

Access Statement for Low Sutton Masham

Introduction

- Low Sutton is a farmhouse set in 6 acres of land in a rural location on a single track country lane 1.5 miles from Masham and local amenities.
- B and B is offered in two rooms with king size beds both being en-suite and on the first floor.
- Because of the layout of the house and surrounding grounds we are unfortunately unable to provide wheelchair access.
- Should you have an allergy to a particular animal please be aware that we have two cats and two dogs which live with us in the house. There are also hens, sheep and ponies in the grounds.
- Guest's dogs not permitted.
- No smoking is permitted anywhere in the grounds or house.
- This statement is provided as a guide for those who might be concerned about access.

Pre-Arrival

- The nearest train station is 16 miles away in Northallerton.
- The nearest bus stop is 1.5 miles away in Masham although there is a limited country service to Leyburn passing the top of Sutton lane (5 minute walk from lane end to Low Sutton). Visit www.dalesbus.org for timetable.

Arrival & Car Parking Facilities

- Please do not arrive any earlier than 4pm on your day of arrival unless by prior arrangement.
- Entry by private driveway leading to gravel surfaced parking area where there is ample parking.

Main Entrance & Reception

- Main entrance accessed through two wooden five bar gates into courtyard second door on your right. There is a small step up into the house.
- The entire ground floor is on one level and constructed of flagstones.
- The guest dining room/lounge area is situated to the immediate left through a solid wooden door.

Public areas – General (Internal)

- Wooden stairs up to first floor are opposite the entrance door and are painted with non slip floor paint. There are 8 steps 20cm high and 80cm wide leading to a half landing. The two guest rooms are accessed by turning right and climbing a further two steps 18cm high and 20cm respectively. After 1.64m there is a small 5cm step down onto a further landing where both bedrooms are located.
- If required help can be given to carry luggage upstairs.
- All upstairs floors are wooden oak floorboards except the en-suites which have a rubber flooring so no high heels etc please.
- We do not have a lift.

Outdoor Facilities

- There are outside lights around the house left on in the evening until guests have returned.

Bedrooms

- Both bedroom doors are of normal dimensions.
- Light switches for ceiling lights just inside bedroom door at normal height.
- Both beds are king size. However in room one the bed height is 60cm from the floor and in room two 74cm from the floor.
- Both bedrooms have mortice rim locks fitted.

En-suites

- Room one is fitted with a 90cm square stone shower tray, glass door and a condensing boiler fed aqualisa shower. Pull light cord just inside door.
- Room two is fitted with a shower bath, glass screen and a gravity fed aqualisa shower. Pull light cord just inside door.
- Floors are sealed rubber tiles.

Grounds & Garden

- General access to most areas is permitted but at your own risk. Although the majority of the land is flat there are areas that are uneven and require care.
- The garden area is away from the house but is flat with gravelled paths and accessed through a choice of three wooden picket gates which we ask be kept shut at all times to avoid visits by our livestock or rabbits.