

## Access Statement for Farriers, No.5 Church Street, Buxton

### Introduction

Farriers is a two-bedroomed property, sleeping four comfortably. A contemporary re-making of a former cottage, the property has been architect-designed to retain historic features in a modern setting, combining traditional character with all the facilities you need for a restful stay. The layout, however characterful, is not ideal for the less able. The bathroom is on the ground floor with the bedrooms above, accessed via a winder staircase.

### Pre-Arrival

- Our website includes views of all the rooms and a video tour.
- Enquiries made via the website, by telephone or letter are handled personally by our agent, who knows the property well and can answer any specific queries.
- The cottage has its own car space but is also extremely well located for arrival by bus (Market Place stop less than five minutes walk). The railway station is within fifteen minutes or a short taxi ride.
- Directions by road, rail and bus are sent to all guests.
- This access statement is published on our website and is available in the information file in the cottage.

### Arrival & Car Parking Facilities

- There is vehicular access to the road directly outside the front door down an 'Access Only' road, so stopping to unload is not a problem.
- Farriers has its own parking space next to the cottage but this is relatively narrow so passengers are recommended to alight before parking.

### Main Entrance

- The front door is directly on Church Street, with two small steps up from the road level.
- There is an inset coir entrance mat with carpet beyond.
- The entrance hall gives access to the living room and kitchen (straight ahead), the bathroom (to the left) and the stairs (to the right). There is coat hanging space over a storage unit for directories, games, jigsaws and space to leave boots and shoes.

## Stairs & Landing

- The stairs rise from the entrance hall and comprise a short straight flight, a quarter landing and then a further flight with winders turning through 90 degrees.
- There is a substantial handrail on one side only and the stairs are carpeted.
- At the top there is a small landing with doors to each side into the two bedrooms.

## Sitting room

- The sitting room, dining area and kitchen are combined in a way which makes for convivial living.
- The floor is wood strip with underfloor heating and a large, circular, wool pile rug for extra comfort.
- Two two-seater settees are provided. The dining table seats four but extends to seat six if entertaining guests (additional chairs are available in the bedrooms). Circulation space would be limited in this arrangement however.
- There is a Radio & CD player, TV & DVD player with remote control and a Bluetooth speaker, as well as an electric 'woodburning stove' which also has remote operation!

## Bedrooms

- One bedroom has a standard double bed (relatively low in height), the other a pair of singles.
- The main bedroom also has a chest of drawers, a wardrobe, a fold away luggage rack and a chair.
- The second bedroom has a chest of drawers, a desk/dressing table and hanging space at a relatively high level over a fixed bench/shelf.
- Both rooms have a centre light and separate bedside task lighting and are carpeted.

## Bathroom

- NB The bathroom is on the ground floor
- Limestone floor with underfloor heating (lovely!)
- Standard toilet with concealed cistern, pedestal basin and bath. Taps are lever action.
- Thermostatically controlled shower over bath with curtain.
- Electrically heated towel rail.

## Self-Catering Kitchen

- A roof-lit area which forms part of the living/dining room. There is also a window looking to the side and the area is well lit, naturally and artificially.

- Worktops are a standard 900mm high. There is an electric slot-in cooker with ceramic hob, a microwave mounted on brackets at wall cupboard level and an under worktop fridge/freezer.
- Crockery, cookware and utensils are stored in base units, a pull out larder and wall cupboards.
- In a separate cupboard off the living/dining room (with a bi-fold door) is a washer/dryer, the gas boiler and storage of items such as clothes airer and vacuum cleaner.

### Grounds and Gardens

- There is no outside space with the cottage, other than the car parking space.

### Additional Information

- Unlimited wireless broadband is provided, free of charge.
- The cottage is (and always has been) non-smoking.
- Pets are not accepted.

### Contact Information

Address:

For enquiries and bookings:

Pam Livesley, 136 Hillside Road, Bramcote, Nottingham, NG9 3BD

The cottage:

Farriers, 5 Church Street, Buxton, Derbyshire, SK17 6HD

Telephone: Pam Livesley: 0115 922 5582, mobile 07880 514455

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Website: [www.farriersbuxton.co.uk](http://www.farriersbuxton.co.uk)

Hours of operation: Open all year

Emergency number: Proprietors: Roddie & Kate MacLean - 07974 980 731

### Contact Telephone and Email Address

We welcome your feedback to help us continuously improve. If you have any comments please phone 01159225582 or email [pam@farriersbuxton.co.uk](mailto:pam@farriersbuxton.co.uk)