire) door.

Each cottage has:

- Full (gas) central heating;
- A cooker, dishwasher, washing machine (except The Dairy), free-standing fridge/freezer (The Dairy has a fridge with freezer compartment), microwave, kettle, toaster;
- Sufficient crockery and pots/pans for the designated number of occupants;
- Flat-screen TV, with integral digital receiver, DVD player and stereo radio/CD player; and
- Comes with all linen and towels.

Chestnut House

Chestnut House is located furthest from the car park, a distance of approximately 50m, and access to it is gained via a part-glazed oak door, 90cm wide and 193cm high. The front step is 15cm high, and is topped by a weather strip 3cm high.

The front door gives directly into the lounge, which has a separate dining area and provides access to the kitchen at the opposite corner of the room to the front door, via a 72cm wide fire-door, with automatic closer.

The lounge contains informal (chairs and sofa) seating, as well as the dining table and chairs, together with a gas-fired log-burner. The room is protected by a battery-powered CO detector/alarm.

All kitchen surfaces are 93cm above the floor, as is the working surface of the gas powered (hob and oven) range cooker. The dishwasher and washing machine are located under the work-top, between the cooker and the sink on the right-hand side of the room, while the free-standing fridge/freezer is located on the opposite corner of the room to the door from the lounge, to the left of the cooker, which is opposite the door.

The central heating/hot water boiler is located to the right immediately after entering the kitchen, and the controls are located in a cupboard underneath it.

The whole of the ground floor has a tiled surface, on a single level, with under floor heating operated by a timer located in the kitchen and a room-stat.

Access to the 1st floor is by conventional staircase, 80cm wide, which is located immediately opposite the front door.

The 1st floor is carpeted throughout, and the bathroom is located on the right at the head of the stairs. Both bedrooms (double to the front and triple to the rear) are accessed from a short corridor, and are separated from the open area at the top of the stairs by a self-closing fire door, which is held open by an automatic release mechanism, triggered should the fire alarm sound – see below.

The bathroom contains a washbasin and wc, plus a bath with shower over.

All upstairs doors have a 72cm opening width.

Upstairs heating is via conventional radiators, each fitted with a thermostatic control valve, and is controlled by a timer located in the kitchen.

The whole cottage is protected by a mains-powered fire detection/alarm system, with detectors/sounders located in each room.

Lime House

Chestnut House is located slightly closer to the car park than Chestnut House, a distance of approximately 40m, and access to it is gained via a part-glazed oak door, 73cm wide and 220cm high. The front step is 15cm high, and is topped by a weather strip 3cm high.

The front door gives directly into the kitchen, from which is gained to the lounge, via a 72cm wide fire-door, with automatic closer. All kitchen surfaces are 93cm above the floor, as is the working surface of the gas cooker. The dishwasher and washing machine are located under the work-top either side of the sink, which is located immediately opposite the front door. The free-standing fridge/freezer is located to the left of the front door.

The central heating/hot water boiler is located to the right of the sink, and the controls are located in a cupboard underneath it.

The whole of the ground floor has a tiled surface, on a single level, with under floor heating operated by a timer located in the kitchen and a room-stat.

The lounge contains informal (chairs and sofa) seating, as well as the dining table and chairs, together with a gas-fired log-burner. The room is protected by a battery-powered CO detector/alarm.

Access to the 1st floor is by a cast-iron spiral staircase, 80cm wide and with 14 No. 19cm high steps, which is located immediately at the back of the room, furthest from the door from the kitchen, immediately adjacent to the dining area.

The 1st floor is carpeted throughout; the toilet is located on the left at the head of the stairs, and the shower room on the right. Both bedrooms (double and triple to the front) are accessed from a short corridor, and are separated from the open area at the top of the stairs by a self-closing fire door, which is held open by an automatic release mechanism, triggered should the fire alarm sound – see below.

All upstairs doors have a 72cm opening width.

Upstairs heating is via conventional radiators, each fitted with a thermostatic control valve, and is controlled by a timer located in the kitchen.

The whole cottage is protected by a mains-powered fire detection/alarm system, with detectors/sounders located in each room.

The Barn

The Barn is located in the middle of the main farm building, approximately 30m from the car park, and access to it is gained via a part-glazed oak door, 91cm wide and 197cm high. The front step is 20cm high, and is topped by a weather strip 3cm high.

The front door gives directly into the lounge, which has a dining area to the rear-right, and provides access to the kitchen on the right-hand side of the room from the front door, via a 72cm wide fire-door, with automatic closer.

The lounge contains informal (chairs and sofa) seating as well as the dining table and chairs, together with an electric, log-burner effect, fan heater.

All kitchen surfaces are 93cm above the floor, as is the working surface of the gas cooker. The dishwasher and washing machine are located to the right of the door, either side of the sink, while the free-standing fridge/freezer is located in the back left-hand side of the room, opposite the cooker.

The central heating/hot water boiler is located to the left of the sink, and the controls are located in a cupboard underneath it.

The whole of the ground floor has a tiled surface, on a single level, with under floor heating operated by a timer located in the kitchen and a room-stat.

Access to the 1st floor is by a carpeted, wood and steel spiral staircase, 89cm wide and with 14 No. steps each 20cm high, which is located in the rear left-hand corner of the lounge. The 1st floor is carpeted throughout, except for the bathroom, which has a vinyl covering, and is located on the right at the head of the stairs. Both bedrooms (double to the front and twin to the rear) are accessed from an inner lobby at the head of the stairs, and are separated (together with the bathroom) from the open area at the top of the stairs by a self-closing fire door, which is held open by an automatic release mechanism, triggered should the fire alarm sound – see below.

The bathroom contains a separate shower, washbasin and wc.

All upstairs doors have a 72cm opening width.

Upstairs heating is via conventional radiators, each fitted with a thermostatic control valve, and is controlled by a timer located in the kitchen.

The whole cottage is protected by a mains-powered fire detection/alarm system, with detectors/sounders located in each room.

Barn End

Barn End is located closest to the car park, a distance of approximately 20m, and access to it is gained via a part-glazed oak door, 80cm wide and 193cm high. The front step is 12cm high, and is topped by a weather strip 3cm high. A separate door, 73cm wide and 205cm high, with a 15 cm step, gives access directly from the lounge to the front path.

The front door gives directly into the separate dining room, which provides access to the kitchen in the front right-hand corner of the room, via a 72cm wide fire-door, with automatic closer, and via an open doorway 80cm wide to the left.

The dining room contains a dining table and chairs, together with a small 2-seater sofa. The lounge contains informal (chairs and sofa) seating, together with an electric, log-burner effect, fan heater.

All kitchen surfaces are 93cm above the floor, as is the working surface of the cooker, which has an electric oven and gas-powered (5-burner) hob, which is located at the rear of the room. The dishwasher and washing machine are located under the work-top either side of the sink, located to the right of the door. The free-standing fridge and separate freezer are located on the wall opposite the door from the dining room.

The central heating/hot water boiler is located in the rear right-hand corner of the room, and the controls are located in a cupboard underneath it.

The whole of the ground floor has a tiled surface, on a single level, with under floor heating operated by a timer located in the kitchen and a room-stat.

Access to the 1st floor is from both the dining room and lounge, by two separate staircases.

From the dining room, by cast iron spiral staircase, 80cm wide and with 14 No. stairs 18cm high, access is gained to the main bathroom, double bedroom and bunk room. The 1st floor is carpeted throughout, with the exception of the bathroom, which has a vinyl covering. Both bedrooms (double to the front and bunk-room to the rear) are accessed from a short corridor, and, together with the bathroom, are separated from the open area at the top of the stairs by a self-closing fire door, which is held open by an automatic release mechanism, triggered should the fire alarm sound – see below.

The bathroom contains a washbasin and wc, plus a bath with shower over.

All upstairs doors have a 72cm opening width.

From the lounge, by painted steel spiral staircase, 67cm wide and with 14 No. stairs 19cm high, access is gained to an ensuite twin bedroom. The 1st floor covering is wood-effect laminate throughout, and the ensuite bathroom contains a separate shower, washbasin and wc. The room is protected by a self-closing fire door, 72cm wide.

Upstairs heating to both parts of the cottage is via conventional radiators, each fitted with a thermostatic control valve, and is controlled by a timer located in the kitchen.

The whole cottage is protected by a mains-powered fire detection/alarm system, with detectors/sounders located in each room.

The Dairy

The Dairy is a single storey property, and has been developed with people of restricted mobility in mind.

The Dairy is located approximately 50m from the main car park, and has its own parking area immediately outside the front door. Access is gained via a gentle ramp, 120cm wide, and a part-glazed oak door, 78cm wide and 197cm high, which has a low-profile provision, i.e. it is without a separate weather strip and the threshold is therefore without interruption.

The front door gives directly into the inner lobby/corridor, from which access to the combined kitchen/lounge/diner, wet-room double bedroom are gained, via doors which are 75cm wide and 198cm high. The door into the combined kitchen/lounge/diner is a self-closing fire door.

The combined kitchen/lounge/diner contains:

- a sofa – centrally placed;
- the dining table and chairs – located in the back right-hand corner;
- a fully fitted kitchenette (gas cooker, sink, dishwasher, fridge with freezer cabinet) – located in the back left-hand corner; and
- a gas-fired log-burner – in front of the sofa, to the left of the door.

The room is protected by a battery-powered CO detector/alarm.

All kitchen surfaces are 93cm above the floor, as is the working surface of the gas cooker, located to the left of the dishwasher. The dishwasher is located under the work-top to the left of the sink, while the fridge is located to the right of the sink.

The central heating/hot water boiler is located in a sound-proofed cupboard in the bedroom, and the controls are located above the bed-head.

The whole of the (ground) floor has a tiled surface, on a single level, with under floor heating operated by a timer located in the bedroom, and a room has its own thermostat.

The bathroom is a single level wet-room, and a walk-in, floor-level, shower, together with a washbasin and wc.

The whole cottage is protected by a mains-powered fire detection/alarm system, with detectors/sounders located in each room.

Contact Information

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