

## Access statement for Green Farm Cottage, Felton, Hereford.

### Introduction

Green Farm Cottage was changed into holiday accommodation from a barn conversion in 2002. For more information please visit our web-site at [www.greenfarmestate.co.uk](http://www.greenfarmestate.co.uk). This contains our contact details and several photographic images.

### A LITTLE BACKGROUND INFORMATION....

Green farm Cottage is situated in the HEART of a WORKING FARM, we, the owners, live on site just across the yard. In total we farm 1400 acres which comprises of mainly arable, with 400+ beef cattle, 600+ sheep, a few pigs, ducks, geese and 300+ laying chickens, and 2 sheep dogs (which are kept on a chain simply because we need them to conserve their energy for work! Not because they are nasty!) and a very loopy chocolate Labrador!

We have a sign on our gate which says “beware of the children”, but they are very friendly too, all 4 of them.

Bookings and enquires can be made direct by phone/e-mail or letter. Personal visits are welcome prior to booking.

Once booking secured, all guests are provided with booking conditions, written directions to the cottage (both of which can be supplied in larger print if required) and a brochure. Should our guests wish to arrive and depart by train or coach, we can offer courtesy transport from Hereford, Leominster, and Ledbury.

The nearest bus-stop is one and a half miles away, via a main “A” road at Burley Gate.

The nearest shop for fresh milk, bread and papers is 1 ½ miles at Burley gate. The nearest pub is 1 ½ miles away at Ullingswick, this can be accessed by walking if you wish, although there are several other pubs with-in a 5 mile radius which can be accessed by car.

We are approx. 7 miles from both Hereford and Bromyard, and approx. 10 miles from both Leominster and Ledbury.

There are several taxi services available from Hereford, Leominster and Bromyard:-

i.e.

A1 taxi            01432 268269

Goldline taxi 01568 611100

Shop mobility service:

Hereford, situated in Maylord Orchard car park, opening hours 6 days per week 9am until 4:45pm (NO SUNDAYS OR BANK HOLIDAYS), tel. no. 01432 342166.

Leominster, situated in Morris Mews, High Street, opening hours are Monday to Friday 10am until 4pm, Saturdays 10am until 1pm, NO SUNDAYS OR BANK HOLIDAYS.

### **Arrival and car parking facilities**

Green Farm Cottage has its own private parking (for up to 3 cars) area immediately outside the main door. If the car parking encroaches your space of the garden area, we can accommodate parking very close-by.

The cottage is totally surrounded by concrete paths, all even. There are 3 outside lights around the cottage, but these do have to be turned on from inside the cottage. If your arrival is expected in the dark, then they will be turned on prior to your expected arrival time.

There is a wooden drive gate measuring 330cms x 122cms, which can either be left open or closed for added security if children are with your party.

To the left of the parking area is a lawned area measuring 1380cms x 600cms.

At the top of the parking area is a small patio area which has a built-in BBQ and a wooden patio table with 6 reclining wooden chairs. The parasol is in place and measures 2.5m., the chair cushions are kept inside the cottage under the stairs.

The main garden area can be secured by an additional metal gate at the far end of the parking area, but you may chose to go through this to walk around the property. It measures 122cms high x 130cms wide.

### **Main entrance /kitchen**

Main entrance into the cottage is through a hinged half-glazed, opening inwards, wooden door with the door handle on the left-hand side. The door measures 191cms x 76cms, with the key hole on the left-hand side just under the brass handle, 108cms from the ground. There is a step into the property which measures 17cms high x 74cms wide x 15cms deep. The light switches are on the left as you go in through door 190cms from ground. The first 2 switches are for the kitchen and the 3<sup>rd</sup> for the outside light.

There is a door mat measuring 70cms x 41cms as you walk in.

You are now in the kitchen area with the pine table and 6 chairs immediately in front of you, to the right of the table are the stairs, under these stairs you will find a wall-mounted portable TV/VIDEO. The remote control is found on the top of the TV.

To the left of the door as you walk in you will find the freezer measuring 82 x 48 x 47 cms and the fridge measuring 85 x 55 x 62 cms. As you continue to walk past these you will start with the fixed kitchen units. The first floor to ceiling block comprises of 3 cupboards on top of each other, with the base units continuing for 263cms. This also includes the Belfast sink and double drainer which is made from teak. At the end of the sink unit is a corner cupboard housing all jugs, dishes etc. and IMMEDIATELY next to this is an oil-fired Rayburn cooker. THIS IS HOT AT ALL TIMES. Following on from the rayburn is another corner unit housing all the saucepans etc, then an electric hob, electric oven and cooker hood is set into the work top and units. Finally we have a double wall unit housing, cups, saucers and mugs, spare teapot with a base unit housing all the crockery.

At the end of this unit you follow around to the left where you will find another wooden door (measuring 198 x 83 cms), with the handle on the left hand side and it opens inward. This leads into the small UTILITY ROOM which houses a washing machine, mop, bucket, ironing board, iron, and broom. There is no tumble drier in the cottage BUT a small commercial drier is available for guests to use in a nearby room belonging to the owner. THERE IS NO EXTRA CHARGE for this.

Walking on through another wooden door (measuring 198 x 83 cms), with handle on the left and again opening inwards you will walk into a WET-ROOM, this is tiled from floor to ceiling and anti-slip tiles on the floor. In here there is a shower, toilet and small hand basin. There is open space under the basin. There is also an opening window behind the door which also has an integral fan in the top pane.

When you come into the kitchen from outside, opposite and a little to the left is another out-side half-glazed wooden door. On looking from inside, this is hinged on the right-hand side with a brass handle on the left of the door and 96cms from the ground, it also has a keyhole just under the handle. This door takes you out of the cottage down a step 74cms wide x 19cms deep, and onto a concrete path which leads all around the cottage.

We are hoping during 2010 to lay “welsh slate” slabs on top of the concrete.

There are 6 small windows in the kitchen/dining area with the largest window measuring 85 x 80 cms, all have hand-made, lined curtains to them.

To the right of the main entrance door as you come into the kitchen area there is a slight slope leading into the lounge through a full wooden door hinged on the right and opening into the lounge .....

### **Lounge area**

The lounge measures 672 x 550 cms and comprises of one three seater settee ( 183 x 53 cms and 45cms from floor) with scatter cushions, immediately in front of this is a nest of 3 pine occasional tables (small 43 x 31, med 58 x 35, large 3 x 40cs). Immediately in front of the table is an open fire 106 x 61 cms, with the floor of the fire set 27cms from the ground. It is set in a brick fire-place with adjoining built-in shelf which houses a box of leaflets. To the right of the fire place is the TV and stand, under which is a FREEVIEW box and DVD/VIDEO player, with a selection of dvds and videos for you to watch free of charge. There is a reclining chair 57 x 53 cms, and another high-backed chair 50 x 60 cms. Also there is a 2 seater leatherette sofa 127 x 60 cms and 2 leatherette chairs. These are found on the outside wall and situated under wall lights. Also on the back outside wall we have a bookcase complete with a selection of books and games.

There are two chandelier lights and 2 double wall lights and 2 single wall lights in this room and they all work independently. We also have a standard lamp 133 cms tall.

There are 2 double radiators in here measuring 105 x 59 cms and 166 x 60 cms.

ALSO leading out of the lounge we have double patio doors, measuring 195 x 165 cms, these are fully glazed, with brass handles in the middle and open outwards onto the patio down a step 165 x 20 x 19cms. There is also a window 174 x 102cms, opposite the patio doors.

As you come out of the lounge back into the kitchen, on the slope on the right-hand side is a **SMALL WALK-IN CLOAKROOM**, there are coat pegs on the right-hand wall 180cms from the ground. Also in here you will find the Hoover and the padded cushions for the out-side patio reclining chairs.

Moving on upstairs, a total of 13steps (82 x 26 x 20cms), (or stair-lift available if needed), we find:-

Landing measuring 759 x 98 cms, this has a shelf running along the back wall which is 110cms from the floor and 18cms wide. On here we house a few ornaments.

To the immediate RIGHT at the top of the stairs, is a locked full-length door which houses all my spare bedding etc., if you continue pass this you will enter into the **MASTER BEDROOM**, measuring 672 x 550 cms, in here you will find a window at both ends ( 175 x 102 cms and 175 x 150 cms), a child's cot immediately in front

of you, a king-sized bed (5ft), 3-drawer bedside cabinets at both sides of the bed. A dressing table with 3-drawers at both sides and a hinged pine mirror on top and a hairdryer. At the bottom of the bed is a 4-drawer chest. All furniture is made from pine. A bed-side lamp is found on top of both bed-side tables.

Also in here we have a walk-in wardrobe, with 2 full length wooden doors, there is a rail measuring 220cms long and 120 cms from the floor, with a shelf on top of the rail 172cms from the floor, 2 small shelves on either side.

Moving on from to the right of the entrance door is a 3<sup>rd</sup> door, which when entering, you will find an en-suite 264 x 112 cms with a corner shower 90 x 90 cms, basin and wc. This also has a velux window above.

Non-feather duvets and pillows are supplied on the bed. All covers, pillow cases and curtains have been hand-made to a very high standard. Both side of the bed have ample space for transferring.

From the top of the landing and to the LEFT you will find:-

**FAMILY BATHROOM** 408 x 130 cms, comprising of bath 153 x 64 cms, basin 37 x 47 cms, and wc with the seat 40 cms from the floor. The taps are at the furthest end of the bath with the hot tap on the LEFT hand-side. The basin taps have the hot on the LEFT side and the cold on the RIGHT side. The flush for the wc is on the right. There is a mirror immediately above the basin, and also a mirror above the chest of the drawers, which is on the right as you walk into the bathroom. The flooring is brown axminster carpet, with peach colour to the walls. We have tiles around the bath and around the basin. A radiator measuring 76 x 60 cms is on the left wall as you go in with a towel rail above it.

Moving on along the landing from the bathroom, you come to the **2<sup>nd</sup> BEDROOM** on the right-hand side, measuring 408 x 226 cms. Entering in through the door which opens inwards and to the left, this room comprises of adult-sized bunks immediately behind the door, with a bed-side chest of drawers and a lamp and a clock. At the end of the bunk-beds is a small child-sized wardrobe 145 x 93 x 50cms, at the side of this is a single bed running the width of the room.

As you enter the room there is a chest of drawers to the right measuring 76 x 78 x 43 cms.

All duvets and pillows are non-feather, all bedding is cotton. All furniture is made of pine. On top of the wardrobe you will find a hairdryer.

Moving along the landing to the very end is an inward opening (to the left) wooden door, which leads into the **3<sup>rd</sup> BEDROOM**, this measures 515 x 263 cms. Directly in front of you on the far wall is a white dressing table, which houses a movable, circular mirror, a table lamp on the left, and a hairdryer. There is a space 46 x 49 x

60 cms in the middle of the dressing table for you to sit, a folding chair is also provided.

Immediately to the left of the door as you enter, is a full-sized white wardrobe 180 x 81 cms, inside the double doors is a rail 129cms from the base and 77cms long. Above the rail is a shelf running the full width of the wardrobe. Next to the wardrobe is a white chest of 3x long drawers and 2x small drawers measuring 82 x 48 x 65 cms, you will find 2 bales of towels on the top of here. You will now be standing at the foot of the king-sized bed (5ft), there is no fixed base only a pine headboard. At either side of the bed is a white chest of 3x drawers, fitted with bedside lamp, clock, and coaster. Access is equal at both sides of the bed.

On the far wall of this room is a full-length window 183 x 85 cms with an opening at the top only, you can over-look the farm and the lake from this window. There is also a velux window in here. All duvets and pillows are feather free, all bedding is cotton.

### **GROUNDS:-**

The cottage has a private area comprising of grass area 1380 x 600cms, this runs all the way the far side of the garden. In the top corner we have concrete planters x3. As you enter through the gate you will be on concrete which runs parallel with the cottage and the lawn. At the top is a built-in BBQ and we also have a wooden table 245 x 91 cms with x6 reclining wooden chairs (seat 40cms from the floor). The padded cushions can be found inside the cottage and in the store cupboard under the stairs. More chairs are available if requested.

### **ADDITIONAL INFORMATION**

There is a welcome "pack" on arrival, which comprises of tea, coffee/decaf coffee, sugar, sweeteners, milk, free-range eggs, and a home-made cake. Also during the colder months a small, starter pack of wood, fire-lighters and matches is also included. Additional firewood is available at an added cost.

We have a box of local interests / information available in a box behind the television in the lounge. Also we have a lever arch file by the TV which gives you directions to local pubs, restaurants, shops, hairdressers etc. the pages are laminated for guests to use outside the cottage, all we ask is that they are put back afterwards! There is a selection of DVD's, Video's, books, games and colouring fun available for anyone to use.

MOBILE PHONE reception varies from day to day depending on the provider, although there is a mast only ¼ mile away! IN AN EMERGENCY please ask to use the landline in the main house, as the nearest telephone box is situated at Burley Gate Post Office which is 1 ½ miles away.

Fire extinguishers / blankets are found in the kitchen and on both ends of the landing. Smoke detectors are all around the house.

Guests are permitted to look around the farm, providing children are supervised at all times, and no-one enters a building without prior arrangements.

We also have a well-stocked **LAKE** at the bottom of the drive, we do allow guests to fish as and when they like **BUT** we do ask that no-one keeps more than 2 fish per day. There is no charge for fishing. We try to keep a mixture of brown / rainbow trout and carp.

Felton has a small church immediately accessed from the farm, almost in the garden! This is a Church of England and services are on the 1<sup>st</sup> and 3<sup>rd</sup> Sundays in the month. It is not obligatory to go!!

We have access to a variety of “extras” if required for the aid of disabled persons, including hoists, raised bath seats, wheelchairs, **BUT** we do require pre-notification.

**STRICTLY NO SMOKING ANYWHERE IN THE COTTAGE**

**NO DOGS—ONLY GUIDE DOGS ALLOWED**

**BECAUSE YOU ARE COMING TO STAY ON A “WORKING FARM”**  
PLEASE BE AWARE THAT AT TIMES WHEN WE ARE REALLY BUSY THERE MAY BE SOME ADDITIONAL NOISE. WE DO TRY OUR VERY BEST TO KEEP THIS TO A MINIMUM, BUT SOMETIMES IT IS BEYOND OUR CONTROL! WE DO ENDEAVOUR TO LET YOU KNOW IF THERE ARE ANY DIFFERENCES IN STARTING AND ENDING TIMES TO OUR USUAL WORKING DAY, BUT WE TRY OUR UTMOST TO NOT START WORK BEFORE 7:30am and OBVIOUSLY FINISHING TIMES VARY WITH THE SEASONS.

**OF COURSE, COMING TO STAY ON A WORKING FARM, MOST PEOPLE EXPECT TO SEE US WORKING ALL THE TIME!**

We are more than happy to answer any questions you may have prior to your booking / arrival, if we can not answer immediately we will try to find the answer as soon as possible. We want your stay to be the best you have had!, therefore please do not hesitate to ask.

We try our very best to accommodate you, but we can only do this if you communicate with us.

We welcome any feedback, as this enables to change / improve where-ever possible.

This can be done either by word of mouth, letter, telephone call or an e-mail.

We hope that by following these notes and visiting our web-site, you will be quick to book your holiday in this very beautiful part of England.

### **Contact Information:-**

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Website :- [www.greenfarmestate.co.uk](http://www.greenfarmestate.co.uk)

We are open all year—Christmas and New Year visitors will find the cottage decorated and a real tree in the lounge.

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