

ACCESS STATEMENT FOR BYRE COTTAGE LANGWATHBY

Introduction

We aim to provide a quality service to all our visitors and continually strive to improve. Byre Cottage is a self catering cottage to sleep 2 and is pet friendly.

Pre-Arrival

- . A website www.byrecottage.co.uk
- . Bookings can be made by telephone or e mail
- . Langwathby village is a typical cumbrian village with 2 village greens a church, pub and shop/post office
- . Details of how to find the property is on the website or posted out together with payment receipts and visitor attraction leaflets
- . Langwathby is convenient for visiting the Lake District, The Yorkshire Dales and Hadrians Wall and is a stop on the famous scenic train journey Carlisle to Settle/Leeds

Arrival and Car Parking Facilities

- . The Car Park is approached by a small private concrete drive into a gravelled courtyard which contains 3 houses plus Byre Cottage. Guests can park in front of the cottage or in the private Garage to the right of the cottage
- . Vistors of guests are asked to park their cars either on the minor road at the bottom of the hill or in the village car park which is an allocated area at The Shepherds Inn Pub approx 2 minute walk from the cottage

Main entrance

There is one step up into the cottage. All rooms are then on the same level.

Lounge

The lounge contains a 2 seater sofa an easy chair and two footstools.
The room is heated by a Morso Stove and storage heaters.
There are French Doors with one step down into the private fenced garden.

Kitchen

The lounge leads into the fully fitted kitchen (no steps into the kitchen) which contains a Washing Machine, Dish Washer, Oven and Microwave

There is a small table seating 2 to 3 people plus 2 chairs (there is a wooden stool in the Bedroom) if required

The room is heated by a storage heater

Bathroom

Leading off the kitchen through a wooden door into a small hall area on the right is the Bathroom – no steps into the bathroom

It contains a 3 piece suite consisting of toilet, washbasin and bath with overhead shower

The room is heated by a storage heater

Velux window in the ceiling

Bedroom

The bedroom is on the ground level – no steps- and contains a double bed plus large wardrobe, dressing table and 2 chests of drawers.

The Water Tank is contained in a cupboard in the bedroom

The room is heated by a storage heater

Garden

The garden is entered either through the gate to the right hand side of the cottage or through the patio doors leading from the living room.

As you go through the gate on the right is the Metal coal bunker and a metal dustbin

There is a concrete path leading to a flagged patio area with one step down into a gravelled area.

There is a night light on the corner of the building at the rear

There is also an approach light at the front of the building

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