

Access Statement for Coachman's Loft

Introduction

Coachman's Loft, by its association to Grassgill House, is a grade 2 listed barn converted in approximately 2000. It is situated to the rear of Grassgill House.

The loft is accessed through the rear garden of Grassgill House. Access to the living and sleeping accommodation is via a stone and wooden staircase. The guest accommodation is on the first floor above a ground floor office and garage. The Loft has one large bedroom and is suitable for 2 people. There is a shower room, an open plan kitchen with defined dining and sitting areas. The kitchen is very well equipped.

Pre-Arrival

The village of West Witton has a public bus service into Leyburn (4 miles away) and beyond - bus stops are located within a few minutes' walk of the Loft. Other buses are available from West Witton to Hawes and to other parts of North Yorkshire and Richmond from Leyburn. Wensleydale Railway runs from Leyburn between Leeming Bar and Redmire. Public Toilets are available in Leyburn.

Campbells of Leyburn (independent supermarket) and David Hartle (butcher of West Burton) and Tesco of Catterick all provide a local delivery service. Tesco provide on-line shopping and delivery.

As the accommodation is situated on the first floor, guests who use wheelchairs and guests with severe mobility problems will find access difficult if unaccompanied.

Arrival & Car Parking Facilities

Car parking is available on the road adjacent to the property alongside the farmer's field. The distance from the Loft to the car is about 20 metres or so and the road is lit by street lamps

Main Entrance and Reception

There is no formal reception area - entrance to the Loft is via the rear garden of Grassgill House through a double gate. There are sensor lights in the garden that enable visitors to enter and exit the Loft safely. The owner is almost always around to welcome the guests but on the rare occasion when the owner is not available on arrival, alternative arrangements can be made on an individual basis. Guests are 'walked through' the accommodation on arrival to familiarise them.

Public Areas - Hall, Stairs, Landing, Living Area, Bedroom and toilet/shower room etc

Guests have access to the accommodation on the first floor only. There is a public payphone in the village, a few minutes' walk away but guests are welcome to use the owner's phone as mobile phone reception can be limited depending upon the service provider.

The Loft has one toilet in the shower room.

The Loft has good lighting in all rooms.

Free Wi-Fi is available – for password details, please see the information pack.

Laundry

Clothes washing and drying facilities are available if needed - contact the owner.

Grounds and Gardens

The garden to the rear of the owner's property, Grassgill House, is available for guests' use. The rear garden is on 2 levels accessed by stone steps which can get very slippery during wet weather. Seating in the garden is available for guests' use.

Additional Information

The Loft is fitted with smoke alarms which are tested weekly.

Emergency lights are evident.

Evacuation of the Loft is down the stairs and out of the door into the garden.

No smoking is allowed in the Loft or in the garden to the rear of Grassgill House.

Candles are not permitted in any area inside the loft.

Pets are not permitted.

Mobile telephone reception in the Loft is very variable depending upon the service provider.

A domestic fridge/freezer is available in the kitchen for storing medications and special dietary foods. Extra fridge/freezer space is available on request.

The owners are 'on site' much of the time and are available 24 hours a day if needed in an emergency.

Address:

Carol Grieve
Grassgill House
West Witton
Leyburn
North Yorkshire
DL8 4LY

Contact Telephone and Email Address

Telephone: 01969 622226

Carol's mobile 07749 942971

Steve's mobile 07834 038351

Email: carol@coachmansloft.co.uk

Website: www.coachmansloft.co.uk

Emergencies: Emergency numbers are listed in the information pack.

Local taxi numbers: All local taxi numbers are listed in the information pack.

Future Plans

Reviewed August 2016

No alterations or adjustments to the Loft are planned for the moment.

We welcome your feedback to help us continually improve. If you have any comments please phone 01969 622226 or email carol@coachmansloft.co.uk