

'The Byre' Access Statement

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities that we offer all our guests/visitors.

Introduction

High up in the North Pennines AONB with spectacular views over some of the most peaceful and unspoilt countryside in England, 'The Byre' is a beautifully converted stone barn adjoining the owner's property.

Conveniently situated off the A689 at around 1400 ft in the hamlet of Lanehead, this is an ideal location for walking, bird-watching, painting & sketching, cycling, touring or just relaxing and enjoying the views.

'The Byre' is one of three adjoining stone barns dating we believe from the 1850s, which were originally part of the outbuildings of Lanehead Farm. Sympathetically and extensively restored in 2003 and finished to a high specification, the property now consists of living accommodation for the owner and self-contained holiday accommodation for guests.

We aim to meet the needs of all our guests however there are features which might make access difficult for people with limited mobility. If you have any questions or require any assistance please phone us on 01388 537 693 or email holidays@highwatch.co.uk.

Pre-Arrival

We are situated roughly in the centre of the hamlet of Lanehead in Upper Weardale and located down a short drive off the A689 on the left when travelling west towards Alston. For full directions and map of how to reach us please see our website www.highwatch.co.uk. When travelling by car with a sat nav our postcode is DL13 1AJ.

FROM THE EAST: Public transport is limited to the 101 bus service which travels from Bishop Auckland our nearest network rail station. The closest stop is at Cowshill approximately 1 mile away though by pre-arranged request the bus will come up to Lanehead. Weardale Travel who operate the service may be contacted on 01388 528 235. Details of the service and timetable can be found on www.weardale-travel.co.uk/stanhope-killhopewheel.html.

FROM THE WEST: There is no public transport service from the west operating at the weekend. Monday to Friday the 680 bus travels from Carlisle network rail station to Alston and Nenthead which is 4.5 miles away. If you intend to travel by rail to Carlisle the only sensible option is to then take a train from Carlisle to Hexham (see below).

FROM THE NORTH: Public transport is limited to the 688 bus service which travels from Hexham network rail station to Allenheads which is approximately 4.1 miles away. Tyndale Links who operate the service may be contacted on 0845 6060 260. Details of the service and timetable can be found on http://www.visithadrianswall.co.uk/dbimsgs/688_times_Publication.pdf.

FROM THE SOUTH: There is no public transport service from the south.

The main road outside the cottage has a narrow tarmac path, uneven in places leading down a short tarmac ramp to a level gravelled forecourt in front of 'The Byre'. The gradient of the tarmac ramp is approximately 30°.

To the east there is a small Co-op and a Post office about 6 miles away in St John's Chapel. St John's Chapel is accessible via the 101 bus service. To the west there is a small community store located in Nenthead about 4.5 miles away and a variety of shops in Alston about 8 miles away however there is no public transport available to get to either place from Lanehead. The nearest petrol station is in Alston.

We can arrange for shopping to be delivered in time for your arrival; please let us know your requirements when booking. Alternatively, you can place an order directly if you have an account with Asda or Sainsbury's, both of whom deliver to Lanehead.

We also offer a 'Welcome Hamper' containing a selection of local produce. Details and order form may be found on our website.

Key Collection, Welcome and Car Parking

The key can be collected from 3pm onwards at the owner's property, which adjoins 'The Byre'. We like to welcome our guests personally and provide a quick guided tour of 'The Byre'. On the rare occasions when we are unable to welcome guests personally the keys will be found in a key safe to the right of the entrance to 'The Byre' and the combination will be provided before arrival.

Off-road parking is available for 1 car on the gravelled forecourt in front of 'The Byre', 9m/9.75yds from the entrance door. There is plenty of space to allow for loading and unloading your car next to the entrance door. This area is well lit at night by motion sensor lights and a courtesy light by the entrance door.

Entrance to Property

There is a stone step (150mm/6ins high including the wooden door threshold) into the property from the gravelled forecourt. The stone step is 380mm/15ins wide front to back (the internal floor level matches the level of the external gravelled area). The entrance door is 820mm/32.25ins wide and leads directly into the main bedroom.

The floor covering immediately inside the entrance is coir matting then short pile carpet for the rest of the room.

Accommodation within the Property

Almost all accommodation is on the ground floor with step free, level access throughout.

Main Bedroom

On the ground floor there is the main bedroom with double bed.

The height of the double bed from the top of the mattress to the floor is 550mm/21.75ins. The bed may be accessed from either side.

Lighting is by natural daylight and at night by wall-mounted up lighting. Bedside tables and lamps are also provided.

The bedroom offers good colour contrast between the floor, walls and doors and has a short pile carpet.

Mezzanine Bedroom (stair access only)

STAIRS rise to a mezzanine floor above the main bedroom with a single bed. The stair treads are 755mm/29.75ins wide by 255mm/10ins deep by 240mm/9.5ins high with one intermediate landing roughly half-way up. There are 4 steps to the landing and 6 steps to the mezzanine floor. There is no handrail.

The mezzanine floor has a low pitched roof with exposed beams and would be inconvenient for a tall person.

The height of the single bed from the top of the mattress to the floor is 540mm/21.25ins. The bed may be accessed from either side though it can only be conveniently accessed on one side by an adult.

Lighting is by natural daylight and at night by a triple ceiling spotlight strip. A bedside table and lamp is also provided.

The mezzanine offers good colour contrast between the floor, walls and stairs and has a short pile carpet.

Shower-room & Toilet (En-suite)

Only the ground floor bedroom has an en-suite shower room, which has the following:

- Step free, level access
- Door opening 710mm/28ins wide
- A shower cubicle with step up into 200mm/8ins high
- Toilet 415mm/16.5ins high
- Wash basin 820mm/32.25ins high with quarter turn taps
- Well lit with overhead lights

- Black slate flooring which is slightly uneven (a non-slip bath mat is provided)

Kitchen

The galley kitchen is situated on the ground floor with step free, level access from the bedroom and the sitting room/diner. The minimum width between the wall and kitchen units is 1m/39.5ins.

The door opening to the kitchen from the bedroom is only 685mm/27ins wide and would be too narrow for a wheelchair.

The door opening to the kitchen from the sitting room/diner is 790mm/31ins wide.

The door of the oven drops down and the handle is 745mm/29.25ins above the floor. The hob is 900mm/35.5ins above the floor. The oven has a built-in grill. There is an extractor fan with lights above the oven. The extractor fan controls are 1.6m/63ins above the floor.

There is a Microwave with grill which guests may find more convenient to use than the oven grill.

Worktop and sink are 920mm/36.25ins above the floor.

Glasses and crockery are stored in wall cupboards, the lowest shelf of which is 1.4m/55ins above the floor.

The kitchen is well lit by ceiling spotlights and fluorescent tubes under the wall cupboards

Flooring is non-slip cushion-floor tiles

Sitting Room/Diner

The sitting room/diner is situated on the ground floor with level entry from the kitchen.

The door opening to the sitting room is 790mm/31ins wide.

The room has a mixture of seating with sofas and arm chairs with non-feather cushions together with a low coffee table.

Furniture can be moved.

There is a flat screen LCD digital television with remote control, subtitles, and built-in DVD player. There is also a CD/Tape/Radio unit.

The dining table (moveable side to side) has legs on each corner, 585mm/23ins from floor to lowest point of table (under space) and is 730mm/28.75ins high.

There is free space around the table.

Dining chairs (all moveable) – 4 chairs with padded seat covers that have no arms.

Travel Cot, High Chair and 'BabyDan' Hearth Gate Fire Guard available on request.

Lighting is natural daylight and by night wall-mounted up lighters and overhead spotlights as well as table and standard lamps around the room.

The flooring is short pile fitted carpet.

There is a connecting door from the sitting room/diner to the lobby of the owner's property. To ensure privacy this door is kept bolted on both sides during occupancy but may be used as a secondary fire exit in an emergency once both sets of bolts are drawn. The connecting door opening is 760mm/30ins wide.

Garden

The owner's lower garden and patio furniture (large round plastic table and 4 chairs) are available for guest's use. Seat cushions are provided in the built-in wardrobe of the main bedroom.

There is a gravelled path and a series of wide gravelled steps leading down to the lower garden by the side of the garage. The path and steps are 1.35m/52.5ins wide. There are 9 steps down to the lower garden and these are approximately 800mm/31.5ins deep and 160mm/6.25ins high with railway sleeper risers which can be slippery when wet.

The lower garden area is 20.5m/61.5ft long and 12m/39.5ft wide with a flat lawn, raised flower beds and gravel paths. There is also a small flagged area under the pergola which may be used. The flags are uneven and can be slippery when wet.

There is also a wrought iron garden bench in the lower garden and a small wrought iron table with two chairs conveniently located on the forecourt by the entrance to the property.

Additional Information

'The Byre' has full central heating controlled by a moveable digital thermostat and temperatures can be adjusted in each room to suit individual requirements by means of thermostatic radiator valves.

There are automatic audible heat and smoke alarms in each room linked to the owner's property. There is also an audible carbon monoxide detector situated in the kitchen.

There is an emergency light above the front door in the main bedroom which will come on in the event of a power cut.

An Iron and Ironing Board are provided in the built-in wardrobe of the main bedroom.

Washing machine and Tumble Dryer are available by arrangement.

There is lockable bike storage available by arrangement.

We regret we are unable to cater for pets (only assistance dogs).

There are Fire Instructions within the information folder, please familiarize yourself with this on arrival.

There is a 'Welcome to Weardale' browser, produced by the Weardale Visitor Network, which provides a list of attractions, places to eat and emergency numbers.

Mobile phone reception is generally good though this does depend on the provider.

Please note that this is a **NO SMOKING** property.

Contact Information

Address (Inc postcode): 'The Byre', High Watch, Lanehead, Bishop Auckland, County Durham, DL13 1AJ

Telephone: 01388 537 693

Email: holidays@highwatch.co.uk

Website: www.highwatch.co.uk

Grid Reference: Ordnance Survey Landranger Maps 86 and 87, Grid reference NY 84343 41641