
ACCESS STATEMENT FOR CLOCK FARM HOUSE

INTRODUCTION

Our property is a House situated on a working arable farm south east of York. We have tried to provide as much information as possible in this statement, but if you have any queries please do call. We look forward to welcoming you.

PRE-ARRIVAL

- There is information about Clock Farm House on our Website, www.clockfarmholidays.co.uk
- Booking enquiries can be made with Julian and Patti Hopwood online, via email or telephone.
- The nearest train station is York, which is approximately 5 miles away. There are accessible taxis at the station.
- The nearest bus stops are at the local villages of Dunnington, Elvington, Heslington which are all approximately 2 miles away.

ARRIVAL & CAR PARKING FACILITIES

- There is a car parking area/drive with enough room for 4+ cars.
- The car parking areas are levelled concrete and flat and even
- Parking is directly outside the House.
- The parking area is lit by an outside light with a movement sensor.
- The outside light beside the entrance door is switched on from inside the house in the porch.

GENERAL INFORMATION

- Inside the back kitchen entrance there is a hanging space for coats and an area for boots and shoes. There is a sink and a large fridge/freezer.
- The back kitchen leads to the main kitchen.
- Heating is oil central heating throughout. There is an open fire in the lounge 1 and a multi fuel stove in lounge 2, radiators in all the rooms and under unit fan heaters in the kitchen.
- A basket of logs and a bucket of coal is supplied for each fire. If additional is required please ask.

LOUNGES 1 AND 2

- Flooring is wooden with a rug in front of the hearth
- Furniture is moveable other than the oak window seats
- TV in each lounge with Freeview Box, DVD player in lounge 1 and Playstation 3 in lounge 2.

KITCHEN

- Lighting is spotlight bulbs on ceiling, with under unit lighting
- Microwave available
- Flooring is tiled

HALL

- Flooring is tiled with rug
- Smoke alarm fitted

DOWNSTAIRS TOILET

- Large downstairs washroom with wc

UTILITY ROOM

- Large utility room with washer and dryer, iron and ironing board
- Drying Rack

LANDING

- Smoke alarm fitted

BEDROOMS

- Bedroom 1 has kingsize bed with ensuite shower room and walkin wardrobe and TV.
- Bedroom 2 has superking size zip and link bed (which can also be twins) and TV.
- Bedrooms 3, 4 and 5 have superking size zip and link beds (which can be twins)
- Non feather duvets and pillows provided.

BATHROOM

- Flooring is tiled with bath mat.
- Bath and separate shower.
- Heated Floor

SHOWER ROOM

- Large walk in shower
- Heated Floor

GROUNDS AND GARDENS

- Large enclosed Garden
- BBQ area and patio with table and chairs
- There is a 'HaHa' at the bottom of the garden

ADDITIONAL INFORMATION

- Good mobile phone reception
- The House is no smoking throughout
- No Pets

CONTACT INFORMATION

Please contact:

Julian & Patti Hopwood
Grimston Grange,
Ox Close Lane,
Heslington,
YO10 5EH

Telephone: 01904 488317

Mobile: 07732669759

Email: booking@clockfarmholidays.co.uk

Website: www.clockfarmholidays.co.uk