

Access Statement For The Squire Farm Holiday Cottage

Introduction

There is one self-catering cottage at Squire Farm. This statement provides information about your stay; pre-arrival, arrival and car parking. It also lists a detailed description of the cottage and the facilities available. I have included as much information for your benefit as I can, but please do not hesitate to ask if there is anything else you wish to know.

Pre-arrival

- There is a comprehensive and informative website www.squirefarm.co.uk and printed information can be provided on request.
- Bookings and enquiries can be made by:
letter to: **The Squire Farm, Chapel Lawn, Bucknell, SHROPSHIRE, SY7 0BW**
email: **becky@squirefarm.co.uk**
phone: **01547 530530 mobile: 07957 870378**
- The nearest train station is in Bucknell (3 miles). There is also a station at Knighton (7 miles) and one at Craven Arms (15 miles).
- Taxi's are scarce in this area and need to be pre-booked. Here are a few companies to try;
Knighton Taxis 01547 528165 knightontaxis@btconnect.com <http://knightontaxis.co.uk/>
Alan's Cab (Craven Arms) 07970 683126;
Bishops Castle Taxis 07551 825931.

The Squire Farm is situated in hilly terrain with rough tracks and paths. It is a small farm with a few sheep, horses, chickens and guinea fowl. None of the animals are kept as pets except the cats and dogs and although they are friendly, they should (as any animal should) be approached with caution and generally left alone. The farmland is bordered by the Redlake River and has a small stream running through it.

Car Parking Facilities

The approach to the property is along 1/3rd mile un-metalled private track. There are stoned car parking space alongside the cottage. There is space for an additional car should you need it.

Arrival

The cottages will be unlocked and ready for you to make yourselves at home; inside you will usually find some homemade bread, butter, home produced eggs (which have the date they were laid pencilled on them but do not have a lion) and a bottle of milk. There is also tea, instant coffee and sugar and you may find other items of food such as jam, marmalade, pasta, flour, oats and oil.

The cottages is equipped with the following:

- Super-fast wi-fi broadband - free
- Plenty of kitchen tools and utensils, crockery and pans, including a teapot, cafetière and sharp knives, tea towels and hand towels.
- Microwave, oven, hob, fridge and freezer.
- Washing machine and tumble drier.
- Bed linen (the beds will be made up) bathrobes and towels (two for each guest).
- Television, DVD player, CD player and radio.
- A folder of information about local places to go and see, restaurants and sometimes certain events that are taking place in the area.

- Ordinance Survey maps of the area (please return them if you take them out with you)
- A small selection of books, games and jigsaws.

Xidong – the property

The entrance to Xidong is up a shallow, uneven stone incline of 4 metres which is lit at night by a movement-sensitive light. The outer stable door leads you into a lean-to cloakroom with hooks for coats, space for dirty boots, a washing machine, tumble drier and small freezer. There is also a lavatory with a hand washbasin, water heater and mirror. This is not suitable for wheelchair users.

Straight ahead of the stable door is a glass-panelled door to the main living area. There is a shallow stone step of about 4 cm and a 15mm lip onto the main floor area, which is oiled and polished MDF. The room is furnished with a square, low-level dining table with chairs to match and two small tables/stools that can be used to sit at the table if there are more than two people. The seating area has tatami mats with futons, a foam cushion and various cushions which can be arranged for your comfort. There are also two sling chairs which can be moved in front of the wood burner or television. There is also a low chest with hi-fi equipment and a drawer, television and various table lamps and standard lamps. The lighting operates from switches at the entrance door and a bank of switches in the kitchen. A spotlight highlights the stone stairs.

The kitchen floor is 15mm lower than the main room and covered in a vinyl non-slip surface suitable for wet-rooms and kitchens. There is a double sink with hot and cold water, various cupboards and drawers, a fridge, cooker, with extractor fan/hood over, microwave and toaster. There are also a couple of bar stools and a breakfast counter.

Adjoining the kitchen is a blue glass walled wet room with an overhead rainfall shower and washbasin.

From the main room, a narrow stone staircase leads up into a small sloping roofed bedroom with a velux window (can be used as an exit in an emergency). There is hanging space for clothes, various baskets, a dressing table, bedside tables, a radio alarm clock, a chair and a mirror. Torches are provided for emergency lighting.

Heating is serviced by two large electric radiators which are programmed to provide 17°C at night and at certain times during the day and at least 21°C in the mornings and evenings. These temperatures can be temporarily adjusted – please ask or read the instructions carefully. There is also a small log-burner for additional evening warmth (logs supplied).

Xidong has its own walled oriental style garden. This has an ornamental fishpond with waterfall and interesting shrubs and plants. In one corner of the garden there is an exclusive hot tub, which is down some steps from a decked seating area. The stones and decking can be very slippery when wet.