



ACCESS STATEMENT FOR BRIAR COTTAGE MIDDLEHAM

INTRODUCTION

Entry at the front of Briar Cottage is to a reception room with Victorian fireplace that leads to a small dining room with slate tiled floor; this leads out into the rear courtyard and an adjoining, well equipped, shaker style kitchen with similar floor. To the side of the reception room is a cosy lounge with stone arched fireplace and inset stove. A stairway rises from the lounge to a small landing serving three bedrooms and a shower room with shower, washbasin and toilet. One bedroom has a double bed, one has twin beds and the other has a single bed. A stable door leads from the kitchen to a shared courtyard. Access to the outside can be gained through a narrow passage from the yard and through a latch door. This is also another entry, although it looks like another property's front door from the outside!

The cottage is available for short breaks and holiday lets for periods between Easter and New Year.

ARRIVAL AND CAR PARKING FACILITIES

There is ample car parking on the cobbled area outside the property; the cottage frontage is wide enough for three cars to park side by side. Except when there are events in Middleham, there is always plenty of parking nearby.

MAIN ENTRANCE

Access to the cottage is through a wide front door with small threshold; there are no steps. The front door leads into a reception room, from which the other rooms may be accessed over a similar small, flat threshold, all no more than 2cm high.

PUBLIC AREAS - GENERAL (INTERNAL)

There are four rooms on the ground floor, with the access between reception room and lounge narrowed slightly by the

chimney breast on one side and a return in the wall to the other. Open-sided stairs rise from the lounge to the upper storey.

DINING ROOM AND LOUNGE

The dining room contains a refectory table and antique corner pew, with two chairs. This furniture fills the room, leaving access to the pew and a passage space via the reception room door to the back door. The cupboard containing coat space and utilities such as the vacuum cleaner also opens into this space, as does the kitchen door space. At the end of the refectory table is a storage heater.

The reception room has an antique cottage suite consisting of 2-seater settee and two armchairs. The focal point is a Victorian fireplace, which is for decorative purposes only.

In the lounge is a modern three-piece fabric suite which is of flexible combination, purchased to suit the proportions of the room. There are some small stools and occasional tables. There is also a TV with DVD player and a selection of local-interest DVDs in this room. There is a floor lamp in the lounge and in the reception room. A radio is also available.

Heating throughout is by storage radiator and the lounge also has a multi-fuel stove.

Files containing local information and instructions for equipment are located on the base of the small table in the reception room.

LAUNDRY

There is an automatic washing machine in the kitchen and an ironing board, iron etc may be found in the shallow broom cupboard in the dining room. There are two racks for drying in the cupboard under the stairs in the kitchen and a there is a clothes line in the yard. Materials for cleaning will be found in plastic storage boxes under the sink.

BEDROOMS

On the upper storey, at the front of the cottage are two

bedrooms, both overlooking Middleham Castle. One has a double bed with wrought iron bedhead and the other has twin divans. Both rooms have pine combination wardrobes and bedside lockers, with bedside lamps. Facing the rear is another single bedroom with divan bed and oak bedside locker and lamp. This room has a cream combination wardrobe.

SHOWER ROOM & TOILET

The shower room leads off from the upstairs landing at the rear of the cottage and contains a toilet, basin and large quadrant power shower. There is also a heated towel rail.

KITCHEN

The kitchen is located downstairs at the rear of the property, accessible via the dining room from either the reception room or the rear courtyard. It has a fully fitted Shaker-style kitchen with tiled work surfaces and includes an electric hob, oven, automatic washing machine, microwave and fridge. There is a matching toaster and kettle and a full range of utensils and containers for cooking.

GROUND AND GARDENS

At the rear of the premises is a fully enclosed shared courtyard with pleasant outlook in which is a small box-hedged flower bed exclusive to the cottage. There are a number of garden chairs. There is flat access to the courtyard from both the cottage and the street. From the street, the courtyard entrance appears to be another front door; this leads into a covered passageway under the upper story of a neighbouring cottage. There is one step halfway down the passage; at time of writing there is a small wooden ramp to facilitate barrows etc.

At the front of the cottage is a small border garden, with a bench under the front windows to sit and watch the racehorses go by.

ADDITIONAL INFORMATION

The cottage is suitable for most people, although it would not

be advisable for very young children due to the open stairs, which form part of the lounge area and are open-sided for maximum visibility and spaciousness. For this reason there is no provision at the cottage for babies or young children, e.g. cots or bottle warmers etc.

People with very limited mobility may have some difficulty with the stairs, although there is a handrail and the stairs have a return with small landing. The door between the reception room and dining room returns in front of the kitchen door, resulting in a narrowing of the kitchen access when the door is fully open. Inside the cottage is strictly a no-smoking area.

A small, well-behaved dog is welcome; other pets at the discretion of the owner.

All other emergency & ancillary equipment (torches, candles, spare bulbs, vases etc) can be found in the broom cupboard in the dining room. There are electric blankets for chilly nights, although the cottage is well heated, with storage radiators in each room.

Water heating is programmed, but this can be overridden if extra water is needed; instructions are in the equipment file in the cottage.

CONTACT INFORMATION

ADDRESS: Agents - Country Hideaways, Margaret's Cottage, West Burton, Leyburn, North Yorkshire, DL8 4JN.

TELEPHONE: Country Hideaways - 01969 663559

FAX: Country Hideaways - 01969 663559

EMAIL: info@countryhideaways.co.uk

WEBSITE: www.countryhideaways.co.uk

**WE WELCOME YOUR FEEDBACK TO HELP US
CONTINUOUSLY IMPROVE IF YOU HAVE ANY
COMMENTS PLEASE EMAIL
INFO@COUNTRYHIDEAWAYS.CO.UK**

**THIS ACCESS STATEMENT HAS BEEN COMPILED BY
THE OWNER**