

Access Statement for Botvyle Farm Holiday Cottages

Introduction

A combination of brick and timber clad barn conversion holiday cottages. Two semi-detached single storey 3 bedroom properties, one with disabled access grading M2 from VisitBritain. A large timber clad 2 storey barn with two cottages of 3 bedrooms each. A brick stableblock conversion into two semi-detached cottages of 2 storeys, 1 and 2 two bedrooms respectively.

The cottages are within a courtyard setting with parking, including level disabled parking.

Pre-Arrival

- Contact us by telephone 01694 722869 or e-mail enquiries@botvylefarm.co.uk Postal enquiries to Botvyle Farm, All Stretton, Shropshire, SY6 7JN. There is an answerphone if we are unable to take the call and we aim to get back to you the same day.
- There is a colour brochure available and a website with regularly updated availability.
- We are 2 miles N. of Church Stretton, 1/2 mile from the A49. Church Stretton railway station has hourly service on the Shrewsbury /Hereford line. You will find the bus stop here in Church Stretton for A49 route to Shrewsbury or Ludlow. Up -to -date timetables and details of local taxi firms are available in each cottage and can be sent in advance of your arrival.
- The Red Cross Shop in Church Stretton can arrange wheelchair hire. There is a shopmobility in Shrewsbury. Details of both will be provided on request.
- Ragleth cottages is access graded M2. This property is suitable for a person who walks with assistance or needs occasional wheel chair use. Please telephone to discuss your particular needs and requests.
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Arrival & Car Parking Facilities

- The cottages are all located in a courtyard accessed through an archway from the Cardington road.

- There is level parking for all cottage guests within the courtyard and a designated disabled parking space giving access to side and rear of car when parked. From here there is a paved pathway in front of the single storey cottages leading to Ragleth cottage.
- There are lights along the path illuminated from dusk 'til 11pm and outside lights outside each cottage doorway operated at your discretion. The courtyard parking for non-disabled, has 4 steps up with handrail to reach footpath. Steps 20cm high x 225cm wide.
 - There is an 18cm step up into each cottage and a mobile non-slip metal ramp 250cm long with handrails is available to use for Ragleth cottage. Please request this at the time of booking.

- We are on site to greet all visitors, to show you where to park, escort you to your cottage and answer any questions you may have on arrival or throughout your stay.
- Spare keys are available for all cottages.

The cottages

- Ragleth is a single storey cottage. The conversion was completed 2001 and has met building regulations for access with regard to door and corridor widths. Doors are 82cm wide.
- The hall, kitchen and bathroom are tiled throughout. The seating area has a rug on top of tiles. The bedrooms are carpeted.
- The sitting room has a high seated cottage style sofa with firm cushions and rigid arms, as well as a standard three piece suite.
 - The beds are all divan style.

Interior lighting

- The hallway and corridor have drop ceiling light with switches at door entrance and along corridor at 100cm height.
- The kitchen has 3 spot lights and lounge area drop ceiling light, both switches at door entrance 100cm high.
- Bathroom has pull switch ceiling light.

- Bedrooms have entrance switch for drop ceiling light and 2 bedside lamps with switches on the electric lead.
- En-suite shower has ceiling light.

Bathroom

- The bathroom has an outward opening door.
- The toilet has movable support armrest and transfer area.
- The bath has horizontal support rail along length of bath and a vertical rail at the tap end.
- The basin has vertical support rail to the left side of taps.

En-suite shower

- Has outward opening door but no support rails for toilet basin or shower.
- Shower has corner sliding glass door cubicle and is not suitable for less than full mobility.
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Caradoc cottage has the same layout and facilities but no support rails in the bathrooms. There is a 18cm step up into the double en-suite bedroom. Lighting, fixture and fittings are similar to Ragleth.

Lawley

There is 18cm step up into cottage giving entry directly into downstairs living area. Carpeted throughout contains, 2 club chairs, 2 seater cottage style sofa, coffee table, unit with T.V. freeview, DVD player, pine table and 2 chairs and fitted kitchen cupboards with all kitchen equipment. Lighting consists of 2 wall lights in lounge space and 3 spot lights over kitchen.

Stairs with ceiling light, switched top and bottom of stairs, lead up to double bedroom, drop ceiling light, with wardrobe, dressing table with lamp, chest of drawers, chair and 2 bedside tables with lamps.

En-suite shower room, ceiling light with pull switch, basin and toilet, electric towel rail and fan heater. Convex electric radiators on timer switch in lounge and bedroom.

Longmynd

- 18cm step up into kitchen. Tiled floor, fitted kitchen cupboards, pine table, 4 dining chairs. Small storage cupboard containing heating boiler. Cottage centrally heated throughout, oil-fired.
- Door into carpeted lounge with wall lights each side, has 3 two

seater sofas, coffee table and lamp, hi-fi unit, table with TV, DVD player and freeview.

- Six stairs from lounge to landing with wall light either end. Landing, bedrooms and bathroom carpeted.
- Double bedroom with ceiling light, accessed by 8 stairs from landing, contains pine double bed, dressing table, chair, 2 bedside tables with lamps, built in hanging space.
- Twin bedroom, has ceiling light, accessed opposite end of landing by 6 stairs, contains twin pine beds, 1 bedside table between beds with lamp, built in hanging space and chest of drawers
- Bathroom accessed by 3 stairs from landing, large white bathroom suite, ceiling light, towel rail and fan heater. Outside bathroom door is ceiling light and airing cupboard.

Kibble and Drifthouse

- Both cottages have paved patio area Approx 20cm step up from courtyard and from here 2 entrances into either kitchen or hall with 20cm step. The following description covers both cottages unless otherwise stated.
- Ground floor tiled throughout, large fully fitted kitchen, large lounge, large hall with cloakroom and utility room. Wall lights, drop ceiling lights, inset ceiling lights throughout downstairs area.
- Carpeted stairs, landing, and bedrooms. Wall lights and ceiling lights.
- Tiled bathroom and shower room, pull light switch.
- Bedrooms double divan or pine double or single twin beds, bedside tables with lamps.
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Grounds and Gardens

- Each cottage has a picnic table with seating and umbrellas. This is just outside the door for Ragleth and accessible in a wheelchair. We also have a bench and individual garden chairs.
- There is a large lawned area for all guests to use.

Additional Information

- All cottages have interlinked smoke alarms. Emergency telephone numbers are provided. In case of fire notices are on the inside of exit

door with assembly point details.

Dogs

- Dogs are accepted in some cottages, there is a small fee. Owners are responsible for their animals behaviour. Dog baskets can be provided at no extra charge. Please request at the time of booking. **Please read terms and conditions of booking.** Dogs must be under control at all times.

- **Smoking is strictly prohibited in any of the cottages.**

Address: Botvyle Farm Holiday Cottages
All Stretton
Church Stretton
Shropshire
SY6 7JN

Telephone: Telephone - 01694 722869

Email: enquiries@botvylefarm.co.uk

Website: www.botvylefarm.co.uk

Future Plans

- We are considering additional garden furniture and equipment, including a summerhouse with storage for all games, books etc. to give each cottage a larger selection.

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Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01694722869 or email enquiries@botvylefarm.co.uk