

Littonfields Barn Access Statement

Introduction

Littonfields Barn is a lovely barn conversion. The accommodation is split level with 4 bedrooms on the ground floor; one double, one twin and two with three single beds. Each bedroom has an en-suite shower room. Upstairs there is a dining kitchen with oak dining table to seat 12 and a step down into a large lounge with log-burning stove. The fifth bedroom, a double is also located upstairs along with the family bathroom.

Pre Arrival

- Bookings can be made by calling 01298 871738
- The nearest shop is in Litton (250metres) with which a grocery order may be placed prior to your arrival. We can arrange for your shopping to be delivered to the barn prior to your arrival.
- Tesco, Waitrose, Asda and Sainsburys will all deliver online orders
- The nearest train stations are Buxton 8 miles & Chesterfield 15 miles
- There are usually accessible taxis at the station; alternatively, we can let you have details of the local taxi.

Arrival and Car Parking Facilities

- To ensure that your accommodation is ready we ask that guests do not arrive before 4.00pm. earlier arrival may be possible by prior arrangement
- There is plenty of free parking outside Littonfields Barn on the concrete courtyard directly in front of the barn.
- Cars can be parked immediately outside the front door, with plenty of room for access to the vehicle.
- There is outside lighting at night which lights up on sensitivity of movement

Main Entrance

- There are two entrances to Littonfields Barn, both from the concrete yard.
- Both doors have a weatherboard lip of 2cm and cars can be parked directly outside.
- The Main door has no step and the other door has a step of 15cm.
- The whole of the downstairs hall floor is stone flags, with no steps between rooms.

Public Areas

- There are no lifts
- Entrance through the main door leads into a stone floored hallway, which runs along the front of the barn, with doors off into 4 bedrooms, and staircase leading to dining kitchen.
- There are no public phones, but mobile reception is available on most networks (although sometimes you have to move around the property to optimize reception)
- Lighting varies by room. All bedrooms and the dining kitchen have pendants. The lounge has both wall lights and spot lights. The hallway is lit by spotlights.
- There are four bedrooms on the ground floor, each of which has an en-suite shower room, complete with shower, wash-hand basin, toilet and heated towel rail.
- The staircase is carpeted and has a handrail. The staircase is 68cm wide, with steps of 22cm high.

Dining Kitchen is located at the top of the stairs

- The floor is solid oak. The height of the under space of the dining table is 74cm from the floor and the table is 79cm high.
- There are 12 moveable wooden without arms. The chair seats are 44cm high.
- The floor is oak. There is a good colour contrast between walls, floors, and other surfaces
- The fitted units have black granite effect work surfaces (worktop height is 91cm)
- There is plenty of china, cutlery and glassware for all guests
- A fridge and freezer is provided which can be used to store medication
- The kitchen is equipped with a washer/dryer, electric double oven, gas hob, and a microwave. There are two electric kettles and two four-slot toasters and a coffee machine.

Lounge

- This is accessed via double doors (120cm wide) and a 15cm step down from the kitchen.
- Flooring is carpet
- Sofas and easy chairs are provided seating up to 12 guests
- A TV is provided with remote control as well as DVD player & Free Sat
- A Radio/ CD player & iPod Dock are provided
- A gritstone fireplace houses a log burning stove. Kindling, logs and firelighters are provided.

Laundry

- A domestic washer/dryer is provided in the kitchen. It is front loading
- An iron and ironing board is provided

Bedrooms

- Non feather duvets and pillows are provided in each room
- There is a wardrobe, chests of drawers and mirror in each room
- White bed linen and towels are provided free of charge

First Floor Bedroom

- Door into bedroom 76cm wide, hinged to right, opening into the room.
- Bed height 57cm, 4ft 6in double bed
- Central Heating radiator

Family Bathroom (Upstairs)

- There is a family bathroom with standard bath (height 54cm), toilet (height 42cm) and basin (height 80cm)
- Door into bathroom 72cm wide, hinged to right, opening into the room.
- Tiled floor with under floor heating & heated towel rail

Ground Floor Bedrooms

There are four bedrooms on the ground floor, each with an own en-suite shower room. All of these have stone floor with under floor heating.

Double Bedroom

- Bed height 60cm, 4ft 6in bed;
- Door into bedroom 70cm wide, hinged to left, opening into the room.
- Door into shower room 70cm hinges to the left, opening outwards.
- Corner shower with shower tray height of 28cm
- Wash hand basin height 82cm
- Toilet height 42cm
- Heated towel rail

Twin Bedroom

- Door into bedroom 70cm wide, hinged to right, opening into the room.
- There are two single beds; height from floor to top of mattress 60cm.
- Door into shower room 70cm hinges to the right, opening inwards.
- Corner shower with shower tray height of 28cm
- Wash hand basin height 82cm
- Toilet height 42cm
- Heated towel rail

Smaller Triple Bedroom

- Door into bedroom 70cm wide, hinged to left, opening into the room.
- There are three single beds; height from floor to top of mattress 60cm.
- Door into shower room 72cm hinges to the left, opening inwards.
- Corner shower with shower tray height of 28cm
- Wash hand basin height 82cm
- Toilet height 42cm
- Heated towel rail

Larger Triple Bedroom

- Door into bedroom 82cm wide, hinged to right, opening into the room.
- There are three single beds; height from floor to top of mattress 60cm.
- Door into shower room 70cm hinges to the right, opening outwards.
- Corner shower with shower tray height of 28cm
- Wash hand basin height 82cm
- Toilet height 42cm
- Heated towel rail

Outdoor Facilities

- There is a raised paved patio outside which can be accessed via a 25cm step.
- BBQ, seating and tables are available

Additional Information

- The house has fire alarms in the kitchen, upstairs lobby and downstairs hallway
- There are fire extinguishers in the kitchen and downstairs hallway.
- There is strictly a no smoking, no fireworks and no candle policy. You may smoke in the yard area in front of the barn.
- A Guest Information File is available with additional details and maps etc.
- Mobile phone reception is generally ok but can be variable inside the barn due to the thick walls.
- Please note that the layout may be subject to change and dimensions are approximate

Contact Information

- Website: www.littonbarn.co.uk
- Email: info@littonbarn.co.uk
- Telephone 01298 871738
- Address: Littonfields Barn, The Farm, Litton, Buxton, Derbyshire, SK17 8QP
- We welcome your feedback to help us continuously improve. If you do have any comments please phone 01298 871738 or email info@littonbarn.co.uk