



dove cottage

at cromhall farm

Tel - 01249 783042

info@cromhallfarm.com

cromhall farm
easton piercy
chippenham
wiltshire
sn14 6ju

Access Statement for Dove Cottage

Cromhall Farm | Easton Piercy | Chippenham | Wiltshire | SN14 6JU

t – 07963873833 | e – info@cromhallfarm.com | www.cromhallfarm.com

introduction

1. The purpose of this document is to provide an objective and factual description of the facilities and services of the cottage which are offered to our guests.
2. This document is a summary of our provisions. If you have any specific questions please feel free to call us and we will endeavour to help.
3. The cottage has been newly renovated throughout in June 2015.
4. Within reason, we are open 24 hours a day.
5. Dove Cottage is a self-catered bed and breakfast facility.

directions

1. Dove Cottage is located in the small hamlet of Easton Piercy, and can be found nestled between the A4039 (Yatton Keynall) and the M4.
2. The Sat Nav (SN14 6JU) will not necessarily bring you straight to our door, however just look out for our farmhouse along the lane which you can not miss!
3. Leave the M4 at Junction 17, heading south towards Chippenham on the A350. Follow the signs (well signposted) to Castle Combe (A420) and then to Yatton Keynall (B4039). Once in the village of Yatton Keynall, turn right signposted to Grittleton. Less than 1 mile along you will see Easton Piercy signposted to the right – turn here. Drive carefully along this narrow lane, we are the second farm on the left.

If you are heading north on the A350, simply follow the signs to Castle Combe (A420) and then to Yatton Keynall (B4039). Once in the village of Yatton Keynall, turn right signposted to Grittleton. Less than 1 mile along you will see Easton Piercy signposted to the right – turn here. Drive carefully along this narrow lane, we are the second farm on the left.

4. Do not hesitate to call us if you need further directions.
5. Please be aware of our small children as you drive into the property and we ask you please drive with care.



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transport

1. Having your own car transport is highly recommended given the remote location of the cottage.
2. There is a bus stop in Yatton Keynall (approx 2 miles away) which runs an hourly service between Chippenham Railway Station and Castle Combe. Please let us know if you would like further information about this service.
3. Local taxi services are available. Please ask for more information if required.

car parking facilities

1. There is ample parking adjacent to the cottage.
2. Caravan/ campervan can also be accommodated upon request. Please call to discuss your requirements.
3. Please be aware of our small children as you drive into the property and we ask you please drive with care.

contact information

1. You may contact us by telephone – 07963873833
2. You may contact us by email – info@cromhallfarm.com
3. Our website is www.cromhallfarm.com, which has the facility to allow a booking to be made.
4. Our contact address is Cromhall Farm, Easton Piercy, Chippenham, Wiltshire, SN14 6JU.

arrival/check-in

1. Check in is between 4pm and 8pm. Please advise us of your anticipated arrival time, so that we can be sure to be there to welcome you.
2. Please note we will not accept guests after 8pm unless this has been previously arranged or you have kept us informed of your journey.
3. If for some reason we are not present when you arrive, we will give you clear instructions of where to find your key and gaining access to the cottage.



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departure

1. Please check out by 10am on the day of your departure. If you require a later departure time, please let us know in advance and we will do our best to accommodate you. It is expected that the cottage is left in good order on your departure.

main entrance – cromhall farm (main farmhouse)

1. There is level access at the rear porch of the main farmhouse at Cromhall Farm. The door width of the single door is 29"/74cm.
2. There is a lip leading into the rear porch which ranges from 1½ - 2"/4-6cm.
3. The area outside is level, and is made up of concrete and stone pavers.

main entrance – dove cottage

1. Entrance to Dove Cottage is from our private farm yard at Cromhall Farm, adjacent to the main farmhouse.
2. Access leading up the the cottage is concrete.
3. The entrance to Dove Cottage is a private entrance. The door width is 31"/79cm
4. Unfortunately there is not level access into Dove Cottage. There is a slight step down (3"/8cm), and then a slight step up in through the front door (2"/5cm)
5. On arrival there will always be someone to greet our guests and show you to the cottage.
6. The keyhole lock is 40"/102cm up from the ground.
7. There is a light outside the cottage, the switch for this is located inside the cottage door, and on the wall to the right.



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living room

1. Furniture comprises of one fabric sofa (sofa bed) and one armchair, a coffee table, a media unit and a floor lamp.
2. There is a 22" flatscreen TV/DVD/CD player with remote control and docking station.
3. Large circulation space in the center of the room.
4. Overall room size is 520cm x 460cm (open plan living and kitchen area).
5. The "drop-side" dining table is for up to 4 people.
6. The flooring is wooden. There is a large rug in the area of the sofa and television.
7. There is an information folder available to guests with details of local information and attractions.
8. There is no loop system available. If there are any hearing or visual requirements, please let us know so we can see if we can help in any way.
9. All windows are fitted with roman blinds, the cord for these is located 59"/150cm

kitchen area

1. The kitchen is fitted with cabinets, stainless steel sink and ample worktop space.
2. The taps in the sink are small lever-type.
3. The worktop height is 36"/92cm.
4. Appliances are stainless steel finish and include an electric oven (drop down door) with a 4 ring electric hob, extractor fan, dishwasher, fridge with freezer box, toaster and kettle.
5. Smoke detector fitted.
6. All cutlery, crockery, glassware and cookware is supplied.
7. Dishcloths and cleaning equipment is supplied.
8. There is a fire extinguisher and also fire blanket mounted on the kitchen wall.
9. Cleaning products and drying up cloth are provided.
10. All windows are fitted with roman blinds, the cord for these is located 59"/150cm from the ground.



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bedroom

1. The room size is 380cm x 310cm
2. The door width leading into the bedroom is 28"/71cm.
3. The room is on the same level as the living room.
4. Furniture consist of either a 6ft Super King size bed or 2 single beds.
5. The height of the bed is 32"/82cm
6. The linen is Egyptian cotton.
7. There are two bedside tables with lamps, positioned either side of the bed (29½"/75cm high)
8. There is a dressing table with 2 drawers, a chair and also a large wall mounted mirror.
9. There is a wardrobe, double fronted with coat hangers. The rail is situated 73"/185cm above the ground, (allowing for luggage storage underneath) A hairdryer is located in the wardrobe.
10. The room is newly carpeted.
11. The window is fitted with roman blinds, the cord for these is located 59"/150cm.

bathroom

1. The room size is 135 x 3m
2. The door width leading into the bathroom from the bedroom is 28½"/73cm.
3. There is a step of 8"/21cm from the bedroom into the bathroom.
4. There is a lock on the inside of the bathroom located 32"/82cm from the floor.
5. There is a loo which is 17"/44cm high.
6. There is a basin which is 32"/82cm, with a lever mixer tap.
7. There is a mirror above the basin with a shaver point.
8. There is a heated towel rail adjacent to the shower.
9. There is a 10½/27cm lip/step up into the shower cubicle.
10. The open door space into the shower is 19"/49cm.
11. There is a non-slip mat provided for use in the shower.
12. There are no handrails or supports.
13. Shower gel, hand wash, and hand lotion are provided.
14. Fluffy towels are provided.
15. The floor surface is tiled. Bath mats are provided.
16. The window is fitted with roman blinds, the cord for these is located 59"/150cm,



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wifi and internet

1. These facilities are free and available throughout the property with a security code connection.
2. Cromhall Farm is at the "end" of the telephone/broadband connection. At times the strength of the signal is variable.

heating and water

1. The property is fitted with a new electric water boiler. Hot water is available 24/7.
2. There are new low energy electric radiators in the cottage – one is in the bedroom, the other is in the living area.

emergency information

1. Cromhall Farm operates a strict no smoking policy within the cottage, and to all areas of the grounds and outbuildings.
2. There is only one exit from the cottage, via the front door.
3. There is a fire extinguisher and fire blanket located in the kitchen area.

outdoor facilities

1. There is an outdoor table and chairs available.

shops

1. Yatton Keynall village shop is located just under 2 miles away.
2. Sainsbury's, Morrison's, Tesco and a small Waitrose are located in Chippenham (between 5-7 miles away)
3. Bath is 14 miles away.
4. Allington Farm Shop is less than 5 minutes away by car
5. Malmesbury is 20 minutes away by car
6. Corsham is 10 minutes away by car.



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additional information

1. Assistance dogs are welcome by arrangement. Other pets are not permitted.
2. Mobile phone reception is variable depending on your provider.
3. There is no telephone line in the cottage. If you need to make a call, please let us know and we will see if we can help.
4. We welcome your feedback to help us continuously improve. Please get in touch if you have any comments.