

Access Statement for Throwley Moor Farmhouse

Introduction

Throwley Moor Farmhouse is a traditional farmhouse on a working beef and sheep farm. It is located in the beautiful Peak District National Park and is only minutes away from numerous attractions, including Alton Towers. We have tried to provide as much information as possible, however should you have any queries please do not hesitate to contact us.

Pre-Arrival

- We have a website which can be found at www.throwleyhall.co.uk.
- Bookings and enquiries can be made by phone, email or fax.
- The nearest bus stop is in the village of Calton, 1.5 miles away.
- The nearest train stations are Derby (19 miles) and Stoke-on-Trent (16 miles).
- We can give you the contact details of a local company who can deliver local produce to the house upon your arrival.

Arrival & Car Parking Facilities

Luggage can be unloaded at the front of the house. There is a parking area at the front of the property which can park up to 6 cars.

Parking is about 10 metres away from the front door.

The entrance has 1 step – 10cm high, 100cm wide. The door is 80cm wide. This leads into the porch area. There is then a second door into the house that is 86cm wide.

The house and garden is then accessed from this area through a small gate.

Main Entrance & Reception

Inside the front door is the entrance hall which houses the stairs and leads to all other areas of the house.

Public Areas – General (Internal)

To the left of the entrance hall is a large sitting/games room. This is accessed through a door that is 83cm wide. In this room there is a snooker table and a table tennis table. There are also two triple sofas and five armchairs. There is also a teletext TV in this room. Flooring is fitted carpet.

The sitting room is to the right of the entrance hall (door width 83cm). In this room there are two triple sofas, one double and two armchairs. Furniture is moveable and there are plenty of non-feather cushions provided. Flooring is fitted carpet. A teletext TV is provided along with a tape player, DVD player and CD and tape stereo.

Self-Catering Kitchen

- Kitchen is accessed from the sitting room through a doorway 90cm wide.
- Worktop height is 92cm.
- There is a large 3 oven cooker (side opening) and a drop down grill. The height of the lowest shelf is 22cm.
- Sink is 92cm high with cupboards underneath.
- Hob is 92cm high.
- There is a large table provided in the kitchen (229cm x 99cm) that is 77cm high. There is also a second, slightly smaller table provided in the kitchen.
- Flooring is tiled.
- There is at least 95cm between the worktops and all furniture.
- There is a good contrast between the floor, cupboards and other surfaces.
- Off the kitchen is a pantry which houses a fridge and an upright fridge/freezer. The highest shelf in the fridge is 140cm and the lowest drawer in the freezer is 24cm.

Laundry

There is no separate laundry room however, there is a washing machine and a tumble dryer in the utility room.

Bedrooms

There are four bedrooms in this property, all of which are upstairs. These are accessed via 12 stairs, with a small landing after the third (98cmx89cm). Steps are 20cm high, 26cm deep and 90cm wide. There is a banister on the right hand side. Carpet is fitted on the stairs and throughout the first floor.

The first bedroom is to the left at the top of the stairs. The door is 74cm wide. In this room there is a standard double bed (55cm high) and two standard single beds (60cm high).

The other three rooms are to the right of the staircase.

Bedroom 2 is accessed through a door 73cm wide. In this room there are four single beds, two of which are 60cm high and two 50cm high.

Bedroom 3 is accessed through a door 74cm wide. In this room there is a standard double bed (50cm high) and a standard single bed (60cm high). In this room there is also a teletext TV provided with remote control. This room also has a sink (78cm high).

The fourth bedroom, bath and shower rooms are accessed through a second landing (doorway 70cm wide).

The fourth room is accessed through a door 78cm wide. In this room there is a standard double four poster bed that is 52cm high. This room also has an ensuite toilet (door width 81cm) that is 40cm high and a sink that is 85cm high.

Bathroom, Shower Room & WC (Ensuite or Shared)

On the ground floor there is a shower room and separate toilet next door.

The door into the toilet is 73cm wide. In here is a toilet (40cm high) and a small sink.

The neighbouring shower is accessed through a door 73cm wide. In this room there is a sink and a large shower. The rim height of the shower is 26cm. The entrance to the shower is folding and is 63cm.

On the first floor there is a bathroom and a shower room, both of which are carpeted.

The door into the bathroom is 76cm wide. In this room there is a bath (55cm high), a toilet (39cm high) and a sink (79cm high).

The door into the shower room is 73cm wide. In this room there is a shower (60cmx60cm) that is 20cm high, a toilet that is 40cm high and a sink 78cm high.

Grounds and Gardens

There is a large grassed garden to the front of the property including a patio area with a barbeque and garden furniture. To the rear of the property is a small courtyard.

Shop

The nearest shop is in the village of Waterhouses.

Leisure Facilities

The nearest leisure facilities are in Waterhouses, Ashbourne and Leek.

Contact Information

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We welcome your feedback to help us continuously improve if you have any comments please phone 01538 308202 or email stay@throwleyhall.co.uk.