



slade house farm

access statement

SLADE HOUSE | VISIT BRITAIN 4 STAR

INTRODUCTION

Slade House is a traditional stone four storey 18th century farmhouse restored and renovated to provide purpose built holiday accommodation for 8 persons

PRE ARRIVAL

Please refer to our web site (www.sladehousefarm.co.uk) and we are also listed on www.premiercottages.co.uk

Layout plans indicate the arrangement of each floor and room.

Bookings can be made by email or telephone and confirmed in writing indicating the deposit charges and the date of the balance payment.

The nearest bus stop is in Waterhouses 2 miles away

A choice of railway stations include Derby - Stoke on Trent and Macclesfield all within 60 minutes

ARRIVAL AND CAR PARKING FACILITIES

Access to Slade House Farm is made down a open farm track across fields and 3 cattle grids and classified as a Public Highway D414.

The track is fully maintained by the Staffordshire County Council and in the event of snow the highway is cleared by a snow plough.

A concrete hardstanding in the farmyard provides parking for 5 vehicles with additional space for a further 3 cars behind in another row.

Luggage can be unloaded in the farmyard and carried or pulled down a short path to Slade House – a short flight of 5 stone steps is at the end of the path with a further paved path to the front door step into Slade House.

If necessary vehicles can park near the short path for unloading if required for elderly or infirm clients.

ENTRANCE HALL

There are two 2 steps into the house including a half moon stone landing with the front door opening being 840 wide and 1950 high with a draft protector at sill level. The floor finish is quarry tiles.

The small entrance hall leads into the Kitchen with door opening 800 wide by 1780 high and the Lounge with the door opening 800 wide by 1870 high.

Also the start of a dog leg staircase 820 wide with 5 risers to a quarter landing and 900 wide to a further 7 risers to the first floor landing – handrails are continuous on one side and the staircase is carpeted.

A door leading to a Cellar is locked with access to the Cellar off the Kitchen.

KITCHEN DINING ROOM

The room has a quarry tile floor finish with a central circular table of 1500 diameter and 780 high with seating for 8 persons on cottage spindle back chairs.

A continuous L shaped length of kitchen units at 920 high includes a vitreous enamel sink and drainer - a four ring electric hob with integrated appliances below of dishwasher - single electric oven and larder fridge – the surface of the top is tiled - a microwave oven sits at one end of the worktop.

Wall units with some glass framed doors are above the work top with under work top cupboards and drawers for cutlery and pans etc.

A separate fitted unit incorporates an integrated freezer and cupboard.

Within a large stone fireplace opening and stone hearth is a Vermont wood burning stove with a fire quard.

Two country wooden armchairs sit by each side of the fireplace.

A convector storage heater and small 900w storage heater for drying tea towels are installed with adequate power points at work top level and 300 above floor level.

Electric lighting is by 4 wall lights and recessed downlighters with a spot light to the sink area.

SHOWER ROOM

Access to the shower room is via a small lobby off the Kitchen with a door opening 800 wide by 1800 high and the shower room door opening 800 wide by 1850 high.

The floor finish is quarry tiles with a 510 wash hand basin and wc installed together with a 900 square shower cubicle with mixer type controls.

Off the small lobby is access to the Cellar across a threshold with a 200 step down initially and then 9 very uneven steps.

LOUNGE

The lounge is carpeted and has two 3 seater sofas and two club chairs seating for 8 persons.

Other furniture includes an Irish Dresser a circular side swivel table and a teak coffee table.

The fireplace houses a living flame propane gas fire on a tiled hearth with a timber fender.

A Panasonic flat screen TV and VCR with remote controls.

Lighting is by 3 wall lights and 2 central pendants all with low energy lamps.

LANDING

The landing which is carpeted provides access to bedrooms 1 and 2 and a separate staircase leading to bedrooms 3 and 4 via a door opening 800 wide by 1800 high from the first riser.

The dog leg staircase to the second floor is 820 wide for the first 5 risers then 900 wide for the other 7 risers with a handrail for the lower flight and support from floor landing for the final flight.

Window sills are at 720 height and a large chest with a top lid sits at the head of the stairs from the ground floor

BEDROOM 1

With a door opening 800 wide by 1870 high the large room has a short piled carpet floor finish with another door opening 700 wide 1870 high leading to an en suite bathroom.

King size 4 poster bed 2100 by 1600 - non feather duvet with poly cotton sheets with mattress on slatted base.

Side pot cupboards plus large chest of drawers and free standing wardrobe and small dressing table.

Storage heater with lighting by 2 pendants and overhead bed lights.

EN SUITE

Cork tiled floor with 1700 bath. 600 wash hand basin bidet and wc. 600w storage heater with towel rail and central ceiling light and strip light to mirror adjacent to basin

BEDROOM 2

With a door opening 800 wide by 1870 high the large room has a short piled carpet finish to with another door opening 700 by 1850 high leading to an en suite bathroom.

King size bed 2100 x 1600 – non feather duvet with poly cotton sheets.

Side pot cupboards plus large bow fronted chest of drawers and cupboard wardrobe plus small dressing table with mirror.

Storage heater with lighting by 2 pendants and overhead bed lights.

EN SUITE

Cork tiled floor with 1500 bath 600 wash hand basin and wc.

600w storage heater with towel rail and central ceiling light and strip light to mirror.

TOP LANDING

Small landing leading to bedrooms 3 and 4 and bathroom with storage heater With a narrow way to bedroom 4 of 430 wide.

Also a door leading to a drying room with a large capacity hot water storage vessel lagged.

BATHROOM

Door opening outwards opening 700 wide 1850 high.

Sloping ceilings and cork tiled floor with 1700 bath with restricted headroom over bath 510 wash hand basin and wc.

Overhead fan heater with pull switch.

BEDROOMS 3 AND 4

Large bedroom with sloping ceilings and reduced height door opening 800 wide by 1620 high to bedroom 3 and 1720 high to bedroom 4.

Carpet floor finish with 2 number twin beds 2000 x 900 non feather duvets with poly cotton sheets.

Side pot cupboards with 2 chest of drawers and free standing wardrobe.

Storage heater and central pendant light fitting.

GARDEN

The small garden to Slade House faces South West and has border planting.

An oval shaped white table with 6 folding chairs sits on the lawn area.

Further folding garden chairs are available from the Games Room.

A parasol is available for erecting on the lawn.

UTILITY ROOM

An outhouse adjacent to Slade Cottage provides a Hotpoint washing machine and tumble dryer as well as a Belfast sink. Outside the Outhouse is a rotary dryer.

ADDITIONAL INFORMATION

A location guide is forwarded with the confirmation booking letter

Sat – nav guides only direct you to a cattle grid on Farwall Lane or Throwley cottage - The access to Slade House Farm lies between the two

The Office provides phone - internet and fax facilities and is normally open.

All cottages are totally non smoking.

Re cycling for all general refuse including plastic bottles cans and glass bottles is available in the Stable building beneath the Office.

A basic Games room is situated in a large barn and includes a table tennis table.

CONTACT INFORMATION

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