

## **Access Statement for The Cow House**

### **Introduction**

The Cow House is located on a working family farm, breeding sheep and growing cereals. It is a converted barn all on one level with a small step up to the front door. There is an entrance hall with storage cupboard. Off this is a well equipped kitchen with breakfast bar and 2 wooden stools. Through the kitchen is a large living room. To the left of the front door is a double bedroom and en-suite bathroom.

### **Pre-Arrival**

- Enquiries can be made by either telephone or email with a brochure available on request. Property is in a rural area with limited public bus service. The village of Brockton is 2 miles away and can be accessed either by car or by public footpath. The nearest small town is Much Wenlock, which is 6 miles and a slightly larger town, Bridgnorth, is 8 miles. Main shopping Centres of Shrewsbury and Telford are both 19 miles away.

### **Arrival & Car Parking Facilities**

- There is a gravelled car park, with parking for 2 cars. The entrance to the Barn is located through a metal gate (105 cm wide x 90 cm high with the latch being 80 cm from ground level) into the garden. The path is inlaid paving slabs in the lawn. There is a small step up to the patio. There is lighting outside the front door.

### **Main Entrance, Reception & Ticketing Area**

- There is a step up to the front door (20 cm high). The front door is wooden (hinged on the left and measuring 31 x 76 cm, the keyhole being 34 cm from ground level) and has a standard lock. The flooring is natural slate tiles with a doormat inside the front door. Light switches for the hall, kitchen and outside are located to the right of the front door at a height of 44 cm. The size of the hall is 120 cm x 210 cm (opening into kitchen).

## **Public Areas - Hall, Stairs, Landing, Corridors etc**

- N/A

## **Public Areas - Sitting room, lounges, lobbies etc**

- The living room is accessed from the kitchen via a wooden door measuring 2'5 x 6'3, hinged on the right with a suffolk latch (height 5'). The light switches are located at a height of 3'8, on the left of the door. All sockets are 1'5 from ground level. Flooring in the living room is carpeted (beige/brown short pile) with a door mat in front of the french windows. Lighting is by 2 chandeliers, each with 5 candle bulbs. There are also 2 table lamps. French window is toughened glass. There is a TV and DVD both with remote controls. The fire is electric with a remote control. There is a two seater settee and two armchairs. There is a dining table with 2 dining chairs. The room measures 5 m x 5 m. Light switches are at 3'8 and sockets at 1'5.

## **Leisure Facilities**

- There is an outdoor unheated swimming pool in the owner's garden, which guests have the use of. It is approximately 12 x 24 feet and approximately 5 feet deep at the deep end. This is securely fenced with seating available. The nearest leisure facilities are located in Much Wenlock and Bridgnorth, where there are swimming pools and sports halls.

## **Outdoor Facilities**

- Swimming pool as described above. Guests are welcome to walk around the farm and a map with suggested walks is provided. Guided tours are available.

## **Clubs & Entertainment**

- The nearest entertainment venues are The Edge in Much Wenlock which provides a weekly film on a Monday night plus various other events. There is a cinema and a small local theatre in Bridgnorth which provides plays and entertainment. Other venues are Theatre Severn in Shrewsbury and the Assembly rooms in Ludlow which have

a varied programme of events.

### **Bedrooms & Sleeping Areas**

- 1 double bedroom accessed from hall via wooden door, hinged on left, measuring 2'5 x 6'3 with suffolk latch at 5'. Light switch on right at height of 3'8. Metal bedstead with 4'6 double memory foam mattress. All bedding is hypo-allergenic. Space on left side of bed is 6' and on the right side is 6'. The room measures 13'4 x 8'. Bedside lamps on each side of the bed. Carpeted with short pile beige/brown carpet. Light switch on right inside door at 3'8 and sockets at 1'5. Torch located in bedside table on left.

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

- The bathroom is ensuite to the bedroom accessed via a wooden door hinged on the left, measuring 2'5 x 6'3. The pull light switch is located on the right. It has a full sized bath measuring 1'10 x 5'6 x 2'5, WC (height to toilet seat 1'5), washbasin (height 2'6) and separate shower with a step into it (9").
- The space to the left of the toilet is 1' and to the right is 1'5.
- The height of fixed shower head is 6'2. There is also a shower attachment on the bath tap.
- There is a shaver point above the washbasin with a light with a pull switch.
- Floor is tiled and walls half tiled around bath, WC and washbasin.
- Shower is standard size with a fixed shower head and is fully tiled.
- Lighting is by downlighters with shaving light over washbasin. The size of the bathroom is 6' x 9'.

### **Self-Catering Kitchen**

- The kitchen is open to the hall. The light switches are located to the right of the front door at a height of 3'8 and to the left of the living room door at a height of 3'8". There are 4 double plug sockets, one at a height of 2' and 3 on the wall above the kitchen base units.
- The kitchen is galley style with natural slate floor tiles.
- Ceramic sink unit with dishwasher, washing machine, electric cooker with grill, double oven and ceramic hob, fridge/freezer with small freezer section. Base units (height 2'11 high x 1'11 deep) provide

storage for crockery, cooking utensils, and cleaning products. Wall units provide storage for glasses and food. There is a drawer unit with 3 drawers for cutlery, teatowels/table cloth/hand towel/oven gloves and bin bags/torch.

- Lighting is by spotlights in kitchen area.

### **Grounds and Gardens**

- Good sized lawned garden. Step (4") up onto patio off lawn. Garden table and chairs with parasol.

### **Additional Information**

- Smoke detectors fixed in main entrance hall, living room and in bedroom. Fire escape via front door and French windows out of living room into garden. Keys kept in all locks.
- Owner has been on a Welcome Host Course.
- Mobile phone reception best on Orange (EE). Mobile 'phone (PAYG) available for guest use.
- Dogs and other pets welcome if well behaved.

Address: Skimblecott Farm  
Brockton  
Much Wenlock  
Shropshire  
TF13 6QS

Telephone: 01746 785664  
07814 952232

Email: [skimblecott@yahoo.co.uk](mailto:skimblecott@yahoo.co.uk)

Hours of operation: 12 months a year

### **Future Plans**

Landscaping to the approach was carried out during 2011.

Ongoing maintenance of property and furnishings is planned for 2012.

## **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01746785664 or email [skimblecott@yahoo.co.uk](mailto:skimblecott@yahoo.co.uk)**

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Created: 1 March 2010