

## **Access Statement for Green Barn Cottages, Ravenstonedale**

### **Introduction**

Green Barn Cottages is a conversion of a large stone-built barn into three self-contained self-catering cottages, The Byre, The Carthouse and The Haystore. It stands within the private grounds of The Green, a Victorian farmhouse occupied by the owners, in open countryside approximately a mile from the village of Ravenstonedale. A single track road leads from Ravenstonedale, and from this there is a track approx 400 yards in length leading down to the entrance of The Green. Access is restricted for vehicles much larger than typical delivery vans. Vehicle entrance is over a cattle grid, with an adjacent pedestrian gate providing access 1m wide. From there a level gravelled driveway leads to the barn.

### **Pre-Arrival**

- We have a website with photos and full details of the cottages, and links to local amenities.
- Enquiries and bookings are welcome by email, phone or letter.
- Booking confirmation is by completed booking form, returned by post. The Booking Form and Terms and Conditions can be supplied in a large font if required.
- Guests will receive directions, along with information on local facilities, shops and services. These can be supplied in a large font if required.
- Nearest shop is in the village of Ravenstonedale, approximately one mile by car or foot.
- Nearest town is Kirkby Stephen, shops approximately six miles away.
- The nearest railway station is at Kirkby Stephen, 5 miles away. The nearest mainline (West Coast) railway station is at Oxenholme, The Lake District, 22 miles away.
- There is a bus stop, with limited services, one mile away in Ravenstonedale.

- Taxis require booking; there is no taxi rank at Kirkby Stephen station or town centre. The local facilities information we send includes contact details for taxis.

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

- Level car parking is available immediately adjacent to each cottage, with a minimum of two spaces at each cottage.
- Access to each cottage is by a pushbutton code lock with a lever handle. Guests are notified of their code in advance, and may select their own for ease of remembering. A key can be provided as an alternative for guests who would have difficulties operating the buttons on the code lock.
- The owners, or their representative, are normally on site to welcome guests and assist with any enquiries.
- Information packs are provided with details of local services and user information for the equipment within the cottage.

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

- Not Applicable

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

- Not Applicable

### **Outdoor Facilities**

- Each cottage has its own outside area with table and chairs. Additionally, there are communal areas within the grounds for the use of all guests:
- There is a semi-wild grassed area at the highest point of the grounds, with picnic table. It provides the best views, but access is quite steep.
- On the same level as the gravelled area in front of the barn, and accessible from it, is a level semi-wild grassed area which looks over a beck to adjacent fields, with views of the hills beyond. A picnic table and brick-built barbecue are provided.
- From this area, a gate leads to a short but steep path down to the edge of the beck, where a further picnic table is provided.

- The entrance to the grounds leads directly out onto common land.
- Feeding boxes are placed to encourage Red Squirrels to areas where they will be easily visible to guests.

### **Bedrooms & Sleeping Areas**

- All bedrooms have six foot wide King Size beds. These can be split and arranged as two three foot wide singles if required.
- There is additional sleeping suitable for guests with limited mobility in The Carthouse (please see individual cottage descriptions.)
- There is additional sleeping on a gallery in The Haystore (please see individual cottage descriptions.)
- Bedding is provided; duvets are non-feather, there is a choice of feather and non-feather pillows, linen is cotton or polycotton.

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

- Bathrooms are either en-suite or shared (please see individual cottage descriptions.) Slip resistant porcelain tile heated flooring.
- Fitted units with WC with low level pushbutton flush, washbasin inset into counter top, storage cupboard under.
- Whirlpool bath, P-shaped to increase showering area. Non slip mat provided.
- Thermostatically controlled mains-pressure shower over bath, hinged glass shower screens.
- Thermostatically controlled heated towel rail with adjustable maximum temperature.
- Humidity controlled extractor fans.
- Wetroom in The Carthouse (please see individual cottage descriptions) with shower, wc and washbasin suitable for wheelchair use.

### **Self-Catering Kitchen**

- Fully equipped fitted kitchens in all cottages (please see individual cottage descriptions.)

## **Grounds and Gardens**

- Individual areas assigned to each cottage, with outdoor tables and chairs.

## **Additional Information**

- Individual statements for each cottage are provided later; the following is a brief summary:
- Within the constraints of the original access and architectural features of the barn we have endeavoured to provide for the needs of guests with limited mobility, including wheelchair users. The Byre and The Haystore are not suitable for guests who are unable to manage stairs. The Carhouse has the kitchen, lounge and a wetroom/wc all on the ground floor, and a daybed can be used for sleeping accommodation in the lounge. The main sleeping accommodation in The Carhouse is, however, all accessed by stairs.
- All cottages have a no smoking policy; each cottage has an outdoor area for smoking.
- All cottages have remote control LCD colour TVs with teletext, and a CD/DVD player/recorder.
- All cottages have wireless internet access.
- There is no landline telephone within the cottages; Vodafone and Orange mobile services have coverage.
- All cottages have underfloor heating supplied by our ground source heat pumps, with thermostat controls in individual rooms. The Carhouse has one bedroom with no underfloor heating and a thermostatically controlled central heating radiator instead.
- All cottages have their own laundry equipment within the cottage.
- We normally only allow guests to bring dogs if they are staying in The Carhouse; however if guests have assistance dogs for reasons of visual, hearing or mobility impairment we will accommodate these in the other cottages. Each cottage has an outside water tap.
- The conversion has been carried out in line with current Building Regulations covering such items as suitability and safety of

staircases, and the provision and accessibility of electrical power points and light switches.

- Each cottage has sensor operated and manually switchable external lighting by its entrance.
- Each cottage has emergency lighting, both internal and external, which automatically illuminates exit routes in the case of a power failure.
- Each cottage has a hard-wired system of heat and smoke detectors/alarms, and suitable fire extinguishers/blankets.
- External doors in all cottages can be opened from the inside without a key.

### **Contact Information**

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### **Future Plans**

- Improvements to website to include floorplans with links to photos of each room.
- Other improvements to be driven by guests' comments, requirements and suggestions.

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

We welcome your feedback to help us continually improve. If you have any comments please phone 01539 623479 or email

[enquiries@greenbarncottages.co.uk](mailto:enquiries@greenbarncottages.co.uk)

## **Access Statements for each Cottage**

### **The Carhouse**

#### **Introduction**

The Carhouse is on three levels, with a wetroom, lounge, and kitchen/dining room on the ground floor. We have provided additional facilities for the needs of guests with limited mobility, including assisted wheelchair users. Although the bedrooms are all accessed by stairs, the lounge has a comfortable daybed. The daybed is normally used as a sofa, but unlike a sofa-bed it does not require any physical conversion for use as a full-size single bed, and the mattress can simply be covered during the day for use as a sofa.

#### **Parking and Main Entrance**

- Dedicated parking is available immediately adjacent to the cottage, on a gravelled level area from which a level slab area 2m wide leads to the cottage.
- The front door of The Carhouse is then accessed either by two steps, 150mm and 180mm high and 850mm wide, or by a ramped path with a slope of approx 1:18, 860mm wide and 3.5m in length. There is no handrail. There is an unrestricted access area immediately in front of the door which is 1.5m by 2.2m.
- The front door is 780mm wide, inward opening and hinged on the left. It is unglazed apart from a window 180mm by 340mm at a height of 1340mm. There is a pushbutton lock with a lever handle at a height of 1m.
- The front door opens into a hallway which has an unrestricted width of 1.2m, leading to stairs to the first floor and with doors off to the wetroom and the lounge. The floor is porcelain tiles of a light colour.

#### **Ground Floor Wetroom/WC**

- The door to the wetroom is 950mm wide, inward opening and hinged on the left. There is a very slight ramped threshold of approx 15mm up into the room which has a porcelain tiled floor with a slight slope for drainage.

- The wetroom door has a large lever latch on the inside, and can be opened in emergency from the outside.
- The wetroom is 1.7m by 2.7m and has been designed and equipped to help meet the needs of guests with limited mobility, including wheelchair users. The walls are medium to light in colour, with contrasting dark blue handrails for toilet, washbasin and shower.
- The toilet is 480mm to the seat, unlidded and has a large flush lever. Access is from the right hand side only, as you face it (ie transfer is to the right of a wheelchair). The handrail on this side drops down from the wall.
- The washbasin is at a height of 730mm and sited so that it can be reached from the toilet seat, and has a single lever-action tap.
- Being a wetroom, access to the shower is unhindered at floor level, and there are no shower screens or doors. The shower is thermostatically controlled and operated by two levers.
- A moveable shower seat can be provided.
- There is a thermostatically controlled heated towel rail, for which the maximum temperature can be adjusted. The wetroom is heated by the underfloor heating system.
- There is a pullcord assist call with a sounder and strobe in the lounge and outside the wetroom itself, and which can be cancelled from within the wetroom.

## **Lounge**

- From the hallway a door 790mm wide leads into the lounge. This is a fire door with a closer which has a delayed action to allow uninterrupted passage; it opens into the lounge and is hinged on the left.
- There is another fire door 840mm wide leading from the lounge into the kitchen and dining area; this door opens into the lounge, is hinged on the left, and is similarly equipped with a delayed action door closer.
- The lounge has a light coloured porcelain tiled floor, and a rug which can easily be removed if required.

- Within the lounge there is a daybed 1900mm in length with a 3ft single mattress. There is also a conventional three seater sofa. An upright chair can be provided if required.
- From the lounge there is an inward opening glazed door 740mm wide and hinged on the right, which leads outside via a step 160mm high.
- The lounge contains a logburning stove, for which a moveable fireguard is provided.

### **Kitchen and Dining Area**

- The floor is light coloured porcelain tiles throughout.
- The dining table is 780mm high and stands to the left of the doorway. It normally projects into the room but can be placed against a wall whilst still allowing comfortable seating for four to six, and then allows a free access of 1700mm width.
- A pair of inward opening glazed French doors open to a width of 960mm and lead out to the rear via two steps 120mm and 140mm high.
- The “U” shaped kitchen area is separated from the dining area by a peninsular work surface 910mm high with a minimum access width within the kitchen of 1m.
- The kitchen is fitted with a range of floor and wall cabinets; all work surfaces are 910mm high.
- Evenly lit by overhead and under-cupboard lighting
- Ceramic hob with touch controls inset into worktop; hob hot indicator. Extractor fan over.
- Electric double oven immediately below hob.
- Separate larder fridge and freezer below worktop.
- Dishwasher below worktop.

### **Laundry**

- At the end of the run of kitchen cabinets there is a front loading washer/dryer with easy access to the front.

### **First Floor**

- From the ground floor, and opposite the front door, a flight of 13 timber stairs leads up to the first floor. The stairs are 770mm wide, with a handrail on the right.
- The flooring on the landing and all rooms on the first floor is light coloured porcelain tiles.
- The landing has a minimum width of 840mm.

### **Bedroom 1**

- Accessed from the landing through a self-closing fire door 800mm wide, inward opening and hinged on the left.
- When arranged as a double bedroom, there is a minimum access of 900mm on each side of the bed; when arranged as a twin bedroom there is a minimum access of 500mm each side of both beds.
- Bedding is cotton or polycotton, duvets are non-feather, pillows are a choice of feather or non-feather
- There is a washbasin and shaver point.

### **Bedroom 2**

Accessed from the landing through a self-closing fire door 710mm wide, inward opening and hinged on the left.

- When arranged as a double bedroom, there is a minimum access of 550mm on each side of the bed; when arranged as a twin bedroom there is a minimum access of 500mm on at least one side of each bed.
- Bedding is cotton or polycotton, duvets are non-feather, pillows are a choice of feather or non-feather

### **Bathroom**

Accessed from the landing through a door 710mm wide, inward opening and hinged on the left.

- Standard height WC 410mm to seat with pushbutton flush, and washbasin inset into a counter top 820mm high.
- The whirlpool bath is a standard height 560mm to edge and “P”-shaped to provide a showering area.

- There is a thermostatically controlled shower over the bath, with hinged glass screens.
- A heated towel rail is provided, which is thermostatically controlled and has an adjustable maximum temperature.

## **Second Floor**

- From the landing a second flight of 13 uncarpeted timber stairs leads up to the second floor. The stairs are 770mm wide with a handrail on the right.
- The landing is 840mm by 1400mm. The flooring on the landing is a dark brown fitted carpet.

## **Bedroom 3**

- Accessed from the landing by a self-closing fire door 710mm wide, inward opening and hinged on the right.
- The door provides an access height of 1960mm for a width of 350mm, and slopes down to an access height of 1730mm
- The dark brown fitted carpet on the landing continues throughout the third bedroom.
- The room has a ceiling which slopes steeply down to a minimum height of 1400mm over the head of the bed(s). There is a beam which restricts headroom immediately below to 1800mm. Most of the room has headroom well in excess of 1800mm, and is comfortable for adults.
- The room has two Velux windows with fitted blinds; one of the blinds requires the use of the supplied pole to open and close.
- When arranged as a double bedroom, there is a minimum access of 800mm on each side of the bed; when arranged as a twin bedroom there is a minimum access of 500mm each side of both beds.
- Bedding is cotton or polycotton, duvets are non-feather, pillows are a choice of feather or non-feather.
- Central heating radiator with thermostatic valve.

## **Outside**

- Level gravelled area with table and chairs.
- Stone storage shed.
- At the rear there is a path 1.4m wide, and a flight of 12 steep steps with no handrail leading up to the rear garden.

# **The Haystore**

## **Introduction**

The Haystore is on two levels, with two en-suite bedrooms on the ground floor, and the kitchen and open-plan lounge/dining area on the first floor which is accessed by a timber staircase with a return. Because of this layout, it is not suitable for guests who are unable to manage stairs.

Flooring is a light coloured slip-resistant porcelain tile throughout the cottage, with rugs in the lounge and bedrooms.

## **Parking and Main Entrance**

- Dedicated parking is available immediately adjacent to the cottage, on a gravelled level area.
- A step 160mm high leads up to the outer entrance door.
- There is an outer entrance in the form of stable doors leading into a porch. The stable doors are 830mm wide, outward opening and hinged on the left. The top and bottom sections have latches at 1500mm and 1350mm respectively. It is not essential for security to latch, or even close these doors.
- The porch area is 900mm wide by 2100mm long. The front door is in the long side, at right angles to the stable doors.
- The front door is part clear glazed, 720mm wide, inward opening and hinged on the right. There is a pushbutton lock with a lever handle at a height of 1300mm.

## **Laundry**

- The front door opens into a laundry area with front loading washing machine and tumble dryer set under a worktop 910mm high. The minimum unrestricted width is 830mm, length 1700mm, leading to a half glazed self-closing fire door 720mm wide, outward opening and hinged on the right.

## **Hallway**

- The door from the laundry opens into a hallway which has an unrestricted width of 810mm, leading to stairs to the first floor and with doors off to the bedrooms and a bathroom.

### **Main Bathroom**

- The bathroom is accessed from the hallway by a self-closing fire door 720mm wide, inward opening and hinged on the right. This bathroom is also en-suite with Bedroom 2, and therefore has a further door into the bedroom. Both doors can be locked from the inside with bathroom set door furniture which allows for release from outside in emergency. The door into the bedroom can also be bolted separately from the bedroom side.
- Standard height WC 410mm to seat with pushbutton flush, and washbasin inset into a counter top 820mm high.
- The whirlpool bath is a standard height 560mm to edge and “P”-shaped to provide a showering area.
- There is a thermostatically controlled shower over the bath, with hinged glass screens.
- A heated towel rail is provided, which is thermostatically controlled and has an adjustable maximum temperature.
- Lighting in the bathroom is controlled by a pull switch.

### **Bedroom 1**

- From the hallway a self-closing fire door 720mm wide, hinged on the left and inward opening leads into Bedroom 1.
- When arranged as a double bedroom, there is a minimum access of 550mm on each side of the bed; when arranged as a twin bedroom there is a minimum access of 550 on at least one side of each bed.
- Bedding is cotton or polycotton, duvets are non-feather, pillows are a choice of feather or non-feather
- En-suite bathroom accessed by a door 720mm wide, inward opening and hinged on the left.
- Standard height WC 410mm to seat with pushbutton flush, and washbasin inset into a counter top 820mm high.

- The whirlpool bath is a standard height 560mm to edge and “P”-shaped to provide a showering area.
- There is a thermostatically controlled shower over the bath, with hinged glass screens.
- A heated towel rail is provided, which is thermostatically controlled and has an adjustable maximum temperature.

## **Bedroom 2**

- From the hallway a self-closing fire door 720mm wide, hinged on the right and inward opening leads into Bedroom 2.
- Glazed French doors, outward opening to a width of 995mm, lead outside to the rear via a step 100mm down.
- When arranged as a double bedroom, there is a minimum access of 550mm on each side of the bed; when arranged as a twin bedroom there is a minimum access of 550mm on both sides of each bed.
- Bedding is cotton or polycotton, duvets are non-feather, pillows are a choice of feather or non-feather
- En-suite bathroom accessed by a door 720mm wide, inward opening and hinged on the left, lockable by a bolt on the bedroom side. This bathroom can also be used as the main bathroom when required, and is described above.

## **First Floor**

- Accessed from the hallway by a 800mm wide flight of 7 timber stairs to a 90 degree turn then a further 6 stairs landing on the open plan lounge/dining area. Handrail on left.

## **Lounge and Dining Area**

- Dining area has table 770mm high and six chairs, easy access.
- Lounge has two sofas.
- Logburning stove with wrought iron guard rails.
- From the lounge area sliding patio doors open to a width of 900mm and lead out onto a level flagged terrace 2.5m by 6.9m

with walls and guardrails 1100mm high. Table and chairs.  
Terrace area leads onto grassed area of rear garden.

## **Kitchen**

- Accessed from the dining area through an opening 1980mm wide.
- The kitchen is fitted with a range of floor and wall cabinets; all work surfaces are 910mm high.
- Evenly lit by overhead and under-cupboard lighting.
- Ceramic hob with touch controls inset into worktop; hob hot indicator. Extractor fan over.
- Electric double oven immediately below hob.
- Freestanding fridge-freezer; freezer handle at 700mm high, fridge handle at 995mm high.
- Dishwasher below worktop.

## **Gallery**

- Accessed from the lounge by a flight of 14 timber stairs 730mm wide, handrails both sides.
- Suspended timber floor on two levels over the dining area and overlooking the lounge.
- Step down to second level is 260mm; a timber beam protrudes into part of the step width to a height of 130mm
- Timber balustrade at 1100mm height.
- Some restrictions on headroom due to original roof beams and sloping ceiling. Headroom is generally more than 1800mm, reduced in places due to sloping beams, minimum ceiling height is 1400mm at the extremity.
- Two armchairs; one can be opened into a single bed.
- Velux roof windows with blackout blinds, one requires supplied pole to operate. Blackout blinds on lounge roof windows operated by remote control.

## **Outside**

- At the rear there is a path 1.4m wide, and a flight of 13 steep steps with no handrail leading up to the rear garden.
- Cycle rack under terraced area.
- Level access to rear garden from the lounge patio doors.

# The Byre

## Introduction

The Byre is on two levels, with two en-suite bedrooms on the ground floor, and the kitchen and open-plan lounge/dining area on the first floor which is accessed by a timber staircase with a return. Because of this layout, it is not suitable for guests who are unable to manage stairs.

Flooring is a light coloured slip-resistant porcelain tile throughout the cottage, with rugs in the lounge and bedrooms.

## Parking and Main Entrance

- Dedicated parking is available immediately adjacent to the cottage, on a gravelled level area.
- A step 180mm high leads up to the outer entrance door.
- There is an outer entrance in the form of stable doors leading into a porch. The stable doors are 920mm wide, inward opening and hinged on the left. The top and bottom sections have latches at 1400mm and 1100mm respectively. It is not essential for security to latch, or even close these doors.
- The porch area is 1000mm deep by 1750mm wide. The front door is directly opposite the stable doors. There is a large storage area, suitable for cycles, with a lockable door.
- The front door is part clear glazed, 720mm wide, inward opening and hinged on the left. There is a pushbutton lock with a lever handle at a height of 1300mm.

## Laundry

- The front door opens into a laundry area with front loading washing machine and tumble dryer set under a worktop 910mm high. The minimum unrestricted width is 830mm, length 1650mm leading to a half glazed self-closing fire door 720mm wide, outward opening and hinged on the left.

## Hallway

- The door from the laundry opens into a hallway which has an unrestricted width of 830mm, leading to stairs to the first floor and with doors off to the bedrooms and a bathroom.

### **Main Bathroom**

- The bathroom is accessed from the hallway by a self-closing fire door 720mm wide, inward opening and hinged on the left. This bathroom is also en-suite with Bedroom 2, and therefore has a further door into the bedroom. Both doors can be locked from the inside with bathroom set door furniture which allows for release from outside in emergency. The door into the bedroom can also be bolted separately from the bedroom side.
- Standard height WC 410mm to seat with pushbutton flush, and washbasin inset into a counter top 820mm high.
- The whirlpool bath is a standard height 560mm to edge and “P”-shaped to provide a showering area.
- There is a thermostatically controlled shower over the bath, with hinged glass screens.
- A heated towel rail is provided, which is thermostatically controlled and has an adjustable maximum temperature.
- Lighting in the bathroom is controlled by a pull switch.

### **Bedroom 1**

- From the hallway a self-closing fire door 790mm wide, hinged on the right and inward opening leads into Bedroom 1.
- When arranged as a double bedroom, there is a minimum access of 550mm on each side of the bed; when arranged as a twin bedroom there is a minimum access of 550mm on at least one side of each bed.
- Bedding is cotton or polycotton, duvets are non-feather, pillows are a choice of feather or non-feather
- En-suite bathroom accessed by a door 790mm wide, inward opening and hinged on the right.
- Standard height WC 410mm to seat with pushbutton flush, and washbasin inset into a counter top 820mm high.

- The whirlpool bath is a standard height 560mm to edge and “P”-shaped to provide a showering area.
- There is a thermostatically controlled shower over the bath, with hinged glass screens.
- A heated towel rail is provided, which is thermostatically controlled and has an adjustable maximum temperature.

## **Bedroom 2**

- From the hallway a self-closing fire door 790mm wide, hinged on the left and inward opening leads into Bedroom 2.
- When arranged as a double bedroom, there is a minimum access of 550mm on each side of the bed; when arranged as a twin bedroom there is a minimum access of 550mm on both sides of each bed.
- Bedding is cotton or polycotton, duvets are non-feather, pillows are a choice of feather or non-feather
- En-suite bathroom accessed by a door 720mm wide, inward opening and hinged on the left, lockable by a bolt on the bedroom side. This bathroom can also be used as the main bathroom when required, and is described above.

## **First Floor**

- Accessed from the hallway by a 800mm wide flight of 7 timber stairs to a 90 degree turn then a further 6 stairs landing on the open plan lounge/dining area. Handrail on right.

## **Lounge and Dining Area**

- Dining area has table 750mm high and four chairs, easy access.
- Lounge has two sofas.
- Logburning stove with wrought iron guard rails.
- From the lounge area French doors open inward to a width of 1400mm. Threshold 50mm high, then step down 120mm onto a level flagged balcony 880mm by 3600mm with walls and guardrails 1100mm high. A flight of 16 stone steps with a minimum width of 880mm leads down to ground level.

## **Kitchen**

- Accessed from the dining area through an opening 1880mm wide.
- The kitchen is fitted with a range of floor and wall cabinets; all work surfaces are 920mm high.
- Evenly lit by overhead and under-cupboard lighting.
- Ceramic hob with touch controls inset into worktop; hob hot indicator. Extractor fan over.
- Electric double oven immediately below hob.
- Freestanding fridge-freezer; freezer handle at 700mm high, fridge handle at 995mm high.
- Dishwasher below worktop.

## **Gallery**

- Accessed from the lounge by a flight of 13 timber stairs 730mm wide, handrail on left.
- Suspended timber floor over the dining area and overlooking the lounge.
- Timber balustrade at 1100mm height.
- Restricted headroom due to beams and ceiling which slopes down to a minimum height of 1350mm along the back wall of the gallery. Gallery is approx 1850mm by 3500mm, with minimum headroom of 1800mm available over a width of 110mm for the full length.

## **Outside**

- Gravelled area to front
- Access to rear garden area by relatively steep slope.
- Table and chairs can be sited on gravelled area to front, or garden area at rear.