

Access Statement for The Cabin at Oaklands Farm

INTRODUCTION

The Cabin is a timber building and was built in 2003. We married and lived in The Cabin from November 2003 whilst we built up our farm gaining planning permission for our house in 2008. We re-sited The Cabin to its new position adjacent to our farm house within the garden and have extensively renewed many features including the roof, the floor and outside decking area. The Cabin is insulated, double glazed and has electric heaters throughout, with the added benefit of a wood burning stove.

The Cabin sleeps 5 with 3 bedrooms, a bathroom and large open plan living, dining and kitchen area. All rooms are on one level.

Overall dimensions of The Cabin, 6.2 metres wide x 12.2 metres in length.

From the concreted car parking area there are 2 x 165mm paving slab steps up to the decked area. The decking has a gentle slope up to the utility entrance door (front door) into The Cabin.

The decking area (1.9 metres wide x 32.8 metres overall length with a wider area at the end 3.6m 5.0m for seating) has a very gentle slope, less than 1 in 20 to the front door. It covers the front, side and half of the rear elevation. A hand rail runs the full length of the decking. From the lounge/back door to the far end of the decking it is completely level. From the side of the back door there are 4 steps down to a patio area. This patio area can be accessed avoiding steps from the front area of the decking.

A warm welcome awaits you at The Cabin. We can be contacted via our website: www.thecabinludlow.co.uk, email: info@thecabinludlow.co.uk or telephone 01584 891788.

The Cabin is self-catering holiday accommodation. We are members of Shropshire Tourism Association and inspected by Direct Tourism Services Ltd, The Cabin has been awarded 4 stars for 2014/15.

PRE-ARRIVAL

We have a growing web site, with pictures of all the rooms and surrounding area. Booking/enquiries can be made via email, telephone or letter. Upon receiving a booking and deposit, a letter of confirmation and booking form will be sent. This will have full directions on the reverse of the letter. Our leaflet with information and photographs will be sent out.

The Cabin is approached via Hope Bagot Lane approximately 1 miles from the Hope Bagot church or 1 mile from Knowbury crossroads. Our stone driveway leads you through a wooden 12ft/3.6m wooden gate. The drive rises gently and bears to the right. The Cabin is straight in front of you and the farmhouse to the left hand side. Between the farmhouse and Cabin is a concreted, level area for parking cars all year round.

PUBLIC TRANSPORT

- The nearest bus stop is at Clee Hill approx. 3 miles
- Railway Station in Ludlow, Station Drive SY8 2PQ, 01584 877582, 6 miles
- Airport Birmingham, B26 3QJ, 0871 222 0072 approx. 40 miles
- Taxis: Tracey's Taxis, Knowbury. Wheelchair friendly 01584 890820 / 07852 204 406

NEAREST TOWNS/VILLAGES:

Hope Bagot (village) – 1 mile (postbox)

Knowbury (village centre) – 1 mile (postbox)

Clee Hill (village) with store, post office and bakery – 3 miles approx.

Ludlow (town) – 6 miles

Tenbury Wells (town) – 4.5 miles

Shopping: Major supermarkets deliver in this area for your convenience.

KEY COLLECTION, WELCOME AND CAR PARKING

The key can be collected from Mary-Jane or Mark (Owners) in the farmhouse adjacent, but they will endeavour to greet you personally and show you around the property.

Parking is available for 2 to 3 cars on a concrete area to the front of The Cabin.

The decking and parking areas are lit at night with motion sensor lights.

ENTRANCE TO THE CABIN

The front door is 750mm/29.5" wide.

There are 2 steps from the parking areas onto the decking. To avoid these steps you can use the sloping grassed area from the parking area to the decked area. Once on the decking there are no other steps into the property.

The entrance is well lit with motion sensor lights.

The flooring in The Cabin is oak floor boards throughout with mats both inside and outside each entrance door.

THE CABIN LAYOUT

Utility Room:

From the front door you enter the Utility room. This has a worktop area with washing machine and freezer under and wall units above with laundry utensils and spare bulbs. There is also a large storage cupboard which houses the ironing board, clothes airer, cleaning equipment and key hooks. There are coat hooks to the right hand side of the front door.

Hallway:

The utility room leads into the hallway. Turn left to the bathroom, 3 bedrooms and airing cupboard. Turn right through doorway (720mm) for the lounge, dining and kitchen area.

Lounge / Dining / Kitchen area:

This has a two seater reclining settee with an armchair (non reclining), and 2 high backed armchairs. Non feather cushions.

Mother and child lamp, nest of 3 tables with small touch sensor lamp.

TV unit with shelf and drawer under.

32" digital TV with remote control, dvd player plus USB recorder (USB stick provided in drawer for recording). The TV unit houses books, leaflets, instructions book, visitor book, dvds, and a variety of board games and cards.

Furniture can be moved.

Natural light by day with over head lighting and reading lamps.

Dining table has legs at each corner 3ft x 4ft and 30" high.

There is free space around the table.

Dining chairs (all moveable) 4 with seat pads and no arms (a further dining chair is available in bedroom 2).

The cooker hob is 930mm above the floor with a double oven and grill below, both oven doors drop down.

Worktops and sink are at the same level as the hob.

Kitchen base units, drawers and wall units with glasses, crockery, cutlery and cooking utensils. Toaster, electric cordless kettle rotating 360°, Brita water filter, cd/radio and microwave.

Integral fridge, door opening right.

Free standing dishwasher with door opening down.

Bedroom 1:

With king size bed (bedding non feather). Pair bedside drawers with battery alarm clock, and touch sensitive lamps. Wind up torch, (incase of power cut). Wardrobe with 2 drawers under with coathangers. Dressing table and stool with left hand side drawers. Glass surface protectors, mirror and tissues. Shelf with free standing towel rail, bin and hairdryer beneath (adj. dressing table). Electric heater. Door opening 720mm.

Bedroom 2:

Double bed (bedding non feather). Bedside drawers and dressing table and stool with drawers to left hand side (hairdryer in drawer). Pair reading lights, battery alarm clock, tissues and wind up torch (in case of power cut). Free standing towel rail, bin, and chair. Wardrobe with 2 drawers under and coat hangers. Electric heater. Door opening 720mm.

Bedroom 3:

Single bed (bedding non feather). Pair bedside drawers with reading lamp and wind up torch. Hooks on back of door. Electric heater. Door opening 720mm.

Bathroom:

Bath with electric shower over and shower screen. Heated towel rail. Bath has angled grab rail. Wash hand basin 850mm high, mirror with shaver light over and shelf below. Toilet 400mm high. Well lit with over head light. 2 door mirrored bathroom cabinet.

Airing Cupboard:

Hot water cylinder, with shelving above. Switch for hot water. Fuse box.

Outside – Decking:

The decking area has a patio table (3ft x 4ft) with 2 armed chairs and 2 armed benches. Parasol located in storage cupboard in utility room.

From the steps of the decking to the paved patio areas is a clothes line and a path 3ft wide leading down a gentle slope to a wicket gate and steps down onto Hope Bagot Lane.

The garden and lawn area are evolving and are for you to enjoy. All have uneven surfaces.

Future Plans:

We are always striving to improve. We hope to erect garages and storage areas and create a new parking area level with the decking and patio areas.

Contact Information:

Mary-Jane and Mark Shakespeare

Web: www.thecabinludlow.co.uk

Tel: 01584 891788

Email: info@thecabinludlow.co.uk

Additional Information:

- Assistance dogs are welcome.
- Mobile phone reception is usually good.
- Country Inn (Bennetts End Inn) 100m away serving food and local ales.
- The nearest General Hospital with an A & E unit is
- Hereford County Hospital (HR1 2ER / 04132 355444) approx. 20 miles.
- Also Shrewsbury Hospital (SY3 8XQ / 01743 361000) approx. 30 miles.
- Both Ludlow Hospital (SY8 1XQ / 01584 872201) and
- Tenbury Hospital (WR15 8AP / 01584 810643) have minor injury units (limited hours).
- Shropdoc (out of hours): 08444 06 88 88
- Doctors, Station Drive Surgery, Ludlow, SY8 2AB 01584 872461
- Dentist (Stepping Stones), New Road, Ludlow, SY8 2LS 01584 879479.

This and other information will be available in The Cabin welcome folder.

We are striving to improve and all comments and suggestions will be gratefully received.