

Introduction

Our self catering cottage is a stone semi detached farmhouse property built in approximately 1780 with access to the front and rear of the property. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a website www.tippetfarm.co.uk and are also listed on: Farm Stay Uk www.farmstayuk.co.uk, Visit Britain www.visitbritain.co.uk, i know north west www.iknow-northwest.co.uk, Visit Lancashire www.visitlancashire.com, Visit Rossendale www.visitrossendale.co.uk, Rural Rossendale www.ruralrossendale.co.uk,
- Bookings / enquiries can be made via email, phone, mobile phone, texting, by post
- The nearest bus stop is Bacup Road, Waterfoot 1000metres from the farmhouse.
- The nearest train station is 8 miles away at Bury; there are accessible taxis at the station or the no. 482 bus travels from Bury station to Bacup Road, Waterfoot see: www.rossendalebus.co.uk

Arrival & Car Parking Facilities

- Luggage can be unloaded at the front or back of the farmhouse
- The surface at the front is a gently sloping stone paved area
- There is a forecourt in front of the barn adjacent to the farmhouse with parking for up to 4 cars.
- Parking is approximately 12 metres away from the front entrance and 28 metres from the rear entrance
- The entrance at the front has a series of steps: 1 step 20cm high x 30cm deep x 114cm wide + 1 step 20cm high x 30cm deep x 114cm wide + 2 steps 20cm high x 30cm deep x 114cm wide.
- The front door is hinged on the right and opens inwards. The front door opening is 78cm wide.

- The is one step at the rear 13cm high x 155cm deep x 180cm wide + 1 door step 21cm high x 23cm deep x 80cm wide
- The rear door opening is 74cm wide
- The surface at the rear has a more uneven surface (stone crazy paving)
- There is a wooden ramp which can be placed in situ at the rear entrance for access by wheelchair users

Main Entrance & Reception

- Leading in from the front entrance and off to the left is a dining room, door opening 70cm wide, right hinged opening inwards
- The entrance at the rear leads directly into the kitchen, the back door opening is 74cm wide, left hinged, opening inwards
- There is a weather board 5cm high and 5mm across the length of the threshold of the front door
- There is a weather board 3.5cm high and 5mm across the length of the threshold of the rear door
- There is free space in the kitchen (clear of doors and kitchen units) of approximately 4metres x 2metres
- There is free space in the dining room (clear of doors and furniture) of approximately 1.1metres x 3metres

Dining Room

- The dining room has a door to the lounge (door opening 70cm wide) and a door to the kitchen (door opening 70cm wide)
- Table (moveable side to side)– 2 pedestal legs at either end, 71cm floor to lowest point of table (underspace), 1.5 metres long, 0.8 metres wide and 73cm high
- Chairs (all moveable) – 6 chairs with removable seat cushions which have no arms. There are 4 further chairs (with no arms) in the kitchen if needed.
- Flooring is Axminster wool carpet 80%wool 20%nylon
- Teletext TV provided with remote control and built in DVD player
- One 2 person sofa which converts into a sofa bed, height to top of seat cushions 42cm sofa 122cm wide

Self-Catering Kitchen

- Kitchen entrance leads directly from the dining room, door opening 70cm, right hinged, opening inwards
- Worktop height 90cm
- Oven door is drop down, height of lowest shelf 1.10 metres, can be accessed from the side
- Sink is 90cm high set in a work top. The sink dimensions are: 42cm long x 35cm wide x 15 deep with a left hand draining board and clear access from the front
- Hob is 96cm high
- Kitchen table provided with height 75cm, underspace 72cm, 1.45metres long, 0.90 metres wide 4 dining chairs without arms
- Flooring is part tiled and part cushion carpet
- Lighting provided by 2 pendant lights using low energy light bulbs
- Larder fridge/freezer available, freezer at the bottom, fridge located on top. Highest shelf in fridge 162cm and lowest shelf in fridge 127cm
- Front-loading automatic washing machine, door handle 47cm from floor. Detergent dispenser and washing machine controls 76cm from floor, clear access from front
- Microwave oven positioned on work top at 90cm high

Lounge

- Accessed off the dining room (door opening, 70cm wide). 2 stone steps down to access lounge 95cm wide x 20cm high x 30cm deep. Wooden ramp available for access to lounge for wheelchair users
- Flooring is short pile carpet plus deep pile Chinese wool carpet.
- Furniture is moveable and there is a mixture of cushions some with feathers and others with foam filling.
- 1x 2 person sofa and 1x 3 person sofa, height to top of seat cushions 39cm
- 3 Occasional chairs provided all with arms (non feather filling), 1 Parker Knoll high back chair height to top of seat cushion 49cm, 2 cane back chairs height to top of seat cushions 34cm and 37cm
- Teletext TV provided with remote control and VHS video player

Laundry

- There is no separate laundry but there is a standard size washing machine which is front loading, provided in the kitchen. (See kitchen)

Shop

- Not Available

Leisure Facilities

- Not Available

Outdoor Facilities

- Access to children's play area in garden on a slightly sloping lawn with swing and slide. 1 metre deep pond in this area.

Conference & Meeting Rooms etc

- Not Available

Bedrooms

Room combinations: Ground floor – 1 double bedroom, First Floor – 1 bedroom with $\frac{3}{4}$ size bed, 2 twin bedrooms

General: Non-feather duvets are provided in all rooms. There is a mixture of pillows some are feather filled and some are non- feather filled.

- Sheets, duvet covers and pillow cases are poly-cotton
- Teletext TVs provided in all bedrooms with remote control

Ground floor:

- This bedroom is accessed from the lounge
- Door opening width 84cm, right hinged opening inwards
- Standard double bed provided, height to top of mattress: 58cm
- Ensuite bathroom accessed from the ground floor bedroom
- Door opening width into bathroom 84cm, right hinged, opening inwards
- Largest transfer space available to left of bed is 1.5metres
- Largest transfer space available to right of one bed is 1 metre
- Space between end of bed and wall with radiator on 57cm

First Floor:

- Reached via stair case of 11 stairs in 2 flights: 4 stairs then a landing 84cm deep and 79cm wide + 7 stairs (stair dimensions: 20cm high, 25cm deep and 74cm wide)
- There is a handrail on the left hand side
- Short pile carpet from stairs and throughout first floor
- The narrowest point on the landing is 82cm.
- All the door openings to the bedrooms and bathroom on the first floor are 70cm wide
- All first floor bedrooms have a shared bathroom with toilet, wash basin, bath and shower & separate toilet on the landing opposite the back bedroom

•Room with $\frac{3}{4}$ bed:

- Vanity unit with hot and cold running water height of unit with wash basin 80cm
- Bed dimensions: height to top of mattress 56cm, width 130cm, length 195cm,
- Space on left hand side of bed 1metre, space on right hand side of bed 50cm, space between vanity unit and bed 48cm

•Twin room no 1:

- Twin 90cm (3ft) beds
- Bed height to top of mattress 57cm
- Beds moveable presently arranged on 1 wall with 50cm to the left hand side of bed 1, 50cm in centre and 1 metre to the right of bed 2.
- Door is left hinged, opening inwards

•Twin room no 3:

- Twin 90cm (3ft)
- Bed height to top of mattress 57cm,
- Beds moveable presently arranged on 1 wall with 50cm to the left hand side of bed 1, 50cm in centre and 50cm to the right of bed 2.
- Door is right hinged opening inwards

Bathroom & WC

Downstairs ensuite

- Shower over bath
- Bath dimensions: 54cm high, 150cm long, 60cm wide
- Wash basin is a non pedestal type suitable for wheelchair users. The gap underneath the wash basin is: 69cm
 - Horizontal grab rail to the left hand side of the toilet as you are facing it, set at approximately 75cm high
- Toilet seat height 42cm
- Space to left of toilet is 1.83metres, no available space to the right

First Floor Bathroom

- Door opening 70cm wide, left hinged, opening inwards
- Shared with all upstairs rooms
- Bath height is 46 cm, 53cm wide, length 150cm
- Step up to shower cubicle 10cm x 91cm wide and 25cm deep
- Shower cubicle (quadrant) – rim height (step over) is 18cm, size 88cm wide x 74cm deep, door width 66cm(bi-fold)
- Toilet seat height 40cm, available space to the left of the toilet 1.1metres, with no available space to the right

First Floor Toilet

- Room comprises toilet
- Toilet seat height 42cm
- There is no available space to the left or right of the toilet

Grounds and Gardens

- Crazy paved area to the rear with bar-b-cue and moveable outdoor picnic table with fixed bench seats.
- Height of table 70cm with 67cm of underspace at either end.
- Bench seat 49cm high.
- Bar B Cue set at 51cm high

Additional Information

- Information folder is produced in size 14 font (can be increased on request)
- There is no landline telephone in the farmhouse. Mobile phone reception is generally good.

Contact Information

- Address: The Old Stables Tippet Farm Off Cowpe Road, Cowpe, Rossendale, Lancs BB4 7AE
- Telephone: 01706 224741
- Mobile phone number 07746 556337
 - Email: enquiries@tippetfarm.co.uk
- Website: www.tippetfarm.co.uk
- You can ring us between: Phones – 07.00-22.00hrs Monday - Sunday
- Disabled Equipment retailers: Miller Care, Moscow Mill St, Oswaldtwistle, Accrington - 01254 233426 Wheel chairs for hire from Red Cross Shop Waterfoot Rossendale BB4 9AP. 01706 215425
- Local public transport numbers: Bus 01706 212337 Train 08457 484950
- Local accessible taxi numbers: Premier Travel 01706 713666
- Rossendale Tourism Help Line 01706 825905

Future Plans

- The access statement will be added to our website in spring 2008