

Access Statement For Pinfold Cottage

Bumper Castle Farm is situated in open countryside approx. 2 miles north of Darley Dale near Matlock. Pinfold Cottage is a range of converted cowsheds. Single storey, the accommodation consists- kitchen, sitting/dining room, bath/shower room, double (four poster) bedroom, twin bedroom and boiler room.

Pre-arrival

- We have an informative website with availability calendar
- Bookings/enquiries can be made by email or telephone
- The nearest train station is at Matlock approx. 5 miles) There are taxis available nearby
- Directions for Bumper Castle Farm are sent out with payment receipts

Arrival and Car Parking Facilities

- There is a car park adjacent to Pinfold Cottage with space for up to 6 cars
- The owners live on site so key collection is straight forward
- The car park surface is of tarmac and gravel and is partly on a slight slope
- Parking is approx. 20 mtrs from entrance
- The entrance is reached through a concrete/paved farmyard

Entrances

- The front entrance has two steps 20cm and 13cm high into the Hallway
- The doorway is 84cm wide with a keyhole lock 92 cm high
- The back entrance is reached through a small paved pigcote yard
- The step into the yard is 13cm high
- The back entrance has one step 17 cm high into the Kitchen
- The doorway is 74cm wide with a keyhole lock 98cm high

Kitchen

- The Kitchen 2.35 mtrs X 3.1 mtrs is entered via the back door
- Worktop height is 91cm
- The gas cooker is 93cm high to 4 burners and has eye level grill-oven shelf height is 36cm min, 69cm max
- Kitchen sink is 91cm high with cupboards under
- Fridge with 3 star freezer compartment highest shelf 48cm
- Floor covering is carpet tiles
- Space between units is 1.2mtrs X 2.6mtrs
- Evenly lit kitchen with spotlights
- Standard sized auto washing machine
- Microwave, electric Kettle. extractor fan and radio

Sitting/Dining Room

- The Sitting/Dining room (4.35mtrs X 3.5mtrs) opens off the kitchen through a doorway 74cm wide
- There are 2 steps 12cm and 18cm down into the sitting / dining room
- There are 2 two seater sofas with arms
- One coffee table 46cm X 40cm X 45cm high
- Floor covering is short pile carpet
- There is space of 1.8mtrs X 1.5mtrs free of doors and furniture
- Teletext TV with combi DVD/Video recorder
- Dining table is rectangular 1.22mtrs X 65cm X 77cm high. 62 cm from floor to lowest part of table
- One side of table up to wall with min 65cm space round other 3 sides
- 4 wooden dining chairs (no arms) 45cm seat height

Hallway

- The Hallway (2.42mtrs X 1.57mtrs) opens off the sitting/dining room through a fire door 69cm wide
- There are 2 steps 15cm and 18cm up into the hallway
- The hallway as mentioned before is also entered by the front door
- Floor covering is carpet tiles

Boiler Room

- The boiler room (1.7 mtrs X 77cm) opens off the hallway through a doorway 72cm wide
- Contains boiler, hot water cylinder and electricity consumer unit
- May be used as drying room

Bath/ Shower Room

- The Bath/Shower room (2.38mtrs X 1.7mtrs) opens off the hallway through a doorway 67cm wide
- Standard bath 55cm high with integral hand rails
- Shower cubicle 77cm X 75cm with power shower, bifold door 55cm wide
- Step into shower cubicle 20cm high
- Toilet seat 41 cm high
- Overall width of toilet area 80cm
- Wash basin 81 cm high with space under (no vanity unit)
- Free space in bathroom 1.7mtrs X 90 cm
- Floor covering is vinyl

Passageway

- The Passageway (5.46mtrs X 86cm) is a continuation of the hallway leading to the bedrooms
- Floor covering is short pile carpet

Twin Bedroom

- The Twin bedroom (2.3mtrs X 3.63mtrs) opens off the passageway through a doorway 73 cm wide
- Two single beds 53cm floor to top of mattress
- Non feather duvets and pillows provided
- Sheets, duvet covers and pillow cases are cotton
- Beds up to opposite walls with 50cm space between
- Fitted wardrobe
- Free space clear of doors and furniture 2.3mtrs X 1.2mtrs
- Floor covering is short pile carpet

Double Bedroom

- The double bedroom (3.36mtrs X 3.08mtrs) opens off the passageway through a doorway 72cm wide
- Metal four poster bed, 69cm floor to top of mattress
- Non feather duvets and pillows provided
- Sheets duvet covers and pillow cases are cotton
- Space right of bed 1.1 2mtrs, space left of bed 86cm • Fitted wardrobe
- Space free of doors and furniture 3.36mtrs X 1.08mtrs
- Floor covering is short pile carpet

Patio Area

- The Patio area (3.9mtrs X 5.8mtrs) is to the side of Pinfold Cottage and is approx 25mtrs away
- It is entered through a gateway 69em wide. Garden table and 4 chairs

Additional Information

- Information folder provided - places to visit, emergency numbers etc.
- Introduction sheet provided
- Mains/battery smoke alarms in passageway and sitting room
- Heat detector/alarm in kitchen
- Fire extinguisher and fire blanket in kitchen
- Disposable barbecue supplied
- All towels provided (hand, bath and tea towels)
- Electricity and heating included in price
- Logs available for wood burning stove first basket FOC
- Mobile phone reception fairly good on most networks