

Access Statement

- Information can be obtained from our website, www.waterfallfarm.co.uk.
- Bookings can be made either by telephone or email.
- Directions to the cottages by car are available on our website.
- The nearest village shop is one mile away.
- A sign to the cottages is on the main road and also directly outside the cottages.
- A gate is at the start of the drive way. This is usually open when guests are due to arrive. Kept shut if children and dogs are about.
- Cars can be parked outside each cottage, on shingle.
- Paved, level paths lead to the cottage doors.
- If you arrive in the dark, lights will be on outside the cottage and in the hall, to light your way.
- There is a slight step into each cottage, which is 6.5cm.
- The door width is 78cm.
- The yale lock is 150cm high.
- Once inside the cottages, all floors are level apart from a step down to the dining room in Swallow cottage.
- Flooring in the hall, bathroom and kitchen is vinyl or floor tiles
- Dining/sitting room are all laminate flooring.
- Doors lead off from the hall to the other rooms.
- Doors and skirting in all cottages are oak/teak stained.
- Door widths into sitting/dining room are 79cm.
- Dining area in part of each sitting room apart from Swallow which has a step down to a separate dining room
- Table heights are: Grebe 78cm /Heron 76cm/Swallow
- Dining chairs, none with arms.
- Tables can be moved if required.
- 3 seater sofa and 2 arm chairs in Grebe. A 3 seater and a 2 seater sofa in Swallow and Heron
- TV with teletext (remote control), DVD & radio in each. All at low level.
- Wall lights & lamps in all. switches.
- Door widths average in all is 71cm.
- Grebe Cottage double bed is 58cm. Twin beds are 55cm/50cm. Ample room for a cot or camp bed

- Heron Cottage king-size bed is 65cm. Twin beds are 52cm.
- Swallow Cottage double bed is
- Non feather duvets and pillows provided.
- TVs provided in the double rooms, with remote.
- Beds are movable in some of the rooms
- Door widths in bathrooms are Grebe 74cm / Heron 68cm/Swallow ensuite
- Bath height: Grebe 53cm /Heron 55cm/Swallow with shower over bath in Grebe Cottage.
- Heron Cottage has a separate shower. Step into this is 15cm.
- Swallow Cottage has a separate wet room
- Toilets are 43cm high.
- Door widths: Grebe 90cm / Heron is open plan from hallway.
- Worktop heights are 91cm.
- Ovens (electric) is drop down, with a hob above the oven.
- Lighting is spotlights.
- Fridges have small freezer compartments in Grebe and Heron. Extra freezer storage is available on request. Swallow has a separate freezer.
- The sinks have mixer taps.
- There are base and wall cupboards. All equipment can be moved into lower cupboards.
- A washing machine is in each cottage.
- A dishwasher is in each cottage.
- A Tassimo coffee machine is in each cottage.
- Enclosed, grassed play-area, accessed via paved driveway.
- Picnic benches and chairs are situated outside the cottages.
- Two picnic benches are in the play-area.
- There is a large play house for children, large trampoline, various swings, and a sand pit, in this area.
- Swallow cottage has its own enclosed patio area with table and seating.
- Mobile phone reception is very poor in the cottages, but okay in the play-area.
- Owners phone (next door to cottages) can be used in an emergency.
- No smoking permitted in the cottages.
- Fire extinguishers are fixed to either the hall or kitchen wall in each cottage.
- Fire procedure instructions can be found in cottages.

We welcome your feedback to help us continually improve. If you have any comments please email.