

Access Statement for Ivy Cottage, West Burton

Introduction

Ivy Cottage is one of the many traditional terraced cottages bordering on and overlooking the expansive village green of West Burton.

There is an unpretentious simplicity of design to the cottage, mixed with charm and character that is emphasised in the retention of original features such as the wide-batten doors, ceiling beams, joists and the light, airy space created by the open stairwell and its large window. A true Dales family home with cosy rooms, comfortable furnishings and tasteful decoration contained within walls of character in a beautiful village setting.

Pre-Arrival

Phone available for incoming calls only and for calling emergency services.

Website accessibility. See www.countryhideaways.co.uk

Bus service to Leyburn and Hawes available.

Distance to nearest town Leyburn is approx 10 miles .

Bus stop at local shop within 100 yards.

No policies for guests with mobility impairment / visual / hearing impairment.

Pub with restaurant within 100 yards across the village green.

Arrival & Car Parking Facilities

Holidaymakers are given full instructions on access to the property when they confirm a booking through Country Hideaways.

Cars can be parked on the street along the green in front of the house. No designated spaces.

Paved access to the house at approx 50 yards.

Entrance

Access is through a small, railed garden which has a bench to sit and take in the sunshine and watch the daily comings and goings on the green.

Door type of main entrance: single leaf, side hung.
Entrance: lighting automatic.

Public Areas – General (Internal)

A stairway with decorative balustrades rises from the hall to a half-landing with a large window viewing out over the garden and small garths towards the fells of Penhill. This small landing gives access to a shower room with washbasin and toilet.

Public Areas - WC

- n/a

Laundry

Washing machine in Utility Room to the left of the stairs.
Good quality iron and folding ironing board.

Shop

Village shop/tearoom/Internet wi-fi access about 100 yards from the cottage. Open every day (closed 1pm on Sunday) until 6pm.

Lounge and Dining Room

The entrance opens to a large hallway that serves all the ground floor rooms. To the front, looking out over the green, is a cosy lounge with a tiled fireplace and a dining room with a stone fireplace, beamed ceiling and parquet floor. Both rooms have window seats to enjoy the changing scenes on the green.

Bedrooms/Sleeping Areas

The stairway rises to the main landing which leads to three bedrooms and a bathroom with bath, washbasin and toilet. The large family bedroom has a double and twin beds, the second bedroom has twin beds and a small room has two bunk beds. The two main bedrooms also view over the village green.

Bathroom, Shower-room & WC

The small landing gives access to a shower room with

washbasin and toilet. The stairway then rises to the main landing which leads to three bedrooms and a bathroom with bath, washbasin and toilet.

Self Catering Kitchen

To the rear is a well equipped kitchen with a door that leads out to a flagged patio with a rockery border rising to a lawn and outhouses, there is one step up to the door. There is also a small utility room and cloakroom area next to the kitchen.

Additional Information

No smoking policy.

No pets policy.

Contact Information

Address:

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Future Plans

We aim to maintain the standard and quality of the property.

We welcome your feedback to help us continuously improve if you have any comments please email info@countryhideaways.co.uk