

This access statement does not contain personal opinions as to our suitability for those with access needs but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Vale Croft at Todd Hills Hall Farm

Introduction

Vale Croft is a renovated family Cumbrian sandstone stable positioned on a hill along a quiet country lane between the villages of Melmerby and Gamblesby. The property is located in the heart of the Eden Valley and is a walkers' luxury base, a retreat for writers and artists in need of calm inspiration, or a welcoming celebratory space for family and friend's get-togethers near the Lake District. Vale Croft accommodates 2 guests.

We have created a floor plan with links to photographs at

<https://www.therowleystates.com/stay/>

We look forward to welcoming you to Vale Croft. If you have any queries or require any assistance, please phone 07968 258234 or email christine@therowleystates.com.

Pre-Arrival

- There is full information about Vale Croft on the website at <http://www.therowleystates.com>
- You can find our location and address <http://www.therowleystates.com/maps/>
- Written directions (posted or e-mailed) are available on request – please contact Christine at least one week before your stay at christine@therowleystates.com.
- Bookings and enquiries can be made via email at info@therowleystates.com or by telephone on 44(0)7968 258234.
- The nearest bus stop is at Penrith.
- The nearest train station is at Langwathby (Settle to Carlisle) which is 5 miles away. Penrith station (West coast rail line) is 10 miles away.
- There are accessible taxis at the station.
- If you require this information in a different format, please contact Christine Rowley via email christine@therowleystates.com.
- This access statement is available on our website and in the 'Guest Information file' in the property.

Key Collection, Welcome and Car Parking

- The main car parking area has room for 2 cars and flat and gravelled. The main parking is approximately 2 metres away from the main entrance along a level, flagged path.
- The key for the door is in a coded key safe – details of the location and code will be sent to you by us prior to your holiday.

Entrance to property

- The main entrance door to the property is a stable door and leads into a living/dining and kitchen area and is 73cm wide, a single door and hinged on the right. The handle is 105 cm high and the keyhole lock is 95 cm high.
- There is a 6cm high threshold onto coir matting.
- The outside light and room chandelier light switches are on the left wall inside the door and are 110cm high.



Parking and entrance at Vale Croft

Living, Dining and Kitchen area

- Wood burning stove with stone hearth and mantelpiece
- There is a TV, CD stereo system and BT hub to the right of the wood burning stove.
- Flooring in light coloured wood
- Floor standing eco foam fire extinguisher.
- To the left of the front door is a side table 64 cm high with lamp
- Sideboard is 137 cm wide, 80cm to the top of drawers and further 90 cm to the top.
- Wall mounted Carbon Monoxide and fire alarm
- Free standing fridge freezer 175 cm x 60 cm, handle for the freezer and fridge is to the left and between 50cm to 128cm high.

- Washing machine under the kitchen units, 60 cm wide.
- Floor cupboards are light coloured oak with black granite worktops. Worktops are 92 cm high with microwave, toaster kettle and sink at worktop height.
- There is a freestanding Beko gas hob and electric oven. The main oven handle is 45 cm high and grill handle is 73 cm high
- Extractor fan above cooker and the controls are 65 cm above work top height
- One front opening dishwasher is 60 cm wide.
- Powder fire extinguisher and fire blanket above the worktop
- Window which opens outwards and handles at worktop height
- High window, not accessible.
- Oak coffer 110 cm x 54 cm
- Dining table is oval with drop down sides 75cm high, 120cm wide and a maximum of 163cm long.
- 2 Wooden chairs without arms around the table seat height is 46 cm from the floor.
- Side table with lamp, 60 cm high.
- Two glass doors and windows overlooking the courtyard. One door is hinged to the left and one to the right, 72 cm wide the handles are 90 cm
- 2-seater sofa and 1 armchair, seat heights all 40cm.
- Room dimensions are approx. 600cm x 310cm.



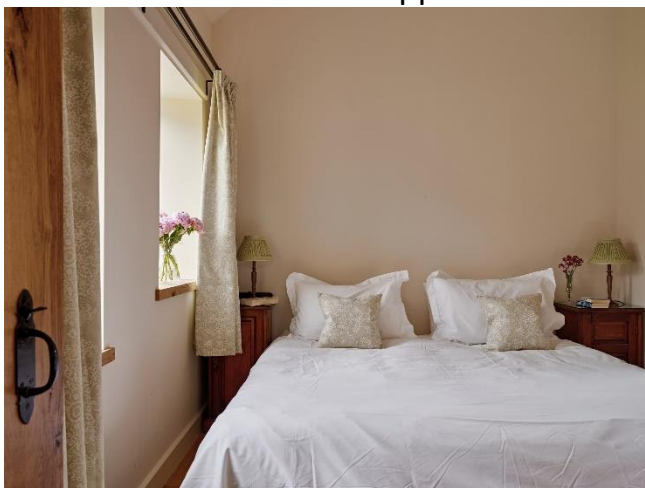
Entrance door into the Living area



Kitchen and dining area

Bedroom Room

- Doorway is 70cm wide, handle is 90cm high.
- Built in cupboard with hanging rail and shelf, handle height is 105cm.
- Lighting is 1 ceiling lights and 2 lamps
- Light switch to the right of doorway is 110cm high.
- 2 Bedside tables are 76cm high, 40cm wide and 34cm deep.
- 6' Double bed which can be made up as 2, 3' single beds. Mattresses are 60cm high. As a double, there is 40cm on both sides between the bed and the wall.
- Two windows overlooking the courtyard, the first window handle height is 76 cm the second window handle height is 93 cm
- Flooring is light coloured oak.
- Room dimensions approx. 285cm x 266cm.



Bedroom at Vale Croft

Ensuite Bathroom

- Door hinged to the right 62 cm wide, handle height is 100 cm
- Light switch is 110cm high to the right of the door.
- Shower has glass door. Step up is 20 cm high. Entrance is 70 cm wide. Controls are 125 cm high. One large fixed shower head
- Toilet seat is 46 cm high. Clearance to left and right is 30 cm
- Basin is 14cm deep, 50cm wall to front and 60cm wide. Mirror and light above basin.
- Flooring is tiled laminate and lighting is LED.
- Heated towel rail/radiator.
- Doorway to entrance hallway as well.
- Window, handle is 93cm high

Additional Information

- All beds have feather pillows and duvets with Egyptian cotton bed linen. Poly cotton pillows/duvets can be provided upon request.
- Heating is by underground central heating throughout.
- The Guest Information file is stored in dining area
- Wi-Fi internet broadband is provided, the wireless access code is on a yellow sticker on top of the Wi-Fi box and in the Guest Information folder.
- Mobile phone reception is limited inside the croft and generally better outside.
- The property is no smoking throughout, although smoking is permitted in the outside areas.
- Dogs are allowed within the property and grounds.
- The fire assembly point is at rear of the main parking area.

Contact Information

Address: Vale Croft at Todd Hills Hall Farm, Melmerby, Penrith, Cumbria, CA10 1HP

Email: info@therowleystates.com

Website: www.therowleystates.com

Grid Reference: NY 61142 38304

Local Accessible Taxi: Abbey Taxi 07789 023023 or Town Taxi 01768 868268

Local Public Transport: Langwathby Train Station (Settle to Carlisle), Penrith Train Station or Bus Station

Hours of operation: Open all year

Future plans

- We will review our property through feedback from our guests and make changes accordingly.
- We welcome your feedback to help us continuously improve. If you have any comments, please feel free to email us.