

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 Horse Mill Cottage

Introduction

Horse Mill Cottage is one of 3 cottages at Newhill Farm Cottages. It is a 6 person 2-storey rural cottage in the North East area of Fife. It was converted into a holiday cottage in 2008, being part of a former farm steading building and mill house (powered by horses for grinding grain). The cottage is 2 miles from the village of Auchtermuchty, located up a single track access road with passing places. The road rises slowly in height to an elevation of about 170m (558ft) above sea level. Horse Mill Cottage has its own parking for 2 cars (additional parking space available). It is very private, with only the 2 other holiday cottages on site (The Old Cart House & The Old Stables). It has its own fully fenced dog proof garden, with patio seating area and dining table & chairs, plus BBQ, 2 sun loungers and sun parasol (seasonal). The cottage has been sensitively converted, with a lovely large kitchen/dining area and spacious separate living room. There

are patio doors to the garden from the kitchen/dining area and there is plenty of good natural light. There are three bedrooms, one containing a king size bed, another with a double bed and the third bedroom has twin beds. There are 2 bathrooms upstairs (one is ensuite), with both bathrooms having a modern bathroom suite with bath/shower over, basin and toilet. There is a downstairs cloakroom. The property is lovely & warm with a modern Worcester oil boiler, plenty of radiators, insulation in the floors, walls and ceiling, as well as an open fire in the living room. One well behaved dog is welcome (more than one by prior arrangement). The cottage also benefits from its own private hot tub for up to 6 people.

We look forward to welcoming you here. If you have any queries or require any assistance please phone 01337 828032 or email kate@newhillfarmcottages.co.uk ; ian@newhillfarmcottages.co.uk.

Pre-Arrival

- We provide all linen (except cot linen); bathroom towels, leisure towels, electricity, heating, a basket of logs, a pre-set open log fire and various welcome items.
- The cottage is located around 2 miles from Auchtermuchty. From the M90, leave at J8 and take the A91 road heading west to St Andrews. At the central crossroads in Auchtermuchty, take the B936 signposted to Newburgh. After ½ mile, turn left at a white painted house onto the Mournipea Road and proceed for 2 miles along the single track road until reaching Newhill Farm. Proceed past the main driveway and follow the road round to the right. The entrance to Newhill Farm Cottages is on the right. Horse Mill Cottage is the middle property the right hand side, within the former farm steading.
- As the cottages are in a rural location, it is advisable for guests to have access to a car (parking provided). However, the local 36 (stagecoach) and 64 (Moffat & Williamson) buses run regularly through Auchtermuchty. Taxis are available locally to continue your journey to the cottage.

- The nearest Railway Stations are at Ladybank (8 miles), Cupar (11 miles) or Perth (17 miles). There are taxi ranks at Cupar & Perth, but not at Ladybank.
- The nearest airports are Dundee (limited service) or Edinburgh.
- There is a Co-op supermarket in Auchtermuchty. The nearest large Supermarkets are 9 miles away in Cupar, Glenrothes and Kinross. Asda, Sainsbury and Tesco all offer online deliveries to the cottage.
- The cottage has its own inclusive WIFI. There is a landline telephone (Tel 01337 827959)

Key Collection, Welcome and Car Parking

- Car parking for 2 cars is available (additional parking space available), on a fine gravel area (tirr), a very short distance from the property (21 metres). Cars can be positioned immediately outside the front door whilst unloading. If gravel gives mobility issues, it is possible (by prior arrangement) to arrange for a series of rubber mats to be laid to the front door to improve pedestrian access.
- Key access is via a key lock box (code provided prior to arrival). The lock box is beside the front door and is around 1480 mm off the ground. The owners are happy to arrange meet and greet assistance by prior arrangement.
- The owners Kate and Ian Greig have been running holiday cottages for more than 14 years and are more than happy to answer any questions that you may have during your stay. Should there be something that you need, please let us know and we will endeavour to sort it out for you.

Entrance to Property

- The front door is 835 mm wide. There are 2 access points to the front door; either 2 steps down to the front door from the gravel area, or a gently sloping access pathway (patio slabs). There is no step from outside to inside.

- Alternative access is possible via the patio doors (1600mm wide – if both doors are opened) to the kitchen/dining area). From the lawned grass area and access pathway, there are 2 steps down to the patio area (260mm step depth). From the patio, there is a 45mm step difference from outside to inside.
- There is 1 outside light at the front door entrance and 1 outside light at the patio area. The lights are on a movement sensitive sensor.
- The floor covering in the entrance hallway and kitchen/dining area is terracotta tiles. The living room floor is treated real oak flooring and is hard wearing.

Halls, Stairs, Landings, Passageways

- The cottage is 2-storey. The ground floor has level access to the kitchen/dining area, sitting room and cloakroom. All 3 bedrooms and the 2 bathrooms are on the first floor in this property.
- There is a non slip entrance mat immediately inside the front door and another at the patio door access.
- Access to the first floor is via a circular stairway (13 steps). The stair width is 840mm and each step is 190mm in height. Depth varies (due to circular nature) - depth at central point is 270mm.
- The stairs and landing have green carpet on the floor.
- There is a floor level sensor light on the landing at the top of the stairs (with emergency power failure function and detachable torch).

Sitting Room/Lounge

- The sitting room is accessed via 2 doors, both 830mm in width.
- The floor covering is treated real oak flooring. There are no rugs in the sitting room.

- The lounge is featured around an open log fire, with 3 three seater sofas in a “u” combination. These sofas can be moved as required.
- The gap between the sofas is usually 520 mm, but this can be easily changed.
- The lounge has a 40 inch flat screen smart TV with remote control. It offers Freesat. There is also a Blueraay DVD player that can play CD's and DVD's.
- There is a fire guard that can prevent accidental contact with the open log fire.
- Lighting is provided by 2 table lamps, 1 standard floor lamp and 2 overhead ceiling lights.

Kitchen Area

- The kitchen overlooks the garden, fields and countryside.
- The kitchen units are pine - base units and wall units, with a black (with white speckled) worktop.
- There is an electric oven provided which has a door that comes down that is 710mm from the floor.
- There is a 4 ring electric induction hob which is 925 mm above the floor.
- The work top is 925mm above the floor and 600mm deep.
- There is a fridge freezer which has its highest shelf 1475mm above the floor. At the bottom is the three drawer freezer section, with the lowest drawer being 320 mm from the floor.
- The kitchen is very well stocked with pots/pans, crockery, utensils, cutlery and glassware, as well as 2 empty double cupboards for storing your own provisions.
- An electric kettle, toaster, microwave, dishwasher, washing machine, tumble dryer, oven and hob are all provided for your convenience.
- The kitchen is well lit with 1 large window and a double patio door, offering good natural light.

- There are 11 overhead ceiling downlighters illuminating the kitchen and dining area. There are 3 under unit lights on the underside of the wall cupboards to illuminate the work surfaces.
- The kitchen sideboard contains a wide range of reading books, nature books, maps, guides and a tourism information folder
- The flooring is terracotta tiles.

Dining Area

- The dining area is part of the open plan kitchen, Directly opposite the double patio doors that give access to the patio and garden areas.
- The dining table is pine, with 4 support legs at each corner. It is 710mm from the floor to the lowest point and the table top is 770mm high. There is free space right round the table. It is supplied with 8 pine chairs with padded seats and no arms. They are all moveable.
- Flooring is terracotta tiles.
- Lighting is natural daylight with 11 overhead downlighters shared with the kitchen area.
- There are 6 further outdoor wooden chairs and an outdoor table on the patio, should further seating be required.
- The dining area (consistent with the rest of the property) has cream walls and ceiling. There are red/yellow checked curtains at the patio doors and roman blind at the window.
- Light switches for overhead lights are 1330mm from the floor (consistent with the rest of the property).
- There is a mini hifi system that plays CD's and radio.

Cloakroom

- This is a ground floor level with level access. The flooring is terracotta tiles
- The access door is a sliding door (690mm width).

- The wash hand basin is at a height of 810mm.
- The toilet is 430mm height and the flush handle is 770mm in height from the floor.

Bedrooms

- There are 3 bedrooms. All bedroom light switches for overhead lights are at 1330mm height.
- The king sized bedroom is accessed via a 760mm door and has a green carpet on the floor. There is 1 window (with red and white checked blackout lined curtains) and 2 velux skylights, offering natural light. There are 2 ceiling lights and 2 bedside table lamps. The king bed is 1520mm wide by 1980mm, being 550 mm off the floor. There is a lot of space to access the bed (1400 mm) when you enter the room. There is a narrow passageway round to the far side of the bed with the narrowest access being 480 mm in one section. There is a built in cupboard with 2x 605mm access doors offering shelving for clothes as well as a hanging rail. There is a pine bedside cabinet to either side of the bed.
- The double bedroom is accessed via a 760mm door and has a green carpet on the floor. There is 1 window (with blue and white checked blackout lined curtains) offering natural light. There is 1 ceiling lights and 2 bedside table lamps. The double bed is 1420mm wide by 1880mm, being 520 mm off the floor. There is space to access the bed (760 mm) when you enter the room. There is a narrow passageway round to the far side of the bed with the narrowest access being 450 mm in one section. There is a built in cupboard with 2x 605mm access doors offering shelving for clothes as well as a hanging rail. There is a pine bedside cabinet to either side of the bed.
- The twin bedroom has 2 single beds and accessed via a 670mm door. There are 2 windows (with red and white checked blackout lined curtains) offering natural light. There is 1 ceiling lights and 2 bedside table lamps. Both beds are 950mm x 1880mm and are also 550 mm off the ground. There is space to access the beds separately when you enter the room. There is

a built in cupboard with 1x 605mm access door offering shelving for clothes as well as a hanging rail. There is a pine bedside cabinet for 1 bed and a pine bedside shelf for the other bed.

Bathrooms, Shower-rooms and Toilets

- Bathroom 1 is ensuite to the king sized bedroom. There is a 830 mm access door. There is a bath (520 mm off the floor) with a shower over it. The wash hand basin is 810 mm high. The toilet is 430 mm off the floor with the flushed handle at 770mm. The bathroom has a velux skylight for natural light. The suite is all white. The floor has light green tiles and the walls and ceiling are painted light green where it isn't tiled, with large white tiles (all round the bath/shower, basin and toilet. There is a double light positioned above the wash hand basin and 2 ceiling lights with double bulbs.
- The 2nd bathroom is located close to the two other bedrooms at the opposite end of the landing. There is a 830 mm access door. There is a bath (520 mm off the floor) with a shower over it. The wash hand basin is 810 mm high. The toilet is 430 mm off the floor with the flush handle at 770mm. The bathroom has a high level velux skylight for natural light. The suite is all white. The floor has light blue tiles and the walls and ceiling are painted blue where it isn't tiled, with large white tiles (all round the bath/shower, basin and toilet. There is a double light positioned above the wash hand basin and 2 ceiling lights with double bulbs.

Garden

- There is a fully enclosed garden (approx 11m x 8m) suitable for children and dogs. Fence height is 1200mm. The garden is primarily laid to lawn, apart from the patio area.
- On the patio is the private hot tub with 2 anti slip mats for the winter months. Available on request at other times of year.

- The garden area in the summer months has an outside dining table and 8 chairs, 2 sun loungers, a BBQ and a sunparasol. In the winter only the table and chairs are in situ. The dining table is 730mm in height and measures 1600mm x 950mm.
- The 6 person hot tub is accessed via a set of 2 steps, 180mm each and is 760 mm off the ground. Water depth at deepest point is 660mm. Internal size is 1950mm x 2050mm. It has a set temperature of 39 degrees. There are 7 underwater seats of various heights. There are various jets and whirlpool functions, as well as its own lights. It is sanitised via a chlorine and bromine combination coupled with the filtration cycles. The hot tub is located less than 2 meters from the Living area via the patio doors.
- There is a separate access gate (1020 mm wide) from the parking area via a paving slab pathway and the gravel parking area.

Additional Information

- Trained assistance dogs are welcome.
- All areas in the cottage have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are dark pine wood and walls are light in colour.
- The mobile phone reception outside is generally good (Vodafone). Mobile reception inside is limited due to the thick stone walls. There is a landline phone. WIFI also available (included)
- The nearest NHS General Hospitals with A&E departments are Victoria Hospital in Kirkcaldy (16 miles) and Ninewells Hospital in Dundee (25 miles). The nearest Doctor's surgery is in Auchtermuchty and is 2 miles away. Further information is in the welcome folder.
- There is also a list of nearby attractions and details of their Access Statements for information, where available.

- There are a number of rubber matting that can be made available to improve access over the gravel from the parking area to the access doors of the property.
- A non slip bath mat is provided for the bath/shower. An assistance shower stool with support grips is available on request.

Contact Information

Address (Inc postcode): Horse Mill Cottage, Newhill Farm Cottages, Auchtermuchty, Cupar KY14 7HS

Telephone: 01337 827959

Minicom: N/A

Email: kate@newhillfarmcottages.co.uk ;
ian@newhillfarmcottages.co.uk

Website: www.newhillfarmcottages.co.uk

Grid Reference: 56.306006, -3.2721918

Hours Of Operation: Open All Year Round. Contactable during waking hours.

Local Taxi: Auchtermuchty Taxis 07752 180675, Freuchie Taxis 01337 858722/07834 551509, Falkland Taxis 0133

Local Public Transport: Stagecoach in Fife Tel: 01334 474238
www.stagecoachbus.com/fife Moffat & Williamson Tel: 01382 330 777

www.moffat-williamson.co.uk First Tel:
08708 72 72 71 www.firstgroup.com
Strathtay Buses Tel: 01382 228 345
www.strathtaybuses.com Go-Flexi
Tel: 01334 474 800 (Service F1 & F2)
Tel: 01334 840 340 (Services F3-F8)
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