

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 The Old Stables**

### **Introduction**

The Old Stables is one of 3 cottages at Newhill Farm Cottages. It is a 4 person single storey rural cottage in the North East area of Fife. It was converted into a holiday cottage in 2013, being part of a former farm steading building and cart/machinery storage barn. 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. The Old Stables has its own parking for 2 cars (additional parking space available). It is very private, with only the 2 other holiday cottages on site (Horse Mill Cottage & The Old Cart House). 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 open plan kitchen/dining/living room and high ceilings. There are plenty of windows, including large floor level cart windows and there is plenty of good natural light. There are two bedrooms, one has a king size 4 poster bed and the other bedroom has twin beds. There are 2 ensuite bathrooms (one is an ensuite shower room and the other is an ensuite bathroom), with both bathrooms having a modern bathroom suite with bath/shower over (for twin bedroom) and shower (king bedroom), plus wash hand basin and toilet. The property is lovely & warm with a modern Worcester combi oil boiler, plenty of radiators, insulation in the floors, walls and ceiling, as well as a log burner stove in the in the living room area. One well behaved dog is welcome (more than one by prior arrangement). The cottage also benefits from its own private hot tub for 4 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](mailto:kate@newhillfarmcottages.co.uk) ; [ian@newhillfarmcottages.co.uk](mailto: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 2miles 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 827965)

### **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 (15 metres). 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 14770 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 is a level access paving area from the garden gate to the front door. There is no step from outside to inside.

- There is 1 outside light at the front door entrance. The light is on a movement sensitive sensor.
- The floor covering in the entrance hallway and kitchen/dining/living areas is a waterproof, wood effect hard wearing laminate.

### **Halls, Stairs, Landings, Passageways**

- The cottage is all on one level and there are no stairs or steps anywhere in the property.

### **Sitting Room/Lounge Area**

- The sitting room is all part of the open plan area which incorporates the kitchen and dining areas.
- The floor covering is waterproof, wood effect hard wearing laminate. There are no rugs in the sitting room area.
- The lounge area is opposite the sideboard with the TV and features near the log burner stove.
- There is 1 two seater leather sofa and 2 single seater leather tub chairs combination. The sofa/chairs can be moved as required.
- The lounge area has a 40 inch flat screen smart TV with remote control. It offers Freesat. There is also a Blu-ray DVD player that can play CD's and DVD's.
- There is a fire guard that can prevent accidental contact with the log burner stove.
- The sitting area sideboard contains a wide range of reading books, nature books, maps, guides and a tourism information folder.
- Lighting is provided by 1 table lamps, 1 standard floor lamp and 6 overhead fisherman pendant ceiling lights.

### **Kitchen Area**

- The kitchen units are white – base units and wall units, with a black (with white speckles) worktop.
- There is an electric oven provided which has a door that comes down that is 740mm from the floor.
- There is a 4 ring electric induction hob which is 940 mm above the floor.
- The work top is 940mm above the floor and 600mm deep.
- There is a fridge freezer which has its highest shelf 1240mm above the floor. At the bottom is the two shelf freezer section, with the lowest shelf being 250 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, oven and hob are all provided for your convenience.
- The open plan kitchen area is well lit with 2 windows, offering good natural light.
- There are 6 overhead fisherman pendant ceiling lights and 1 standard floor lamp illuminating the kitchen and dining area. There are under unit lights on the underside of the wall cupboards to illuminate the work surfaces.
- The flooring is waterproof, wood effect hard wearing laminate.

### **Dining Area**

- The dining area is part of the open plan kitchen, adjacent to the sitting room area with access to the patio and garden area.
- The dining table is oak, with 4 support legs at each corner. It is 645mm from the floor to the lowest point and the table top is 770mm high. The table can be folded open to create more eating space and can be easily moved to facilitate access. There is free space around most parts of the table. It is supplied with 4 oak chairs with seat pads and no arms (480mm height). They are all moveable.
- Flooring is waterproof, wood effect hard wearing laminate.

- Lighting is natural daylight with 6 overhead fisherman pendant ceiling lights shared with the kitchen area.
- There are 4 further outdoor chairs and an outdoor table on the patio, should further seating be required.
- The dining area (consistent with the rest of the property) has white or light green walls and white ceiling. There are red/white checked curtains or roman blinds at all windows.
- Light switches for overhead lights are 1330mm from the floor (consistent with the rest of the property).

## **Bedrooms**

- There are 2 bedrooms, both ground floor. All bedroom light switches for overhead lights are at 1330mm height.
- The king sized bedroom is accessed via a 835mm door and has a green carpet on the floor. There is 1 lower window (with red and white checked blackout lined curtains), 1 upper level window (with black out blind) and 1 large floor level carhouse style window, offering plenty of natural light. There are 2 ceiling lights and 2 bedside table lamps. The king bed is 1500mm wide by 1960mm, being 570 mm off the floor. There is a good space to access the bed (1300 mm) when you enter the room. There is a narrower passageway round to the far side of the bed with the narrowest access being 700 mm in one section. There is a built in cupboard with 2x 550mm access doors offering shelving for clothes as well as a hanging rail. There is a oak bedside cabinet to either side of the bed. There is access to the ensuite shower room via a 760mm door (door out to the lounge area is 830mm).
- The twin bedroom has 2 single beds and accessed via a 690mm door. There are 2 lower windows (with red and white checked blackout lined curtains) and 2 higher level windows (with blackout blinds) offering plenty of natural light. There are 2 ceiling lights and 1 bedside table lamp. Both beds are 950mm x 1920mm and are also 640 mm off the ground. The space between the beds is 460mm. 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 between the 2 beds. There is access to the ensuite bathroom via a 750mm door

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

- Shower room 1 is ensuite to the king sized bedroom. There is a 760 mm access door to the bedroom (and a 2nd access door of 860mm to the lounge area). There is a shower quadrant of 850mm size with opening out double doors (there is a step up/down of 180 mm to the floor). The shower door width is 500mm. The wash hand basin is 830 mm high. The toilet is 430 mm off the floor with the flush handle at 720mm. The bathroom has 1 window with opaque glass for natural light. The suite is all white. The floor has terracotta tiles and the walls and ceiling are painted white where it isn't tiled, with large white tiles all round the shower, basin and toilet. There is a double light positioned above the wash hand basin and 4 ceiling downlighters.
- The 2nd bathroom is ensuite to the twin bedroom. There is a 760 mm access door. There is a bath (525 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 730mm. The bathroom has 1 window with opaque glass for natural light. The suite is all white. The floor has terracotta tiles and the walls and ceiling are painted white 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 4 ceiling downlighters.

### **Garden**

- There is a fully enclosed garden (approx 12m x 10m) suitable for children and dogs. Fence height is 930mm. The garden is primarily laid to lawn, apart from the patio area (4m x 10m).

- On the patio is a decking area for the private hot tub with 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 circular dining table and 4 chairs (440mm height), 2 sun loungers, a BBQ and a sunparasol. In the winter only the table and chairs are in situ. The dining table is 720mm in height.
- The 4 person hot tub is accessed by 1 step up to the decking area (180mm), plus via a set of 2 steps 180 mm each and is 760 mm off the ground. It has a set temperature of 39 degrees. 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 front door access.
- There is an access gate (1250 mm wide) from the parking area via a paving slab patio 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):	The Old Cart House, Newhill Farm Cottages, Auchtermuchty, Cupar KY14 7HS
Telephone:	01337 827965
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Email:	kate@newhillfarmcottages.co.uk ; ian@newhillfarmcottages.co.uk
Website:	<a href="http://www.newhillfarmcottages.co.uk">www.newhillfarmcottages.co.uk</a>
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 <a href="http://www.stagecoachbus.com/fife">www.stagecoachbus.com/fife</a> Moffat & Williamson Tel: 01382 330 777

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