

## **ACCESS STATEMENT FOR**

**CHURCH HOUSE FARM HOLIDAYS, MILSON, CLEOBURY  
MORTIMER, SHROPSHIRE, DY14 0AU.**

**Telephone:01299 272838**

**September 2008**

### **INTRODUCTION:**

Church House Farm has two self-catering cottages set in two and a half acres of the owners grounds in South Shropshire, almost midway between Cleobury Mortimer (3.5 miles) and Tenbury Wells (4.5 miles). Our Ordnance Survey map reference is SO639727 and our post code is DY14 0AU.

We have included as much information as possible but please do not hesitate to call if you have any queries.

### **PRE-ARRIVAL:**

There us a comprehensive and informative website [www.churchhousefarmholidays.co.uk](http://www.churchhousefarmholidays.co.uk) showing our location. We send out a printed sheet of detailed directions to everyone who makes a booking. Bookings and enquires can be made by:

Letter to: Church House Farm Holidays as above.  
Email: [enquiries@churchhousefarmholidays.co.uk](mailto:enquiries@churchhousefarmholidays.co.uk)  
Telephone: 01299 272838 or mobile 07950 594952

The nearest train stations are Ludlow (11 miles), Kidderminster (15 miles) and Worcester (20 miles).

Buses are available from each station to either Cleobury Mortimer or Tenbury Wells.

Taxis can be pre-booked with either Swan Taxis of Tenbury Wells on 01584 810310, Need a Taxi of Cleobury Mortimer on 07831 234602 or Lem Hill Private Hire of Cleobury Mortimer on 07517 221598 or 07973 317169. In September 2008 the approximate cost is £15 one way from Cleobury or Tenbury to Milson.

For up-to-date information on Public Transport (timetables etc.) please contact Tenbury Wells Tourist Information Office telephone 01584 810136.

Shopping can be ordered in advance for an extra fee of £5 plus the cost of the

groceries.

Church House Farm is located in hilly terrain with rough tracks and paths. There are no pavements on the Cleobury to Tenbury road, it is a windy country road and care has to be taken when walking. Although no longer a working farm, the owners have cats and dogs and although they are friendly, they should (as any animal should) be approached with caution and generally left alone. The gardens have a deep pond and families with small children should be aware of the dangers of allowing their children to roam unattended. This access statement is available on our website and in the Welcome File in the cottages.

### **ARRIVAL AND CAR PARKING FACILITIES:**

We provide information on arrival times and how to collect your key when we confirm your booking. We aim to greet people personally on arrival and on Saturdays this is after 4.00 pm. Special arrangements can be made for other days or times. Inside your accommodation you will usually find a homemade cake, butter, local free range eggs, jug of milk, tea, coffee, sugar and homemade jam.

The approach to the property is along a chippings driveway and there are plenty of well lit parking spaces on wide chippings area approximately 20 metres from the front door of the cottages, on the level, from where you unload your luggage.

### **ACCOMMODATION FACILITIES:**

Both cottages are equipped with the following:

- Oven, hob, fridge, freezer, washing machine, dishwasher, microwave and wine chiller.
- Kettle, teapot, cafetiere and toaster.
- A comprehensive range of kitchen tools/utensils, crockery and pans, sharp knives, tea towels etc.
- Bed linen (the beds will be made up) and towels.
- Flat screen T.V. with Freeview, DVD player, Hi-Fi with ipod dock and clock radio.
- Vacuum, iron and ironing board.
- A Welcome File containing general information, restaurants, walking, cycling etc.
- A separate folder containing all manufacturers instruction leaflets.
- Tourist information leaflets.
- Ordnance Survey Map (please return if taken off the premises)
- A selection of books, games and jig-saws.
- Torches are provided for emergency use.

Note: Neither of the cottages have telephone lines, however there is a public telephone box available opposite Church House Farm. Mobile signal is variable. We operate a strict No Smoking policy in the cottages.

### **DRYING ROOM/BIKE STORE:**

There is a communal drying room/bike store with tumble drier for the cottages approximately 10 metres from the front doors of the cottages and is accessed via five number wide brick steps with a handrail to one side. Bikes can be securely stored here and clothing/boots/shoes dried if required.

### **OUTDOOR FACILITIES:**

Guests can enjoy the owners' arboretum and orchard where a number of garden seats can be found. Each cottage has the benefit of a level flagstone patio area with patio table/chairs/sun shade. A charcoal barbeque is also supplied. Various outdoor children's play items.

### **RESTAURANTS, PUBS ETC.:**

Within the welcome file is information on eating out and takeaways. The area is well supplied with wonderful pubs, restaurants, cafes etc.

### **THE COTTAGES:**

Both cottages were converted in 2008 from redundant farm buildings originally built circa 1800.

**Oak Barn:** The front door opens via a threshold into a good sized hall with flagstone floor (slightly uneven surface). To the right is a large double bedroom which can easily accommodate a cot or small single bed. From this bedroom a door leads to a ground floor shower room with shower room can also be accessed from the hall. Also on this floor is a family bathroom.

A flight of six stairs leads from the hall to a half landing area with access to a further double bedroom. From this half landing a split staircase of twelve stairs leads to an open plan living room/dining room/kitchen. Taller guests should be aware of three low ceiling beams.

Off the living room is a twin bedroom with en-suite cloakroom.

**The Granary:** The front door opens via a threshold into a hall with flagstone floor (slightly uneven surface). Doors give access to double bedroom which could easily accommodate a cot or small single bed and family bathroom with shower over the bath. A flight of twelve stairs leads from the hall to an open plan living room/dining room/kitchen. The living room accommodates a double sofa bed. To accommodate the further guests is a shower room on this first floor level.

Both cottages have movement sensitive lights outside the front door and throughout the accommodation all rooms are fully lit. Bedrooms have either overhead lighting or spotlights controlled from by the entrance door and also switched by the beds. In addition all bedrooms have bedside lamps. All floors with the exception of the hallways/bathrooms are oak floorboards with rugs. It should be noted that all beds can be accessed from both sides.

Central heating is oil fired with radiators controlled by a pre-set timer and thermostats. All bathrooms/cloakroom have wall mounted towel rails, heated by the central heating or electric in the summer. The flooring in the bathrooms is ceramic tiles.

**EMERGENCY INFORMATION:**

Is provided in each cottage and includes:

Directions to Minor Injuries Unit at Tenbury Hospital.

Details of nearest doctor, dentist and pharmacy.

Car break-down/garage services.

Taxi service.

**FUTURE PLANS:**

We welcome your feedback to help us continually improve: if you have any comments please telephone us on 01299 272838 or email [enquiries@churchhousefarmholidays.co.uk](mailto:enquiries@churchhousefarmholidays.co.uk) . Alternatively, you can write to us at our home address.