

## **Access Statement for Rowantree Farm Bed and Breakfast**

### **Introduction**

Rowantree Bed and Breakfast is based in our home on our working dairy farm. We have 2 bedrooms on the first floor with private facilities. We are 1/2km from the main road along our private tarmac drive. The house is nearly 200 years old and built from sandstone. We face west across Danby Dale in a panoramic moorland setting below Ainthorpe Rigg.

### **Pre-Arrival**

- Contact by telephone and e-mail.
- Website: with photos of farmhouse, bedrooms and extensive gallery of views from the yard.
- By car or by train from either Middlesbrough or Whitby via The Esk Valley Line. The train station is in Danby which is 2km away.
- The Moorsbus is available weekends and Bank Holidays from May until September, timetable from local TIC's or The North Yorkshire Moors National Park.

### **Arrival & Car Parking Facilities**

- On the day of arrival, entry to the farmhouse is usually after 3pm (or prior arrangement)
- Rowantree is sign posted and directs you from the main road, along our private tarmac drive through the farmyard to the house.
- All outside areas including car parking are on concrete. We have enough room for 4 cars in front of the house, which can be viewed from all the rooms. It is on a slope.
- At night the whole of the farmyard is floodlit.
- A step up 10cm onto a concrete path through a wooden gate which pulls outwards onto a sloping uneven traditional sandstone flag path 1.23m wide. Step up 10cm onto a large sandstone flag, step 19cm through a door ( 80 cm wide) into a porch 1.4m long and 1.17m wide. The floor is sandstone flags.
- The main entrance is 81cm wide, with a 19cm step into the hall.
- Assistance with luggage is available.

### **Main Entrance, Reception & Ticketing Area**

- All doors in the house are hinged from the side.
- Hallway – short pile carpet, width 1.33m.
- Turn left through the door 77cm wide into the sitting room. Door is solid pine panel at the bottom and 4 sections of toughened glass from the middle to the top.
- There is a small side table in the hall with access to brochures and business cards and also where you register.
- The layout of the property is explained as we go around.

### **Public Areas – Hall, Stairs, Landing, Corridors etc**

- Stairs – short pile carpet.
- The stairs are situated from the sitting room through a door 75.5cm wide. The door opens outwards into the room. 3 steps up, turn slightly to the left, then 7 steps, slightly to the left again 2 steps onto the landing, height of stairs 18.5cm. Tread 28.5cm.
- There is a handrail on the right hand side. The width of the stairs is 78cm.
- Width at top of stairs 84.5cm to banister rail which is 2.42m long.
- The landing varies in widths between 68cm to 94.5cm. The height of a door is 1.8m.

## **Public Areas – Sitting room, lounges, lobbies etc**

- Sitting room – short pile carpet.
- Comfortable seating 47.5cm high.
- Double doors half pine wood and toughened glass through to the dining room (these doors are fully open during breakfast) 1.45m wide.

## **Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe etc**

- Dining room – short pile carpet.
- Solid wood oval table with a leg at each corner, under leg height of 60.5cm. Access all around the table, can be moved if necessary.
- 2 chairs have armrests, 4 are plain. Chair height 46.5cm.
- Buffet table height is 82cm.
- No background music playing.

## **Bedrooms & Sleeping Areas**

### **Bedroom 1 – Family/Double Room**

- Double bed and a single bed
- Door width 70.5cm. This room is 7.6m from the bathroom/shower room along the landing.
- Short pile carpet.
- Beds – solid pine wood, slatted with headboard and low footboard, height 51cm. The double bed has 4 storage drawers underneath.
- Access around all sides of the double and one side of the single; but not completely against the wall.
- Sheets and duvets, blankets if necessary
- Wash hand basin height 76.5cm with rounded front.
- Lighting – central light and 3 lamps.
- Tea and coffee tray with 1.2 litre kettle, on a table.
- Hairdryer, sewing kit and CD clock radio.

### **Bedroom 2 – Twin Room**

- Door width – 75.5cm. This room is adjacent to the bathroom/shower room.
- 2 Single pinewood slatted beds with headboard and low footboard, height 49cm.
- Access around both sides of each bed.
- Sheets and duvets, blankets if necessary.
- Wash hand basin height 78cm with rounded front.
- Lighting - central light and 3 lamps.
- Tea and coffee tray with 1.2 litre kettle, on a table.
- Hairdryer, sewing kit and CD clock radio.

Both rooms also have a cane armchair, height 40cm.

Both rooms also have open panoramic views.

## **Bathroom, Shower-room & WC (Private)**

### **Large spacious bathroom**

- Door width – 74cm.
- Bath height 51.5cm, width to sit in 56.5cm, with access from the front and one side.
- W.C. and a sink height of 75.5cm.

### **Compact shower room**

- Door width – 73cm.
- Shower cubicle 23.5cm high with a step over of 7cm. 38.5cm gap between doors which pull together on the centre.
- W.C. and a sink height of 77cm.
- Wall heater above the door.
- Both rooms have central light and strip light above sink with shaver socket.

### **Grounds and Gardens**

- Our farm is set in 120 acres of land, with public footpaths from the front door, easy for walking or cycling straight onto the moors.
- Our walled garden is at the front of the house as you arrive up the path. To the left is a gravelled area with borders. To the right a patio area with 2 plastic chairs. The patio is sandstone flags, which is up 2 steps 11cm high from the front door.

### **Additional Information**

- Emergency procedures in the bedrooms.
- Smoke alarms.
- No pets.
- Non-smoking, can smoke in the yard.
- Lockable cycle store with drying area.
- Mobile phone reception, main coverage EE.
- Local shops 3km away, small convenience store (Co-op) open 7am-10pm.
- Local Public house serving good food 7 days a week.

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### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve. If you have any comments please call 01287660396 or email [krbsatindall@aol.com](mailto:krbsatindall@aol.com)**