

## **Access Statement for Overbrook Barn**

### **Introduction**

Overbrook Barn is a detached, conversion of a traditional stone barn which sleeps 8 people in 4 bedrooms on an alpaca breeding farm in a rural part of the Peak District.

### **Pre-Arrival**

- See our welcome letter/email for directions and instructions.
- See our website [www.farbrookcottages.com](http://www.farbrookcottages.com)
- Contact me, Gemma: 01298 213299
- The nearest airport is Manchester International (one hour by car): good services to London, Europe, USA, and the Middle and Far East. East Midlands Airport is just over an hour away.
- Macclesfield station (20 minutes drive) is on the London-Manchester-Scotland main line (London 2 hours).
- Buxton station (10 minutes by taxi, 2 hourly bus service number 118 from Buxton market place to Flash Bar which is then a 15 minute road-walk from us) is at the end of a local line from Blackpool and Manchester.
- Avis have a car rental office at Macclesfield station.
- Enterprise Car Hire operate a local pick-up service.
- Groceries can be delivered either by Waitrose or Tesco online to our the address below.
- Shop mobility scheme in Macclesfield: Great King Street , Churchill Way, Macclesfield, Cheshire, England, SK11 6AY, 01625 613111

### **Arrival & Car Parking Facilities**

Access is via a long, and partially steep, farm driveway to a parking area then across 6 metres of gravel. Unloading can be done at the front door but please then park outside the gate (10 metres walk). Parking for 4 cars.

### **Main Entrance, Reception & Ticketing Area**

Entry to the barn is via the front door (195cm x 71cm, 4cm weatherstrip) with a single raised step (10 cm). This is the only access to the barn.

### **Public Areas - Hall, Stairs, Landing, Corridors etc**

Open-plan kitchen, dining, and living area is level. Access to bedroom 1 is via 2 steps. First floor access is via 70cm wide stairs with 12 steps 3 of which turn 90 degrees at the top. All upstairs doorframes are 64cm wide. The upstairs corridor is 64cm wide.

### **Public Areas - Sitting room, lounges, lobbies etc**

Kitchen, living room, and dining room are in a single open-plan space on the ground floor which is tiled throughout.

### **Public WCs**

Not available.

### **Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe •**

Dining room is on the ground floor. Moveable dining table with seating for 8.

### **Laundry**

Conventional washer dryer in kitchen.

### **Shop**

Not available.

### **Treatment room/s**

Not available.

### **Leisure Facilities**

Not available.

### **Outdoor Facilities**

Gravel, gently sloping garden with BBQ and seating for 8.

### **Conference & Meeting Rooms, Banqueting**

Not available.

### **Clubs & Entertainment**

Not available.

## **Bedrooms & Sleeping Areas**

Bedroom 1 is accessed via 2 x 19cm steps from the ground floor through a 71cm door. It has a superking-size bed (180cm x 180cm) with two bedside tables. The other 3 bedrooms are on the first floor and have twin beds (90cm x 180cm) with headboard shelf. All bedrooms are natural-fibre carpeted and have TV/DVD. All bedrooms have wardrobes; bedrooms 1 and 2 have a dressing table and hairdryer.

Bedding is cotton with natural-filling duvets and pillows.

None of the bedrooms are adapted for wheelchair use.

## **Bathroom, Shower-room & WC [Ensuite or Shared]**

Bedroom 1 has an ensuite with lavatory, hand basin, and shower. The bathroom is on the first floor and has lavatory, hand basin, and standard 70cm wide bath with shower over. Both areas are ceramic tiled and have heated towel rails.

## **Self-Catering Kitchen**

The kitchen is on the ground floor and has oven, microwave (high level), ceramic hob with extractor hood, toaster, kettle, fridge freezer; front-loading dishwasher, and washer dryer.

Fire extinguisher and blanket attached to boiler cupboard wall.

## **Caravans, Holiday Homes & Twin Units**

Not available.

## **Touring Facilities (Holiday Parks)**

Not available.

## **Boats - Narrow Boat, Cruiser & Hotel Boat**

Not available.

## **Attractions (Displays, exhibits, rides etc.)**

Not available.

## **Grounds and Gardens**

Gravelled garden with BBQ and seating for 8. Access to footpath via field and gate. Access to bridleway via driveway.

## **Additional Information**

There is a Welcome/Information folder which includes local tourist information: you'll find this on the dining table for your arrival. There's a separate folder with user instructions for all equipment.

- Central heating and hot water available 24 hours.
- Free wifi internet access: Skype compatible for phone calls.
- Well behaved pets welcome.
- No smoking inside please.
- There is no phone, and no mobile phone reception. Urgent calls may be made/received using the owners' phone in the farmhouse. Mobile reception can be achieved by walking uphill about 100 mtrs in the field behind the barn.

Address: Farbrook Farm (Overbrook) Quarnford Buxton SK17 0ST UK

Telephone: +44 (0)1298 213299

Fax: Not available.

Minicom: Not available.

Email: [simon@farbrook.com](mailto:simon@farbrook.com)

Website: [www.farbrookcottages.com](http://www.farbrookcottages.com)

## **Future Plans**

Nil planned.

## **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01298 213299 or email [simon@farbrook.com](mailto:simon@farbrook.com)**