

Access Statement for CROFT COTTAGE, CRINGLES LANE, SILSDEN, KEIGHLEY, WEST YORKSHIRE, BD20 9JA.

Introduction

Croft Cottage is a truly delightful detached stone built cottage with stone slate roof, south facing walled garden and stunning panoramic views over Airedale, approximately 1.5 miles out of Silsden heading towards the A65. The market town of Skipton 'gateway to the Dales' and the Spa town of Ilkley are approx 6 miles away.

Pre-Arrival

- We have an extensive website showing pictures of all the rooms and giving a comprehensive description of the facilities
- Bookings/enquiries can be made directly from the website via email, or via telephone/fax or by letter
- All bookings are confirmed by letter with an attached brochure of Croft Cottage which gives full directions to the cottage
- Tesco Direct (www.tesco.com) will deliver to the door
- The nearest bus stop is approx 100 metres away
- Steeton/Silsden train station is approx 2 miles. Skipton and Ilkley train stations are approx 6 miles away
- Silsden & Steeton taxis are 1.5 miles away - www.silsdentaxis.co.uk
- This access statement is in the Welcome File in the cottage and will soon be available on the website

Arrival & Car Parking Facilities

- Croft Cottage is situated on Cringles Lane which is a 'B' road off the A6034 approx 1.5 miles north of Silsden
- The cottage is approached from Cringles Lane on a level gravel drive leading to the garden gate
- There is one sensor light over the parking area and another which lights from the gate to the front door
- There is ample free parking for at least 2 cars to the side of the Cottage close to the access gate
- The gate leading to the property is 95cm wide x 150cm high with 2 steps down onto a level flagged area in front of the Cottage
- One stone step is 85cm wide x 42cm deep x 19cm high. The other is 39cm wide x 22cm deep x 15cm high

Main Entrance

- The main entrance is from the front door and the approach is all on level ground
- Guests are asked to telephone a few days prior to arrival to discuss key arrangements and their expected time of arrival
- Guests are always greeted personally and any questions or queries arising are answered at this time
- The front door is 39cm wide x 180cm high being of solid wood, painted white, with a door knocker and hinged on the left hand side
- The keyhole is 114cm high
- The front door leads into a porch 188cm x 241cm which has a large mat floor covering
- There is a light switch on the right hand side and coat hooks and a mirror over the central heating radiator to the left. Leading from the porch is a glass and wood paned door 75cm wide x 172cm high into the dining room
- A pine door 71cm x 184cm in the dining room leads to the kitchen on the right
- Step up into kitchen from the dining room is 73cm wide x 39cm deep x 15cm high

Hall, Stairs, Landing

- The fully carpeted staircase leads out of the dining room and is joiner made with pine spindles and a substantial pine handrail
- There are 5 steps measuring 72cm wide x 26cm deep x 20cm high, then 2 steps on the turn 92cm wide x 50cm deep x 20cm high, and then a further 4 steps of 72cm wide x 26cm deep x 20cm high which lead on to a small landing 214cm x 188cm.
- The dining room, stairs and landing are all covered with the same beige all wool textured carpet
- There is a smoke detector on the landing ceiling and a wooden chandelier overhead
- One step down into double bedroom from landing 74cm wide x 13cm deep

Sitting room

- The sitting room 346cm x 564cm is accessed through a solid pine door 71cm x 185cm from the dining room
- It has a fully fitted light green twist pile 80% wool carpet, fully lined curtains and natural oak windowsills
- There is a door with glass panes 71cm x 185cm leading out of the sitting room onto a small flagged area and garden beyond. The keyhole is 103cm high
- 3 seater dralon gold coloured settee with 6 scatter cushions and 2 matching chairs with 2 scatter cushions each. These comply with fire regulations and are flame retardant.
- There is one small wooden chair with a drop in pale green dralon seat. All these chairs are moveable
- There is terrestrial and satellite colour TV with remote controls, together with a dvd player and free to view box
- A woodburning stove with fireguard is set in a Yorkshire stone fireplace
- There are wall lights and lamps in the sitting room

Dining Room

- The dining room is fully carpeted with a beige textured all wool fitted carpet and lined curtains
- This room measures 550cm x 460cm and there is a smoke alarm in the heavily beamed ceiling
- A wood burning stove is situated in a Yorkshire stone fireplace with a beam over
- There is a beehive oven to the right
- There is an oak dining table which seats up to 6 people and 6 wooden high backed dining chairs with drop in gold dralon seat pads
- There are wall lights and a standard lamp in this room. Windowsills are natural oak. Mullioned window
- Small room off dining room housing central heating boiler and small tumble dryer

Outdoor Facilities

- Garden furniture and barbeque

Bedrooms

- Double bedded room 366cm x 351cm with ensuite bathroom (for bathroom details see below)
- King size divan bed 153 cm (5'0") x 55cm high with white cotton bed linen, cotton throw and 4 non feather pillows and duvet
- Fitted velvet pile rose pink 80% wool carpet. Curtains with blackout lining
- Overhead pendant light with lampshade
- Small bedside pine chest of 3 drawers on either side of bed each with a bedside light
- Tea/coffee making facilities. Electric radio alarm
- Built in pine wardrobe with 5 shelves and hanging space. Hair dryer provided
- Dressing table with 2 small and 2 larger drawers and mirror

- Rocking chair
- Twin bedded room 465cm x 376cm with twist pile light green 80% wool carpet and curtains with blackout lining
- Twin divan beds each 92 cm (3'0") x 57 cm high with cream cotton bed linen and cotton throws
- 4 non feather pillows and 2 duvets
- 2 bedside tables, each with bedside light and lampshade
- Tea/coffee making facilities
- Electric radio alarm. Wooden chair with fabric drop in seat
- Dressing table with 2 small and 3 larger drawers, mirror and stool
- Large free standing wardrobe with long mirror in door. Hanging space and seven shelves inside. Hair dryer
- 2 pendant overhead lights with lampshades

Bathroom & WC [Ensuite or Shared]

- Pine door 68cm x 195cm off landing on left to partially tiled house bathroom 274cm x 173cm with fitted green carpet (as twin room)
- White bath with grab rail - bath 168cm (5'6") and bath side 55cm high
- Over bath electric shower with pull cord and shower curtain
- White toilet - 43cm from floor to toilet seat
- White built in basin with cupboard underneath
- Wall mirror over basin and shaver light with pull cord
- Pull cord to operate overhead spot lights
- Pine door 72cm x 195cm to right of double bedroom leading to ensuite partially tiled bathroom
- Fitted rose pink carpet follows through to bathroom from bedroom
- White bath 168cm (5'6") with grab rail and 54cm high bath side
- Over bath electric shower with pull cord and shower curtain
- Pedestal wash hand basin with mirror over and shaver light with pull cord
- White toilet 39cm from floor to toilet seat
- Fan. Pull cord to operate overhead spot lights
- All towels provided and non slip bath/shower mats

Self-Catering Kitchen

- The kitchen is located to the right of the dining room and measures 333cm x 455cm
- Pine table 121cm x 57cm and 4 pine dining chairs at one end of kitchen
- Free standing white fridge/freezer measuring 55cm wide x 135cm high x 56cm deep - 1 third freezer, 2 thirds fridge
- Free standing white electric cooker 50 cm wide x 60 cm deep x 89 cm high
- Oil fired green Aga cooker (2 oven) 89cm wide x 66cm deep x 92cm high
- White microwave cooker. CD/Radio
- Built in units including sink with free standing Bosch dishwasher and Miele washing machine under work surface. Unit height 91 cm. Miele tumble dryer
- Lever stainless steel taps
- Thermostically controlled hot water heated by central heating or immersion heater
- Formica work surface
- 1 set of wall units 80cm wide x 60cm high x 30cm deep
- 2nd set of wall units 133cm wide x 60cm high x 30cm deep and 47cm above work surface
- Small roller blind on window behind sink - fully lined curtains at other windows
- Laminate flooring. Pine boarded ceiling
- Fluorescent light over working area of kitchen
- Pendant light over dining table

Grounds and Gardens

- There is a level walled south facing garden to the front of the property adjoining the flagged patio with a flagged path down the centre which leads to a wrought iron garden gate
- A small retaining dry stone wall with a flat slate top separates the patio from a small lawned area on either side of the garden path with flower beds to the east and west
- There is a step up from the path onto the lawn of 15 cm
- There is a second wrought iron gate to the west leading from the flagged area to another flagged patio and lawn which is all on the level
- There is a small west facing flower bed

Additional Information

- 4 Star Rating
- High quality carpets, curtains and furniture. Double glazing throughout
- The Cottage internally is painted white throughout with natural pine handmade doors and skirting boards
- Sorry no pets as livestock in the surrounding fields
- No smoking in the cottage please
- Cot and High Chair available on request
- There is oil fired central heating throughout the Cottage with thermostatically controlled radiators
- Water heated by oil fired boiler or immersion heater
- Various information folders and maps of the surrounding area are provided
- Coffee and tea making facilities in the bedrooms
- Logs are available at cost and delivered to the door
- Welcome tray and homemade cake on arrival
- Free range eggs, subject to availability
- Barbeque and Garden Furniture

Address: Mrs. P.M. Crane, Cringles House Farm, Cringles Lane, Silsden, Keighley, West Yorkshire, BD20 0NS.

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Hours of operation: Open all year

Emergency number: 01535 652224

Local public transport numbers: See website under Activities

Local accessible taxi numbers: 01535 656566

Contact Telephone and Email Address

Your feedback is welcome to help us continually improve. If you have any comments please phone 01535652224

or email manorfarms@btinternet.com.

Alternatively, by letter to Mrs. P.M. Crane, Cringles House Farm, Silsden, Keighley, BD20 0NS.