



slade house farm

access statement

SLADE COTTAGE | VISIT BRITAIN 4 STAR

INTRODUCTION

Slade cottage is a two storey wing of the original stone 18th century farmhouse restored and renovated to provide purpose built holiday accommodation for 4 persons but most suitable for 2 adults and 2 children.

PRE ARRIVAL

Please refer to our web site (www.sladehousefarm.co.uk) and we are also listed on www.premiercottages.co.uk

Layout plan indicates the arrangement of the holiday cottage.

Bookings can be made by email or telephone and confirmed in writing indicating deposit charges and the date of the balance payment.

The nearest bus stop is in Waterhouses 2 miles away.

A choice of railway stations include Derby - Stoke on Trent and Macclesfield all within 60 minutes.

ARRIVAL AND CAR PARKING FACILITIES

Access to Slade House Farm is made down a open farm track across fields and 3 cattle grids and classified as a Public Highway D414. The track is fully maintained by the Staffordshire County Council and in the event of snow the highway is cleared by a snow plough.

A concrete hardstanding in the farmyard provides parking for 5 vehicles with additional space for a further 3 cars behind in another row .

On arrival vehicles should drive down to Slade Cottage and park adjacent to the cottage but after unloading or on their next way in parking in the farmyard is preferred.

Access to the cottage is from a stone cobbled patio and paved courtyard after descending 4 steps and 850 wide.

The entrance door 880 wide and 1800 high is on the left as you face the cottage.

KITCHEN DINING ROOM

The room has a quarry tile floor finish with a 1000 square table and 760 high with seating for 4 persons on cottage spindle back chairs.

A continuous L shaped length of kitchen units at 920 high includes a vitreous enamel sink and drainer - a four ring electric hob with integrated appliances below of dishwasher - single electric oven and larder fridge – the surface of the top is tiled - a microwave oven sits at one end of the worktop.

Wall units are above the work top with under work top cupboards and drawers for cutlery and pans etc.

A separate wall unit for all glasses sits above the worktop.

The existing black iron range is feature of this room.

A convector storage heater and 900w storage heater for drying tea towels are installed.

Adequate power points are at work top level and 300 above floor level and the electric lighting is by ceiling spot lights

SHOWER ROOM

Access to the shower room is via a small lobby off the Kitchen with a door opening 700 wide by 1880 high and the shower room door opening also of the same size.

The floor finish is quarry tiled with a 510 wash hand basin and an 800 quadrant shower cubicle with an electric shower and simple controls.

BEDROOM 1

From a door opening off the Kitchen 800 by 1800 the carpeted bedroom has a door opening 700 by 1880 leading into an en suite bathroom.

King size bed 2100 by 1600 wide – non feather duvet with poly cotton sheets with mattress on a firm base.

Side pot cupboards and 2 chests of drawers including a stand mirror with luggage racks are the items of furniture with collapsible luggage racks and full length mirror to the bathroom door.

The wardrobe is a large fitted cupboard.

EN SUITE

A compact bathroom with quarry tile floor and fittings of 1700 bath with hand shower wc and 600 wash hand basin. 600w storage heater with towel rail and central light and strip light to mirror over basin.

STAIRCASE

From the Kitchen a straight flight staircase of 12 risers and 750 wide gives access to the Lounge and Bedroom 2.

The existing steep staircase at the entrance to the ground floor bedroom has been maintained as a feature only.

LOUNGE

The lounge is carpeted and has two 2 seater sofas for 4 persons.

Other furniture includes an small oak desk and an antique pig bench as a coffee table.

The central red brick chimney receives a woodburner on a brick hearth.

A Panasonic flat screen TV and DVD Recorder with remote controls.

A storage heater and low level power sockets are provided.

Lighting is by 3 central pendants all with low energy lamps.

BEDROOM 2

With a door opening 800 wide by 1700 high the room has a carpet floor finish with another door opening 670 wide 1720 high leading to an en suite wc and basin. Twin beds with a side pot cupboard - non feather duvet with poly cotton sheets. A tall chest of drawers with a free standing wardrobe outside the bedroom. Storage heater with lighting by 2 pendants. A cupboard with hot water cylinder

EN SUITE

Cork tiled floor with 600 wash hand basin and wc.

Storage heater with lighting by 2 pendants and overhead bed lights

GARDEN

The large garden to Slade Cottage faces South East West and is a grassed area leading down to a dense area of saplings etc but this garden can be shared with other clients.

A white table with 4 folding chairs sits on the cobbled patio.

Further folding garden chairs are available from the Games Room.

A parasol is available for erecting on the patio.

UTILITY ROOM

An outhouse adjacent to Slade Cottage provides a Hotpoint washing machine and tumble dryer as well as a Belfast sink.

Outside the Outhouse is a rotary dryer

ADDITIONAL INFORMATION

A location guide is forwarded with the confirmation booking letter

Sat – nav guides only direct you to a cattle grid on Farwall Lane or Throwley cottage - The access to Slade House Farm lies between the two

The Office provides phone - internet and fax facilities and is normally open.

All cottages are totally non smoking.

Re cycling for all general refuse including plastic bottles cans and glass bottles is available in the Stable building beneath the Office.

A basic Games room is situated in a large barn and includes a table tennis table.

CONTACT INFORMATION

Alan and Pat Philp
Slade House Farm, Ilam, Ashbourne, Derbyshire, DE6 2BB

Telephone number **01538 308 123**
Email address **alanphilp@sladehousefarm.co.uk**
Web site **www.sladehousefarm.co.uk**