

Access statement for Blaco Hill Farm Cottages

Introduction

Our 7 self catering cottages have been converted from disused farm buildings, on a working arable farm. The cottages are set around a shared courtyard and carpark. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

We have a no smoking policy in all our cottages

Pre-arrival

We are 4* rated with Visit Britain

We have a website; www.blacohillcottages.co.uk

We are listed with Country Holidays.

Bookings/enquiries can be made via email or phone.

The nearest bus stop is at the bottom of the farm drive.

The nearest train station is 5 miles away in Retford.

We have wireless internet access

Arrival & car parking facilities

A large car park is provided for use by all cottages, there is space for 4 vehicles to park under cover on a first come first use basis.

Distance from each property to the car park varies.

Car park and path surface is small pea gravel over tarmac or concrete base.

Wren Cottage

Sleeps 2

There are no steps from the carpark. Appox 15 metres.

There is a small patio at the front of the property for the sole use of the cottage, with table & 2 chairs.

The front door is 99cm wide , there are no steps.

Under floor heating throughout.

Hot water on demand.

Spotlights throughout.

Living, dining, kitchen

Furniture – side board, 90cm round dining table (76cm High) & 3 chairs, 2 seater leather sofa, 1 easy chair, coffee table, 1 side table, TV table, table lamp, digital TV, CD player, moveable kitchen sideboard. Tiled flooring.

Worktop height 91cm.

Electric oven ,door drop down, hob electric.

Extractor fan with light.

Dishwasher.

Underwork surface fridge, with ice box.

Dustbin.

Fire extinguisher & fire blanket.

Microwave, toaster & kettle

Bedroom

Door from kitchen 82cm, bathroom 82cm, fire exit 82cm.

Furniture – wardrobe with draw under , rail height 182cm, 2 bedside tables with lamps, 5ft double bed with headboard, chest of drawers, mirror, TV.

Transfer space left of bed 145cm, transfer space right of bed 72cm.

Bed height 59cm

Bed on casters can be moved..

Tiled floor.

Step to fire door 8cm.

Ensuite shower room

Tiled floor.

Corner shower with curtains, plastic chair provided.

High rise toilet 48cm.

Wash hand basin 77cm.

Grab rails around toilet, handbasin & shower.

Heated towel rail.

Swift Cottage

Sleeps 5/6

One step of 8cm from carpark & door threshold of 6cm.

Carpark 26metres

Front door is 84cm wide

A patio for sole use of property is accessed from front door, over gravel path or by French doors in lounge, 59/112cm , 3 steps down 15,13,10 cm over slabs to graveled area with table and seating for 6.

Underfloor heating in the sitting room, radiators through rest of property.

Hot water on demand

Spotlights throughout..

Kitchen/dining

Tiled flooring, 1 mat
Worktop height 91cm.
Electric oven ,door drop down, hob electric.
Extractor fan with light.
Dishwasher.
Fridge & separate freezer
Dustbin.
Fire extinguisher & fire blanket.
Microwave, toaster & kettle
Dustbin.
Dining table 75cm high, 90 cm wide, 150cm long.
6 dining chairs
sideboard

Sitting room

2 x 2 seater sofas, 2 armchairs, coffee table, 3 sidetables, sideboard.
Tiled flooring, 1 rug.
Electric fire.
2 lamps
Digital TV & DVD Player Cd player

Bedroom 1

Door from kitchen 70cm, door to ensuite 74cm
5ft bed with head & footboard, dressing table with mirror & stool, wardrobe, chest of drawers, 2 bedside tables & 2 lamps, TV.
Carpet
Transfer space both sides 110cm.
Bed height 54cm.

En-suite

Bath with shower over
Toilet
Wash handbasin
Heated towel rail
Linoleum

Door to family bathroom & bedrooms 74cm

Family bathroom

Corner bath with shower over
Toilet
Washhandbasin
Vanity unit
Heated towel rail
Linoleum

Bedroom 2

2 x 3ft twin beds 54cm high with head & foot boards
1 bedside table with lamp
dressing table with mirror & stool
wardrobe
chest of drawers
Transfer space LH 60cm, Middle 65cm, RH 52cm

Bedroom3

2 x 3ft twin beds one of which can be stored under the other height 54cm
1 bedside table & lamp
chest of drawers with mirror & lamp
Transfer space between beds 32cm, to rh side of each bed 110cm.

Cuckoo cottage

Sleeps 4
All accomodation is on 1st floor accessed by a flight of 15 external steps.
Carpark 20m
Front door 84cm
Patio area at bottom of stairs for sole use of cottage with table & 4 chairs
Carpet throughout
Heating by radiators
Hot water on demand
Spotlights throughout

Kitchen

Worktop height 91cm.
Electric oven ,door drop down, hob electric.
Extractor fan with light.
Dishwasher.
Fridge & freezer

Dustbin.
Fire extinguisher & fire blanket.
Microwave, toaster & kettle
Lino flooring

Living & Dining

2 x 2 seater sofas, TV, coffee table, side board, side table, dining table & 4 chairs.
Door to bedrooms 74cm
Digital TV & DVD player

Bedroom 1

Door 80cm
5ft double bed with head & foot boards, bed height 54cm
2 side tables & lamps
wardrobe, chest of drawers, dressing table, stool & mirror, TV
Transfer space LH side 107cm, RH side 70cm

En-suite

Door 74cm
Bath with shower over
Toilet
Wash handbasin
Heated towel rail
Linoleum

Bedroom 2

Door 74cm
2 x 3ft single beds with head & foot boards, bed height 54cm
bedside table & lamp
chest of drawers
hanging rail
Transfer space between beds 60 cm, between door & bed 1 80cm

En-suite

Bath with shower over
Toilet
Wash handbasin
Heated towel rail
Linoleum

Skylark Cottage

Sleeps 2

Carpark 35m approx

3 steps down to front door

Patio area for sole use of cottage with table & 2 chairs

Front door 85cm

Underfloor heating

Hot water on demand

Spotlights throughout

Living & Dining

2 steps down to living area

2 seater settee, nest of 2 tables, side board, coffee table, easy chair, dining table & 4 chairs, rug

Digital TV & DVD player.

Kitchen

Underwork surface fridge, with ice box.

Dustbin.

Fire extinguisher & fire blanket.

Microwave, toaster & kettle

Worktop height 91cm.

Electric oven, door drop down, hob electric.

Extractor fan with light.

Dishwasher.

Bedroom

Stairs to galleried bedroom

Carpet on stairs & bedroom

5ft double bed with headboard height 45cm

chest of drawers, 2 x bedside tables & lamps, blanket box, walk in wardrobe.

Transfer space RH side 69cm, LH side 70cm

En-suite

Shower

Toilet

Wash handbasin

Heated towel rail

Linoleum

Nightingale Cottage

Sleeps 2

Carpark 32m

2 steps down to front door

Patio area for sole use of cottage with table & 2 chairs

Front door 90cm

Underfloor heating

Hot water on demand

Spotlights throughout

Kitchen

Underwork surface fridge, with ice box.

Dustbin.

Fire extinguisher & fire blanket.

Microwave, toaster & kettle

Worktop height 91cm.

Electric oven ,door drop down, hob electric.

Extractor fan with light.

Dishwasher.

Living & Dining

2 seater sofa, easy chair, coffee table, rug, sideboard, table & 4 chairs,

Digital TV & DVD Player

Bedroom

Carpeted stairs to galleried carpeted bedroom

5ft double bed, 46cm high, with headboard, 2 x sidetables & lamps, blanket box, chest of drawers, walk in wardrobe.

Transfer space RH side 50cm, LH side 97cm.

En-suite

Shower

Toilet

Wash handbasin

Heated towel rail

Linoleum

Swallow Cottage

Sleeps 4

Car park approx 7 m.

Patio area outside front door for sole use of cottage with table & 4 chairs

Front door 92cm

Underfloor heating in sitting,dining,kitchen area, radiators in bedrooms

Hot water on demand

Spotlights throughout

Kitchen, Living, Dining

Tiled floor

Fridge & freezer

Dustbin.

Fire extinguisher & fire blanket.

Microwave, toaster & kettle

Worktop height 91cm.

Electric oven ,door drop down, hob electric.

Extractor fan with light.

Dishwasher.

Dining table & 4 chairs, 2 x 2 seater sofas, coffee table, side board, side table, lamp

Digital TV & DVD player, CD player

Door to Bed 1 , door to Bed 2

Bedroom 1

Carpet

5ft double bed with head & foot board, height 54cm

wardrobe, 2 chest of drawers, mirror,

chair

2 x bedside tables, 2 lamps

Transfer space RH side 120cm, Lh side 165cm

Door to bathroom

En-suite

Corner bath with shower over

Toilet

Wash handbasin

Heated towel rail

Linoleum

Bedroom 2

Carpet

2 x 3ft single beds with head & foot boards, height 54cm

bedside table & lamp

built in cupboards

door to bathroom

Transfer space LH side 0cm, between beds 52cm, RH side 44cm

En-suite

shower

Toilet

Wash handbasin

Heated towel rail

Linoleum

Chaffinch Cottage

Sleeps 4

Carpark 30m approx

8 Slabs set into gravel

1 step to front door

Front door 92cm

Patio for sole use of cottage with table & 4 chairs

Underfloor heating downstairs

Radiators upstairs

Hot water on demand

Spotlights throughout

Entrance Hall

Stairs to upstairs

Radiator

Coat hooks

Understairs cupboard

Door to sitting room

Living,Dining

1 x 2 seater sofa, 2 armchairs, coffee table, side table, lamp, side board, table & 4 chairs,
rug

Digital TV, DVD Player

Kitchen

Door to outside passage 83cm

Moveable sideboard
Fridge & Freezer
Dustbin.
Fire extinguisher & fire blanket.
Microwave, toaster & kettle
Worktop height 91cm.
Electric oven ,door drop down, hob electric.
Extractor fan with light.
Dishwasher.

Landing

Carpeted
Wardrobe
Door to bed 1- 72 cm
Door to bed 2- 72cm

Bedroom 1

Carpeted
5ft double bed with head & foot boards, height 54cm
wardrobe, chest of drawers, 2 x bedside tables & 2 lamps.
Transfer space LH 108cm, RH 103cm

En-suite

Bath with shower over
Toilet
Wash handbasin
Heated towel rail
Linoleum

Bedroom 2

2 x 3ft single beds, height 54cm
2 bedside tables & 2 lamps, chest of drawers
Transfer space LH 46cm, RH 56cm, between beds 32cm

En-suite

Shower
Toilet
Wash handbasin
Heated towel rail
Linoleum

Laundry

Situated in a small building in the corner of the carpark.
All cottages have a separate key on keyring to access laundry
2 automatic washing machines & 1 dryer
iron & ironing board
clothes ailer
Cleaning equipment storage

Additional Information

Information folder in all cottages
Tourist information leaflets in all cottages
Reasonable mobile access
Wireless internet available
Travel cot & high chair available

Future plans

We are in the process of converting a further barn into a recreation room, this will be on two levels. On the ground floor will be a kitchen area, toilet & shower room, large room with snooker table and table tennistable. Smaller room with table football.
Upstairs room will have a library for books & DVD's.
We hope to have this open in 2009.

When funds allow we intend to build a swimming pool and tennis court.