

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

### **Access Statement for Canbyfield Cottage**



#### **Introduction**

Canbyfield Cottage is ideal for those who want a relaxing, comfortable, farm based, selfcatering holiday in the Leicestershire countryside. It is located half mile from Seagrave Road, down a stone farm track leads down a gentle slope to the valley base and through arable and grass fields to the cottage. The lovely views over gently sloping pastureland can be enjoyed from inside and outside the cottage. Sheep graze in the adjacent field for much of the year along with abundant wildlife including hares, pheasants and farmland birds. Nearby villages are Seagrave (1.3 miles to the pub) and Sileby (2 miles to the shopping and other facilities), Sileby is a large, semi industrial village with plenty of facilities, Seagrave has a small and rural character. Canbyfield Cottage sleeps up to 2 people, it has one bedroom with a king size bed and a separate shower room. The cottage has been converted from an old, loosebox barn, all rooms are on the groundfloor level and accessible without steps or thresholds. It forms part of a small courtyard next to the

farming owners home Canbyfield Lodge. We offer flexible start dates and durations of stay and are available on site to assist our guests.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07729 388989 or email [enquiries@canbyfieldholidaycottages.co.uk](mailto:enquiries@canbyfieldholidaycottages.co.uk).



### **Pre-Arrival**

- For full details and maps of how to reach us please see the directions section of our website. Alternatively, you can plan your journey by car or public transport using a journey planning website; simply enter your postcode and ours, which is LE12 7NJ to get directions.
- The nearest railway station is in Sileby (1.8 miles) away. The station platforms are located on top of the bridge so access may be difficult as there are steep flights of steps to both platforms the East Midlands

Trains service operates between Lincoln and Leicester via Newark, Nottingham, Beeston, Nottingham Parkway, Loughborough, Barrow upon Soar, Sileby and Syston see <http://www.eastmidlandstrains.co.uk>. The Roberts Bus number 27 operates an hourly daytime service from King Street Sileby just below the station, there is no shelter (contact details the closest designated bus stop to Canbyfield Cottage is 1 mile away on Seagrave Road, opposite Wattle Road, the walk to the cottage is along a tarmac pavement for half a mile then down an uneven and sloping farm track for the remaining half mile to the cottage, there are two cattle grids in the road but both have alternative gate accesses by their sides. The nearest mainline station is Loughborough, (7.2 miles away) the Roberts number 27, Thurmaston bus service operates hourly at one minute past the hour between 7am and 7pm, tel the helpline 0116 305 0002 or <http://www.robertstravelgroup.co.uk> for details. The bus stop and covered shelter is 20m from the station on stand RSB, The journey duration is 22 minutes and includes eight stops, the stop closest to Canbyfield Cottage is adjacent to Wattle Road (there is a mile walk to the cottage, see above). ABC ACE Taxis tel 01509 213333 provide a selection of services including accessible taxis. Leicester Station is also a mainline station it is 11 miles away, there are taxi ranks outside the station and provide a selection of accessible transport. The Kinch Bus No. 2 Loughborough service runs from platform SC at St. Margarets Bus Station the nearest stop is adj. Collingwood Drive in Sileby which is a 1.3 mile walk away from the cottage on the same route as described above. This service operates half hourly between Leicester, Birstal, Cossington, Sileby, Barrow, Quorn and Loughborough Baxter Gate telephone 01509 815637 or visit <https://www.kinchbus.co.uk> to check times. Full facilities are available at St. Margarets Bus Station, which also receives National Express services including those for the major International Airports.

- East Midlands Airport is 18 miles away, a 35 minute. The Skylink Derby to Leicester bus service operates 24 hours on the hour from the Coach Park (Bay D) to Lemynington Street Loughborough for no. 27 service one minute walk away adj. Beacon Bingo stop, or Shelthorpe Road, Loughborough stop for Kinch bus 2 service to Collingwood Drive, Sileby. Both then require the aforementioned walk to the cottage. Contact details for full timetable 01773 712265 or <https://www.trentbarton.co.uk>.



### **Key Collection, Welcome and Car Parking**

- Key collection is at the Cottage, the owners live on site and can assist with any luggage transfer and settling in of guests, alternative arrangements can be made if required. Parking is available for 2 cars on the gravel area of the courtyard and 10 m away from the front door of the cottage. Blue Badge parking is available adjacent to the sandstone patio and path and allows level paved access to the front door.
- The area is well lit, there are motion sensor lights on both corners of Canbyfield Cottage and in the courtyard of Canbyfield Lodge there are low -level solar lights against the edge of the path. There is no borrowed light from streetlights.

### **Entrance to Property**

- The front door is accessed via a very gentle slope, it is a 970mm wide inward opening semi glazed wooden door with a 15mm accessible threshold, the internal floor throughout comprises of limestone tiles, and a very short pile doormat in the entrance lobby. A solar LED light above the front door illuminates the door handle and lock area, in the lobby there is central pendant light, a lamp on a timer and at a Safe T Light.

## **Entrance Lobby**

- The entrance lobby is well lit, the central pendant light, lamp and Safe T light provide even light, the front door also has a large window which allows considerable light into the lobby. The lobby measures 1670mm by 1300mm; three doors lead off from the lobby; the bedroom door (800mm wide), bathroom door (760mm) and living area/ kitchen door (800mm wide). The floor comprises of limestone tiles, there is a short pile doormat and small short pile doormat for shoes located under the small occasional table (which is removable), the skirting boards are white and contrast with pale beige painted walls.



## Sitting Room/Lounge



- The sitting room area is located in the same room as the kitchen and dining areas, the room is accessed through an unobstructed 800mm wide door opening.
- There are wide spaces all around the dining table and chairs for easy access to the seating area located at the far end of the room.
- There is a large short pile rug on an otherwise tiled floor an additional short pile rug is in front of the patio door entrance.
- The French doors are part glazed and provide natural light to the seating area as well as a lovely low level view across the fields, the double doors open outwards there is a 15mm threshold and 65mm step outside onto the paved patio.
- The room has a mixture of seating, there is a high, wooden antique armchair with arms and a feather cushion, a small leather chesterfield sofa suited for two people, 500mm to seat base height, with feather cushions and a low leather chesterfield style footstool which can act as a coffee table for trays or papers. There is a tall pine occasional

table with lamp and a pine three shelved bookcase on which the remote controlled CD Player/ Blue Tooth Digital Music System is located.

- Furniture can be moved.
- A widescreen digital smart television with remote control, subtitles, and a Blu-Ray DVD player with remote controls are located on pine chest in the corner of the room.
- There is a freestanding log -burning stove on legs, with a side - opening door.
- Lighting is by natural daylight from the window and French doors, overhead lighting from one of two five arm chandelier fittings controlled on separate switches from the lobby.





### **Dining Area**

- The dining area is located in the same room as the kitchen and lounge, it has step free level access from the entrance lobby through the 800mm door opening.
- The dining table is a rectangular antique pine table measuring 710mm x 940mm and 760mm high, it has legs on each corner, with 600mm clear height under the table and it is movable.
- Two upright antique chairs without arms are provided, these are moveable and the wooden armchair from the lounge area could be used at the table if required.
- There is free space around the table and chairs.
- Lighting is from natural daylight and the second of the five- arm chandelier ceiling lights previously mentioned. A battery operated candle hurricane lamp is also provided.
- There are no rugs in the dining or kitchen area.

## Kitchen



- The 'L' -shaped kitchen is located in the corner of the living/ dining area, access described above.
- The cooker hob is 940mm high above floor level and it is an induction hob with a touch operating system. The door of the top oven/ grill is drop down the handle is 900mm above the floor and the bottom oven door handle is 530mm above the floor and is side opening.
- The saucepans are in a low drawer to the left of the cooker, baking sheets are also in allow side open cupboard at the end of the kitchen, handle height 750mm.
- Plates and crockery are stored on the lowest shelf in the top half of the tall cupboard, the handle is 1400mm above ground level, if required these could be moved to lower levels.
- Cups, glasses teapots, jugs, tins and first aid kit are stored in the wall cupboard, the handles are 1200mm above the ground, the base of the highest shelf is 1930mm, some contents could be located at lower levels if required.

- Worktop and sink are 930mm above the floor, the sink has a central spout and lever operated taps, there is under counter storage below it.
- Fridge -Freezer available, the lowest shelf in the fridge is 1200mm above floor level the fridge door handle is 1370mm above the floor. The freezer is under the fridge.
- An under counter dishwasher is provided it has a drop down door and is located to the right of the sink.
- An under counter washer dryer is available this this to the right of the sink.
- The microwave oven is located on the counter the side opening door handle is 1100mm above the floor.
- There is for storage area located under the counter in the corner of the kitchen area, four wicker baskets are provided for ease of access.
- A touch top stainless steel bin is located to the side of the kitchen units.
- Additional over counter lighting is provided over the sink area (with in lobby) and also on the extractor fan above the cooker controls for this are 1650mm above the ground.
- Limestone floor, no rugs.



## Bedrooms and Sleeping Areas



- There is one bedroom it has a king size, metal framed bedstead.
- There is step free level access from the entrance lobby, door opening 800mm wide.
- The furniture can be moved around.
- There is no provision for more than two guests to stay at the cottage.
- There is a 810mm space on the window side of the bed and a 700mm space on the other side of the bed. The clear space underneath the bed is 260mm.
- The height of the top of the mattress is 520mm above the floor.
- The duvet and pillows have goose down filling; however anti-allergen duvet and pillows can be provided if requested in advance.
- Lighting to the room is from natural light, a central five arm chandelier ceiling light, two bedside lamps one either side the bed on bedside tables and plug in night light is provided.it is a well lit room.

It is an evenly lit room with a variety of lighting options for guests to choose from.

- There is a large antique pine wardrobe, door handles are 1110mm above the floor, the larger door opens outwards from a non-adjustable hanging rail, the smaller wardrobe door, opens outwards (the ironing board and iron are stored here). There are two large drawers low drawers under the main hanging section.
- The chest of drawers has four drawers it is 850mm high and has a wall mounted mirror above it.
- There is a pine blanket chest and freestanding pine towel rail, both are easily moved if required.
- The 32 inch digital, smart television is wall mounted, has subtitles and a remote control.
- There is a portable rechargeable digital radio and an alarm clock on the bedside table.

### **Bathrooms, Shower-rooms and Toilets**



- The bathroom has step free level access through a 760mm door opening from the entrance lobby.
- There is a large shower area it has a 530mm wide access space between screen and wall, the shower tray is 130mm step up from the floor, it is a lever operated shower with adjustable height settings.
- The white porcelain lavatory is 464mm high.
- The white pedestal basin is 830mm high and has turn tap fittings, there is a glass shelf and mirror above the basin and tube lighting.
- The room is well lit, the roof light floods the room with natural light and the two double fitted wall lights provide bright gentle light. The light switches are located to the right of the bathroom door entrance in the lobby.
- The bathroom has limestone tiles on the floor and walls in the shower. There is good contrast between the white fittings, the limestone and pale grey walls and white woodwork.
- A clear non-slip rubber mat is provided for guests use in the shower and a fabric bathmat is provided for use on the bathroom floor to prevent it becoming wet and slippery. Disposable toweling slippers are also provided for guest's comfort.

## **Garden**

- There is a large level sandstone paved patio in front of the property.
- Lawn area with level access from patio.
- Lovely rural views all year round but especially pleasant place to enjoy summer sunshine.
- A small brook flows alongside the garden boundary post and rail fence restricts access but care should still be taken especially if children are visiting. There is a large pond in Canbyfield Lodge's garden, guest access restricted.
- A wooden seat with arms and an occasional table provided for use outdoors.
- Narrow bark chipped path at the side of the building leads to the bin area and rear of the property.

## **Additional Information**

- Trained assistance dogs are welcomed.
- There is good mobile phone reception.
- There is free Wi-Fi connection subject to terms and conditions.
- The nearest hospital with 24 hour A&E care is Leicester Royal Infirmary, Infirmary Square Leicester. LE1 5WW. It is 8.2 miles away. There is also 24 hour minor injuries care provided at the Loughborough Walk in Centre and Urgent Care Facilities at Epinal Way, Loughborough, LE11 5JY (8.7 miles away)
- There are two Doctors Surgeries in Sileby; The Banks, 9, The Banks, Sileby, LE12 7RD, Tel 01509812343, and Highgate Surgery, 5 Storer Close, Sileby LE12 7UD. Tel 01509 816364.
- Shop mobility Loughborough contact details 01509 634706 email [shopmobility@charnwood.gov.uk](mailto:shopmobility@charnwood.gov.uk)
- Visit Leicester Information Centre 51 Gallowtree Gate, Leicester, LE1 5AD, Tel 0116 299 4444, email [info@visitleicester.info](mailto:info@visitleicester.info)

## **Contact Information**

Address: Canbyfield Cottage, 261a, Seagrave Road, Sileby Nr.Loughborough. Leics. LE12 7NJ

Telephone: 07729 388989

Email: [enquiries@canbyfieldholidaycottages.co.uk](mailto:enquiries@canbyfieldholidaycottages.co.uk)

Website: [www.canbyfieldholidaycottages.co.uk](http://www.canbyfieldholidaycottages.co.uk)

Grid Reference: OS 246 603168

Hours Of Operation: 8am -8pm

Local Equipment Hire: Loughborough Mobility and Lifestyle 01509 241134

Local Accessible Taxi: ABC ACE Taxis 01509213333

Local Public Transport: Roberts Coaches 0116 305 0002 Kinch Bus  
01509 815637 Sky Link 01773 712265