**Access Statement for Bridge Cottage, Thwaite DL11 6DR**

**Introduction**

* Bridge Cottage is a traditional small stone built cottage with a stone slate roof .
* It has 2 floors. There is a stone-flagged area at the front with a bench and table, with a lawn, and a car parking space at the back of the property by the kitchen window. The key safe is by the front door. The outside area is not enclosed.
* There are 2 stone steps into the property, a small entrance hall, living room, utility and kitchen on the ground floor, the stairs have a quarter-turn. One bedroom with a kingsize bed and one step down into the bathroom on the first floor. The bathroom has a double-ended bath and a separate thermostatic shower.
* Mains electricity, water & sewage, but no gas supply.
* Bridge Cottage is heated by an external combination condensing oil-fired boiler, with radiators in every room which have independent thermostatic controls. It also has a Morso Woodburner in the living room.
* There is an Info folder produced in 12-font
* Bridge Cottage is carpeted throughout except for the bathroom & kitchen.
* The pillows are synthetic, and the duvets and cushions are a mix of wool, feather & down & synthetic
* Bridge Cottage is strictly non-smoking/non-vaping & one small/medium pet allowed only by prior arrangement, and we do make a small charge for them. We expect the pet to be up to date with all medications and to be in good health & well-behaved. Not allowed in bedrooms or on any furniture, or to be left unattended, unless in a crate.

We have tried to provide as much information as possible in this statement, but if you have any queries at all, please contact us for further information.

**Pre-arrival**

* Our website is www.thwaitedalecottages.co.uk and all bookings or enquiries can be made via email, phone or in person directly to us. Guests cannot book through any third-party agency. We have a brochure which can be posted to you. Payment of the deposit is confirmation of your booking and that you have read our terms and conditions. The balance is due normally 4 weeks prior to your arrival. Upon receipt of the balance we will provide directions etc. A Goodhousekeeping bond may be applied , and if added will be on your booking form. We recommend ‘Cancellation Insurance’ is taken out with your **Travel Insurance Policy** in case of any unforeseen problems.
* The bus service varies upon the time of year & the latest timetable is posted just by the noticeboard. Further details can be found www.dalesbus.org and www.littlewhitebus.co.uk
* There is a telephone box in Thwaite, but it does not take coins!
* There is no mobile phone reception in the village, but Wifi is complimentary, although we are not responsible if there is no service due to external influences
* The nearest train station is Garsdale, approx 16 miles away, and there is a taxi service based in Wensleydale. James Peacock 01969 650212
* Tesco, Sainsbury, Morrison and Asda will all deliver groceries, there is a small store in Muker, one mile away, or shops & services in Hawes and Kirkby Stephen. The nearest large supermarket is Tesco at Catterick. Post Office in Hawes and Reeth
* The nearest RADAR toilet is Hawes, 6 miles away, or Reeth 10 miles away
* Due to the rural situation, we do not have any pavements or walkways at the side of the roads
* The nearest airports are Newcastle or Leeds/Bradford approx. 2.5 hrs away.